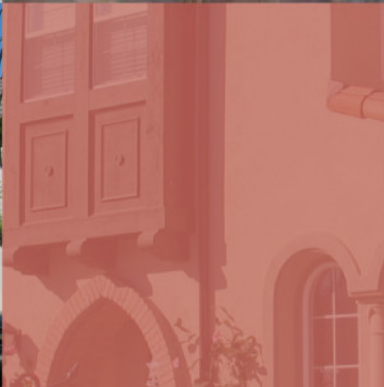




2014-2021 Housing Element

Adopted August 27, 2013





City of Perris

2014-2021 Housing Element

Prepared for:

City of Perris
101 North D Street
Perris, CA 92570

Prepared by:

Environmental Science Associates
626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017

[This page intentionally left blank]

Credits/Acknowledgements

City Council

Daryl Busch, Mayor
Mark Yarbrough, Mayor Pro-tem
Rita Rogers, Councilmember
Al Landers, Councilmember
Julio Rodriguez, Councilmember

Planning Commission

Judy L. Roseen-Haughney, Chair
Dwayne L. Hammond, Vice Chair
Matthew Buck
Jose M. Marin
Sal Mancuso, Jr.
Brady McCarron
Dave Stuart

Principal City Staff

Clara Miramontes, Planning Manager
Diane Sbardellati, Associate Planner
Sabrina Chavez, Assistant Director of Community Services and Housing

Consultant Team

Alexa Washburn, Project Manager
Sarah Walker, Project Planner
Dana Martinez, Project Planner

[This page intentionally left blank]



Table of Contents

I. INTRODUCTION.....	1
A. Purpose	1
B. New State Legislation	1
C. Citizen Participation	2
D. Consistency with State Planning Law	3
E. General Plan Consistency	3
F. Housing Element Organization	4
II. HOUSING PLAN.....	5
III. QUANTIFIED OBJECTIVES.....	17
IV. COMMUNITY PROFILE.....	19
A. Data Sources	19
B. Housing Needs Summary	19
C. Population Trends and Characteristics	21
D. Employment Trends	24
E. Household Characteristics.....	27
F. Housing Inventory and Market Conditions	29
V. HOUSING NEEDS.....	45
A. Special Needs Groups Summary.....	45
B. Existing Needs	46
C. Assisted Housing At-Risk of Conversion to Market Rate Housing.....	54
D. Regional Housing Needs Assessment (RHNA).....	55
E. Opportunities for Energy Conservation	57
VI. HOUSING CONSTRAINTS ANALYSIS.....	59
A. Governmental Constraints.....	59
B. Non-Governmental Constraints.....	86
C. Other Constraints	87
VII. HOUSING RESOURCES.....	91
A. Regional Housing Needs Allocation (RHNA)	91
B. Resources	126
VIII. PROGRESS REPORT	132
APPENDIX A – Land Inventory.....	156
APPENDIX B – Public Outreach Materials	202
APPENDIX C –Downtown Specific Plan Existing Uses.....	208



[This page intentionally left blank]



I. INTRODUCTION

A. PURPOSE

The purpose of the Housing Element of the Perris General Plan is to ensure the City establishes policies, procedures and incentives in its land use planning and redevelopment activities that will result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Perris. It institutes policies that will guide City decision-making, and establishes an action program to implement housing goals through 2021.

The Housing Element has been designed to address key housing issues in the City. The foremost issue is providing a mix and balance of housing types and costs to meet the needs of all segments of the population of Perris. As such, the Housing Element makes provisions for affordable and accessible housing for special needs groups in the City, and is designed to provide guidance in the maintenance of existing affordable housing. These commitments are an expression of the statewide housing goal of an “early attainment of decent housing and a suitable living environment for every Californian, including farm workers,” as well as an expression of the City of Perris’ goal for a suitable living environment for every household.

B. NEW STATE LEGISLATION

The Perris Housing Element was last updated in 2010 and is currently being updated for the years 2014 to 2021 as part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with the 2012-2035 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City’s identified housing needs, including specific implementing programs and activities.

Various amendments have been made to Housing Element law since adoption of the City’s current Housing Element. These include:

- AB 162: Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- SB 244: Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- SB 812: In addition to the existing special needs groups, the City must include an analysis of the housing needs for persons with developmental disabilities.
- AB 1867: Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- SB375 Implications: For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.



C. CITIZEN PARTICIPATION

California Government Code requires that local governments make diligent effort to achieve public participation from all economic segments of the community in the development of the Housing Element. In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing or housing related services were contacted. Stakeholder groups that have been identified as influential to the development of housing and the provision of services in the community are:

- Housing Authority of the County of Riverside
- Fair Housing Council of Riverside County
- Perris Senior Citizens Center
- Mead Valley Community Center
- Perris Family Care Center
- Riverside County Office on Aging
- National Community Renaissance
- Housing and Homeless Coalition for Riverside County
- Inland Valley Habitat For Humanity
- Volunteers of America

Due to the recent economic downturn, many of these organizations have received limited funding, which has resulted in reduced personnel and services for the community and in one instance, the discontinuation of an organization's operation.

The City held two workshop meetings with the Planning Commission prior to the submittal of this Housing Element draft to HCD for informal review.

The first meeting with the Commission took place on October 17, 2012 and was intended to provide Commissioners and the public with general information regarding the Housing Element (i.e. contents, process, and information on the RHNA). The City's efforts to engage the public included mailers advertising the meetings sent directly to stakeholders, posted flyers on the City's website, and noticing at City Hall. No formal public comments were made at the first meeting, though many Planning Commissioners provided valuable feedback to staff regarding important housing issues in the City and questions on the requirements of Housing Element law.

A second workshop with the Planning Commission occurred on December 5, 2012 and was focused on the specific sections included in the draft Housing Element update, i.e., the Housing Plan, Land Inventory and technical background report. The Planning Commission noted the importance of community participation in the development of a document that is so meaningful and important to the community. The Commission suggested the City create a one-page flier or pamphlet that brings attention to the major discussion points in the Housing Element. Comments and revisions regarding the structure and presentation of the statistics analysis in the community profile of the Housing Element Update document were brought forth during the meeting. The Planning Commission also noted that the Housing Element was informative and provided a fantastic housing resource for members of the community that would like to learn or are curious about various Housing policies and programs in the City of Perris. The Executive Director for the Temecula Habitat for Humanity, Tammy Marine, was in attendance and was pleased with the presentation regarding the 5th cycle Housing Element Update. Ms. Marine did not speak during the meeting but requested a hard copy of the 2014 – 2021 Draft Housing Element Update after the meeting was adjourned.



D. CONSISTENCY WITH STATE PLANNING LAW

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the Housing Element. State law requires that the City's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing" (Section 65583). In addition, the Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

There is no single approved format for a Housing Element. Instead, State law defines components of issues that must be addressed. A Housing Element should clearly identify and address, at a minimum, each component listed below.

1. Review of existing Housing Element.
2. An assessment of existing and projected housing and employment trends to assess a locality's housing needs for all income levels.
3. An inventory of resources relevant to meeting housing needs.
4. An inventory of constraints relevant to the meeting of these needs.
5. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
6. A program that sets forth an eight-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

E. GENERAL PLAN CONSISTENCY

The Housing Element is one of seven elements of the Perris General Plan. The goals, policies, standards and proposals within this element relate directly to, and are consistent with, all other elements. The City's Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected housing needs of its population. Through the regulation of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents, policies contained in General Plan elements directly affect the quality of life for all Perris citizens.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. In designating residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for a range of commercial and office uses creates employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. The element also provides policies for essential infrastructure to all developed housing units along with mitigating the effects of growth in the City.

The Housing Element utilizes the most current data available, and includes 2012 California Department of Finance data when possible and 2010 Census data. All figures represented in the Housing Element are



consistent with existing and projected population, employment and housing figures presented by county, State, national and non-profit agencies.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

F. HOUSING ELEMENT ORGANIZATION

This 2014-2021 Housing Element updates the Housing Element amended by the City in 2010 and was found by HCD to be in compliance with established criteria. The Housing Element is designed to meet several key objectives. These include provisions to: ensure internal consistency with the recently adopted General Plan; meet recently enacted statutory requirements; introduce updated housing, population and needs analysis; and incorporate the suggested staff responses to HCD comments.

The Housing Element sets forth housing goals and policies for Perris to address the City's existing and projected housing needs. Specific housing programs to implement these goals and policies are identified in the Housing Program section of the updated document. The updated Perris Housing Element is comprised of the following major components:

- Preparation of a Housing Plan to address Perris' identified housing needs, including housing goals, policies and programs;
- An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock;
- An updated evaluation of housing need, including the housing needs of very low-income households and the disabled;
- An examination of governmental and non-governmental constraints on the production, maintenance, and affordability of housing;
- Preparation of an inventory of potential housing sites in the community; and
- An assessment of past housing accomplishments.



II. HOUSING PLAN

The Housing Plan includes goals, policies, and programs related to housing and are presented in this section. The policies are established to guide the development, redevelopment and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. It is a goal of the City to ensure that all residents have decent, safe, sanitary and affordable housing regardless of income. This statement guides the City’s actions with respect to housing. The specific goals, policies and actions detailed in this section provide the framework for the City’s overall housing program. Specific policies and actions included in this element are intended to provide a wide variety of programs and tools to implement the City’s General Plan goals. Actual programs will be implemented at the discretion of the City in order to meet established objectives.

The goals and policies contained in the Housing Element address Perris’ identified housing needs and are implemented through a series of actions and programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The action plan includes both programs currently in operation and new activities which have been added to address the City’s unmet housing needs. It should be noted that the listing of a particular funding source of a particular program and/or action does not denote that it has been allocated or appropriated as a source of funding for such a program and/or action.

Goal 1: Promote and maintain a variety of housing types for all economic segments of the City.

- Policy 1.1:** Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes.
- Policy 1.2:** Promote development within specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.
- Policy 1.3:** Avoid concentrating housing constructed expressly for lower income households in any single portion of any planning area.
- Policy 1.4:** Locate higher density residential development in close proximity to public transportation, services and recreation.
- Policy 1.5:** Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).

Actions and Programs

- Action 1.1:** Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed.

*Responsible Agency: City of Perris Planning Division
Timeframe: Ongoing 2014-2021
Potential Funding Source: General Fund*

- Action 1.2:** Encourage opportunities for development of housing in lower density land use designations through various Overlay zone alternatives (Senior Housing, Planned Development, Downtown Design) or with the density bonus incentives.

*Responsible Agency: City of Perris Planning Division and Perris Housing Authority
Timeframe: Ongoing 2014-2021
Potential Funding Source: General Fund*



- Action 1.3: The Perris Housing Authority will utilize funding, if available, and/or CDBG allocations to provide the following incentives which may be applied to an affordable housing project: 1) Lease or purchase of City owned property at low rates; 2) Provision of off-site improvements.
- Responsible Agency: Perris Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: CDBG, General Fund
- Action 1.4: Require a mixture of diverse housing types and densities in new developments, guided by specific plans, around the downtown and throughout the City. Focus development activity within the Downtown Specific Plan area where suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing.
- Responsible Agency: City of Perris Planning Division and Perris Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: General Fund, Perris Housing Authority
- Action 1.5: Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.
- Responsible Agency: City of Perris Planning Division and Perris Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: General Fund, Grants
- Action 1.6: Work with Habitat for Humanity to identify and acquire vacant infill lots for single-family development to provide housing for lower and moderate-income families and individuals.
- Responsible Agency: City of Perris Planning Division and Perris Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: CDBG funds for acquisition of property to be rehabilitated and sold
Objective: Target 3 units over the planning period.
- Action 1.7: Utilize the State HOME Investment Partnership Grant Program Funds to assist in rehabilitating lower-income households to correct code violations and make exterior improvements.
- Responsible Agency: Perris Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: State HOME Investment Partnership Grant Program Funds
Objective: Rehabilitate 8 lower-income households within the planning period
- Action 1.8: Continue to track affordable housing units City-wide. This includes monitoring the method by which units remain affordable to lower-income households (i.e. covenants, deed restrictions, loans, etc.).
- Responsible Agency: City of Perris Planning Division and Perris Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: General Fund



Action 1.9: Provide a progress report on the 2014-2021 Housing Element programs and quantified objectives as part of the annual General Plan status reports to the State.

Responsible Agency: City of Perris Planning Division

Timeframe: Ongoing 2014-2021; Submit first report in April 2014

Potential Funding Source: General Fund

Action 1.10: The Planning Division will utilize design, development, impact fee, processing and streamlining incentives, such as reductions in setbacks, parking requirements, and other standards, to encourage residential uses and to promote more intense residential development in the Downtown Specific Plan area. Information on these financial and regulatory incentives will be made available on the City’s website and in public places at City Hall.

Responsible Agency: City of Perris Planning Division

Timeframe: Ongoing 2014-2021

Potential Funding Sources: General Fund, Tax Credits, HOME funds, CDBG, CHFA funds, HUD, Local Lenders

Objective: Promote development of one mixed use project for lower and moderate-income households

Action 1.11 Reduce parking standards for senior and affordable housing developments that are located in proximity to transit stops.

Responsible Agency: City of Perris Planning Division

Timeframe: Ongoing 2014-2021

Potential Funding Source: General Fund

Action 1.12 To encourage the development of residential and mixed-use projects within the Downtown Specific Plan area, the City will offer incentives such as a reduction in development standards (i.e. lot size, parking, and open space requirements) and with assistance from the Perris Housing Authority, subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed-use development on vacant and underutilized sites within the Downtown Specific Plan area. While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.

Responsible Agency: The City of Perris Planning Division and Perris Housing Authority

Timeframe: Ongoing 2014-2021

Potential Funding Source: General Fund

Goal 2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.

Policy 2.1: Encourage the development of residential units which are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.

Policy 2.2: Work with non-profit agencies and private sector developers to encourage the development of senior housing.



- Policy 2.3: Provide access to emergency shelter with emergency support for City residents, including disadvantaged groups.
- Policy 2.4: Support innovative public, private and non-profit efforts in the development of affordable housing, particularly for the special needs groups.
- Policy 2.5: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.
- Policy 2.6: Promote the City's Density Bonus Ordinance through incentives to potential developers.

Actions and Programs

- Action 2.1: Utilize resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households.

Responsible Agency: Perris Housing Authority

Timeframe: Ongoing 2014-2021

Potential Funding Source: HOME funds, CDBG, CHFA funds, HUD, Local Lenders

- Action 2.2: The Perris Housing Authority should facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.

Responsible Agency: Perris Housing Authority

Timeframe: Ongoing 2014-2021

- Action 2.3: Consider pursuing a program through the Perris Housing Authority, if funding is available, or through interested CHDO's and/or non-profit organizations, to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households.

Responsible Agency: Perris Housing Authority

Timeframe: Ongoing 2014-2021

Potential Funding Source: Perris Housing Authority, CDBG, HOME, Bond Financing

Objective: Target one project of a minimum of 40 units for extremely-low and very-low incomes.

- Action 2.4: To comply with Senate Bill 2, the City has amended Zoning Code Section 19.44, Industrial Zones, to permit emergency shelters by right in the General Industrial (GI) zone, excluding Specific Plan areas, without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with appropriate organizations to ensure the needs of the homeless population whenever possible.

Responsible Agency: City of Perris Planning Division

Timeframe: 2014-2021

Potential Funding Source: General Fund, Emergency Shelter Grant Funds



-
- Action 2.5: The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.
- Responsible Agency: Perris Housing Authority*
Timeframe: Ongoing 2014-2021
- Action 2.6: Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program, as well as provision of at least 20 units of public housing within the City.
- Responsible Agency: Perris Housing Authority and Riverside County Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: Riverside County Housing Authority, HUD Section 8
- Action 2.7: Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in conjunction with mixed-use projects in the Downtown, for senior housing, and within Specific Plans.
- Responsible Agency: City of Perris Planning Division and Perris Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: General Fund, Tax Credits
- Action 2.8: Continue to support the City's effort of encouraging multi-family developments with affordability covenants on units through offering development incentives. These incentives could include reduction in development standards, and expedited permit processing.
- Responsible Agency: Perris Housing Authority*
Timeframe: 2014-2021
Potential Funding Source: CDBG, HOME funds, Bond Financing
- Action 2.9: Pursuant to Government Code Section 65583, the City of Perris is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. To address the needs of this population, the City amended the Zoning Code to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City will provide information regarding the City's reasonable accommodation ordinance and make information on the program more widely available to residents.
- Responsible Agency: City of Perris Planning Division*
Timeframe: 2014-2021
Potential Funding Source: General Fund, HUD Section 202/811 funds
- Action 2.10: Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs for the development of rental projects that provide units with two or three bedrooms.
- Responsible Agency: Perris Housing Authority and City of Perris Planning Division*
Timeframe: Ongoing 2014-2021



Potential Funding Source: CHFA funds, HUD loans, HOPE funds, HOME funds
Objective: Promote the development of 20 rental units with two or three bedrooms

Action 2.11 To facilitate development of affordable housing to accommodate the 1,707 lower-income RHNA, the City adopted the Downtown Specific Plan in 2012 and identified approximately 95 acres of underutilized and vacant land. The Downtown Specific Plan utilizes a form based approach to regulate land uses. This form based Regulating Code focuses attention on the form, placement, and appropriate use of buildings (i.e. mass, height, site lay out) rather than traditional development standards such as minimum and maximum densities. Its design standards and guidelines promote an attractive and pedestrian-oriented environment.

To demonstrate adequate sites for the City's 4th cycle housing element update, the City included an adequate sites program (Action 2.11) to rezone sites within the Downtown Specific Plan for higher density residential uses. As these sites were to be rezoned to accommodate the City's lower-income need the rezoned sites were required to be consistent with Sections 65583.2(h) and (i) and 65583(c)(1) (AB 2348) as follows:

- Require a minimum density of 20 units per acre;
- Ensure at least 50 percent of the lower-income need accommodated on sites designated for residential use only; and
- Permit owner-occupied and rental multifamily uses by-right, without a conditional use or other discretionary review or approval.

While sites were rezoned, not all of statutory requirements of the adequate sites program requirements were addressed. To comply with AB 2348, at least 50 percent of the remaining lower income need (854 units) will be accommodated on sites designated for exclusively residential uses allowing a minimum 20 dwelling units per acre. To address this requirement the City has identified approximately 45 acres within the Urban Village district which can accommodate approximately 1,575 units and will be zoned exclusively for residential uses as identified in Appendix A, Map 4.

To address minimum density requirements the City will ensure sites A through L, as identified in Section VII Housing Resources, as well as exclusively residential Urban Village district sites identified in Map 4 of Appendix A, are developed at a minimum density of 20 units per acre. If a parcel is developed at less than 20 units per acre, pursuant to Government Code Section 56863, the City will immediately identify and zone an alternative site with established minimum density requirements consistent with GC Section 65583.2(h) and (i). The City will report on the progress of development in the Downtown Specific Plan area in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year. The inventory of available sites will also be made available to the development community through various outreach methods.

Responsible Agency: City of Perris Planning Department

Timeframe: Development of evaluation procedure to implement Government Code section 65863 by December 1, 2013.

Potential Funding Source: General Fund

Objective: Create opportunity for a minimum 1,707 units of owner and rental housing for lower income households.



Goal 3: Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.

- Policy 3.1:** When feasible, consider reducing, subsidizing, or deferring development fees to facilitate the provision of affordable housing.
- Policy 3.2:** Periodically review and revise City development standards to facilitate quality housing that is affordable to lower and moderate income households.
- Policy 3.3:** Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.
- Policy 3.4** Ensure that water and sewer providers are aware of the City’s intentions for residential development throughout the City.

Actions and Programs

- Action 3.1:** The City shall expedite and prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors. Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint on the development of affordable units by adding to the overall cost of the project.

Responsible Agency: City of Perris Planning Division

Timeframe: Ongoing 2014-2021

Potential Funding Source: General Fund

- Action 3.2:** Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include transitional and supportive housing. To accommodate this population and comply with Senate Bill 2, the City amended Zoning Code Chapters 19.21 through 19.28, R-20,000 through MFR-22 and Section 19.34, R-5 Districts (Mobilehome Subdivisions), to allow transitional and supportive housing as a permitted use without a conditional use permit or other discretionary permit, subject only to those regulations that apply to other residential uses of the same type in the same zone. To ensure consistency with the Perris Valley Airport Land Use Compatibility Plan, areas designated Airport Area I and II and within Compatibility Zones A, B1, B2 and C of the Airport Influence Area as mapped at www.rcaluc.org, will allow transitional and supportive housing subject to all applicable restrictions places on other residential uses permitted within those areas. The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for extremely low-income residents whenever possible.

Responsible Agency: City of Perris Planning Division

Timeframe: 2014-2021

Potential Funding Source: General Fund



Action 3.3: To accommodate the needs of extremely low-income households and households with special needs and comply with Senate Bill 2, the City amended Zoning Code Section 19.21 through 19.28, R-20,000 through MFR-22 and Section 19.34, R-5 Districts (Mobilehome Subdivisions), all residential zones of the City, to allow Single Room Occupancy (SRO) housing as a permitted use without a conditional use permit or other discretionary permit, except within Airport Area I as mapped at www.rcaluc.org and within Compatibility Zones A, B1, and B2 of the Airport Influence Area of Perris Valley Airport, in effect as of July 1, 2011. The City will continue to monitor the inventory of sites appropriate to accommodate single-room occupancy units and will work with the appropriate organizations to ensure the needs of extremely low-income residents are met.

Responsible Agency: City of Perris Planning Division

Timeframe: 2014-2021

Potential Funding Source: General Fund

Action 3.4: Continue to permit manufactured housing on permanent foundations in residential zones if it meets compatibility criteria.

Responsible Agency: City of Perris Planning Division

Timeframe: Ongoing 2014-2021

Action 3.5 In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Perris.

Responsible Agency: City of Perris Planning Division

Timeframe: By January 1, 2014

Potential Funding Source: General Fund



Goal 4: Provide increased opportunities for homeownership.

Policy 4.1: Pursue a variety of private, local, state and federal assistance options to support development or purchase of housing within the income limits of lower income households.

Actions and Programs

Action 4.1: Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the County of Riverside's First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.

Responsible Agency: County of Riverside Housing Authority and Perris Housing Authority

Timeframe: Ongoing 2014-2021

Potential Funding Source: County of Riverside Economic Development Department

Action 4.2: Continue to work with Habitat for Humanity in the development of single-family homes for lower income families. Continue to work with the Workforce Investment Act (WIA), formerly known as the Jobs Training Partnership Act (JTPA), in the provision of single-family homes for lower income households.

Responsible Agency: Perris Housing Authority

Timeframe: Ongoing 2014-2021

Potential Funding Source: HOME Funds

Action 4.3: The Perris Housing Authority shall provide support to the California Housing Finance Agency (CHFA) program, which supports construction of new owner-occupied units in conjunction with non-profit organizations and/or private developers through advertisement and referral to the program.

Responsible Agency: Perris Housing Authority

Timeframe: Ongoing 2014-2021

Potential Funding Source: HOME Funds, CHFA Funds

Action 4.4 The City shall establish relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through community outreach workshops that emphasize specific ideas, issues, and expectations for future development in Perris.

Responsible Agency: Perris Housing Authority

Timeframe: Ongoing 2014-2021

Potential Funding Source: General Fund



Goal 5: Enhance the quality of existing residential neighborhoods in Perris, through maintenance and preservation, while minimizing displacement impacts.

- Policy 5.1:** Through the Neighborhood Stabilization Program the City will preserve property values, correct housing deficiencies, bring substandard units into compliance with City codes, and improve overall housing conditions in Perris.
- Policy 5.2:** Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.
- Policy 5.3:** Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.
- Policy 5.4:** Using State HOME to funds to create plans and programs to maintain or improve the character and quality of existing housing and housing environments.
- Policy 5.5:** Preserve units affordable to lower and moderate-income households which are “at-risk” of converting to market rate through County, State, and Federal funding mechanisms.

Actions and Programs:

- Action 5.1:** As a means of further leveraging housing assistance, the City will cooperate with the Riverside County Housing Authority to promote resident awareness and application for County-run housing assistance programs. These programs include:

- Home Improvement Program
- Rental Rehabilitation Program
- Enhanced Senior Home Repair Program
- Department of Community Action (DCA) Utilities and Weatherization Program

The County offers a variety of housing assistance programs that can supplement the City’s current housing programs. As the City has little control over how the County’s programs are administered the City will be responsible for providing program information on the City’s website, in the City’s newsletter and at City Hall.

Responsible Agency: Perris Housing Authority and County of Riverside Housing Authority

Timeframe: Ongoing 2014-2021

Potential Funding Source: Riverside County Housing Authority, Riverside County Department of Community Action

- Action 5.2:** Maintain code compliance to ensure building safety and integrity of residential neighborhoods. Enforce the building code through issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.

Responsible Agency: City of Perris Planning Division and Building Division

Timeframe: Ongoing 2014-2021

Potential Funding Source: General Fund

- Action 5.3:** Monitor the substandard dwellings which cannot be economically repaired and remove when necessary and feasible.

Responsible Agency: Perris Housing Authority

Timeframe: Ongoing 2014-2021



Potential Funding Source: General Fund

Goal 6: Encourage energy conservation activities in all neighborhoods

- Policy 6.1:** Comply with all adopted federal and state actions to promote energy conservation.
- Policy 6.2:** Promote development of public policies and regulations that achieve a high level of energy conservation in new and rehabilitated housing units.
- Policy 6.3:** Promote the Sustainable Community section in the Conservation Element of the General Plan.

Actions and Programs:

- Action 6.1:** Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and Western Riverside Council of Governments HERO program, and assist homeowners in providing energy conservation measures.

Responsible Agency: Perris Housing Authority and County of Riverside Home Weatherization Program

Timeframe: Ongoing 2014-2021

Potential Funding Source: County of Riverside

- Action 6.2:** Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.

Responsible Agency: City of Perris Planning Division

Timeframe: Ongoing 2014-2021

Potential Funding Source: General Fund

- Action 6.3:** Facilitate sustainable development in the City by enforcing the goals, policies, and implementation measures established in the Sustainable Community section in the Conservation Element.

Responsible Agency: City of Perris Planning Division and Building Division

Timeframe: Ongoing 2014-2021

- Action 6.4:** The City shall develop a local action plan for reduction of greenhouse gas emissions.

Responsible Agency: City of Perris Planning Division and Development Services Department

Timeframe: By July 2015

Potential Funding Source: General Fund



Goal 7: Equal housing opportunity for all residents of Perris, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.

Policy 7.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale of housing.

Actions and Programs

Action 7.1: The City, in conjunction with the Riverside County Fair Housing Council, shall support efforts dedicated to working towards the elimination of the discrimination of housing by actively pursuing any complaints of housing discrimination within the City. Information detailing fair housing practices will be made available at City Hall and on the City's website. Additionally, the City will participate with the Riverside County Fair Housing Council to conduct workshops and seminars about landlord and tenant responsibilities and rights.

Responsible Agency: City of Perris Housing Division and Riverside County Fair Housing Council

Timeframe: Ongoing 2014-2021

Potential Funding Source: CDBG

Action 7.2: The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Perris will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Perris will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Responsible Agency: City of Perris Housing Division and Development Services Department

Timeframe: Ongoing 2014-2021

Potential Funding Source: General Fund



III. QUANTIFIED OBJECTIVES

State Housing Law requires that each jurisdiction establish the number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from January 1, 2014 to October 31, 2021.

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the period process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The current planning period is from January 1, 2014 to October 31, 2021. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and sub-region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and addresses social equity and fair share housing needs.

The RHNA consists of two measurements of housing need: existing and future needs.

1. Existing Needs: The existing needs assessment simply examines key variables from the most recent Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income households paying more than 30% of their income for housing, as well as severe overcrowding, farmworker needs, and housing preservation needs.
2. Future Needs: The future need for housing is determined primarily by the forecasted growth of housing in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The anticipated housing needed for new households is then adjusted to account for an ideal level of vacancy needed to promote housing choice, a moderate cost increase, to avoid the concentration of lower income households, and to provide for replacement housing.

It is important to note that while the Quantified Objectives of the RHNA are required to be part of the Housing Element and the City will strive to obtain these objectives, Perris cannot guarantee that these needs will be met given the limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, federal and county programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table III-I shows the City's total quantified objectives for the 2014-2021 Housing Element cycle.

The Quantified Objectives assume optimum conditions for the production of housing. However, environmental, physical and market conditions influences the timing, type and cost of housing production in a community. Below is an estimate quantified objectives for the number of housing units, broken down by income category, over the 2014-2021 planning period.



TABLE III-1
2014-2021 QUANTIFIED OBJECTIVES
CITY OF PERRIS

Income Category	New Construction ^(a)	Rehabilitation ^(b)	Conservation/ Preservation ^(c)
Extremely Low	513	12	--
Very-Low	513	13	443
Low	681	25	--
Moderate	759	10	--
Above Moderate	1,814	--	--
TOTALS	4,280	60	443

Notes:

- (a) Construction objectives represent the City's remaining RHNA.
- (b) Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. The rehabilitation objective is consistent with Action 1.3 of the City's Housing Plan.
- (c) The City will continue to work with the Riverside County Housing Authority, which provides Section 8 assistance for very low income rental households. The City will inform local rental property owners and eligible residents of Section 8 assistance when available. The conservation/preservation objective is consistent with the City's total count of affordable units that are permanent but could potentially be at-risk units (see Table V-9).



IV. COMMUNITY PROFILE

Incorporated in 1911, the City of Perris is located in southwest Riverside County, approximately 80 miles southeast of Los Angeles and approximately 80 miles northeast of San Diego, on the Inland Route of the 215 Freeway.

The housing needs of the City are determined by demographic characteristics of the population (age, household size, employment, ethnicity), and the characteristics of housing (number of units, tenure, size, cost). The local housing market is seldom static, constantly changing with dynamic social and economic factors. As City demographics and household socio-economic conditions change, different housing opportunities arise and/or must be created to meet the demand. This section explores the characteristics of the existing and projected population and housing stock in order to define the extent of unmet housing needs in Perris. This information helps to provide direction in updating the City's Housing Element goals, policies, programs, and actions.

A. DATA SOURCES

Data sources used in this needs assessment include the U.S. Census (2000 and 2010 Censuses), California Department of Finance (DOF) 2012 Population and Housing Estimates, and various other sources. For demographic data, estimates are used to show changes in conditions since the 2010 U.S. Census. Many of these estimates (such as data from the California Department of Finance) are shown solely as percentages, as the raw numbers carry a significant margin of error, especially for smaller geographies such as counties or cities. Nonetheless, the percentages presented give a general indication of population and employment trends.

Additional information has been drawn from the Comprehensive Housing Affordability Strategy (CHAS), which is drawn from U.S. Census Bureau 2005 – 2009 American Community Survey data. CHAS data is based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data. Thus, the number of households in each category often deviates slightly from the 100% count due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages, rather than on precise numbers.

Data contained in tables in this Needs Assessment are derived primarily from three Census data sources: 2010 Demographic Profile Data, 2010 Census Summary File 1 (SF-1) and 2010 Summary File 2 (SF-2). The 2010 Demographic Profile Data has 100-percent data asked of all people about every housing unit. 2010 Census Summary File 1 contains counts and basic cross tabulations of information collected from all people and housing units. Finally, 2010 Summary File 2 (SF 2) contains population and housing characteristics iterated for many detailed race and Hispanic or Latino categories, and American Indian and Alaska Native Tribes. Therefore, differences are likely to exist between the characteristics of the sampled population and the larger group from which the sample was chosen. As a result, tables using SF-1 data and Demographic profile data are likely to have different population and housing totals than tables using SF-2 data.

B. HOUSING NEEDS SUMMARY

Table IV-1 below summarizes the housing assistance needs of all households (categorized by income percentage of the Riverside County Median Family Income¹) in Perris by household tenure (renter/owner), household type, and “housing problems.” This count of households with “housing

¹ The 2010 Riverside County Median Family Income is \$54,296.



problems” includes those who: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30 percent of gross income; or 4) have a severe housing cost burden exceeding 50 percent of gross income.

TABLE IV-1
HOUSING ASSISTANCE NEEDS OF INCOME GROUPS BY TENURE 2005-2009 ESTIMATES
CITY OF PERRIS

Household by Type, Income, & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	1050	705	1,755
Percent with any housing problems	83.3%	80.1%	81.9%
Percent cost burden >30%	4.7%	8.5%	6.2%
Percent cost burden >50%	0%	69.5%	27.9%
Very Low-Income (31-50% MFI)	815	915	1,730
Percent with any housing problems	74.2%	79.2%	76.8%
Percent cost burden >30%	77.3%	23.4%	48.8%
Percent cost burden >50%	33.7%	54.6%	44.7%
Low-Income (51-80% MFI)	885	1750	2,635
Percent with any housing problems	44%	73.4%	63.5%
Percent cost burden >30%	43.5%	26.2%	32%
Percent cost burden >50%	14.6%	12.6%	13.4%
Moderate-Income (80-100% MFI)	720	985	1,705
Percent with any housing problems	54.1%	72%	64.5%
Percent cost burden >30%	32.6%	46.7%	40.7%
Percent cost burden >50%	1%	22.8%	13.6%
Total Households	4330	8460	12,790
Percent with any housing problems	62.7%	59.9%	60.9%

Source: HUD CHAS Databook, 2005 – 2009 Estimates.



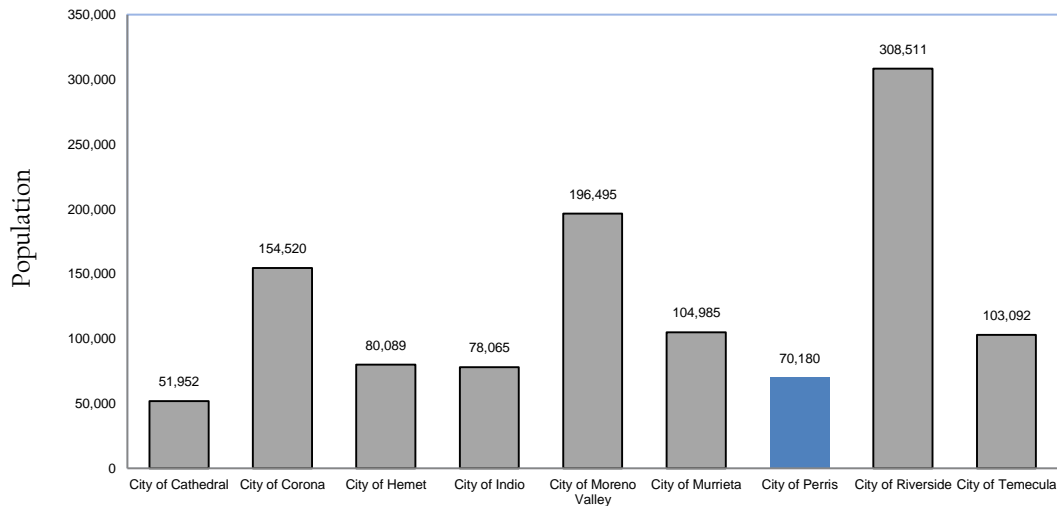
According to the CHAS Databook, nearly 61 percent of all households in the City of Perris experienced some form of housing problem. The percentage of total households that experienced some type of housing problem was greater among renters than owners. This is because there are more single-family homes than multi-family units in the City. The statistics as identified in Table IV-1 indicate that housing cost burden is a contributing factor to housing problems.

C. POPULATION TRENDS AND CHARACTERISTICS

According to the 2010 Census, the population of Perris was 68,386 persons. In 2012, the DOF estimated a population of 70,180 persons, a one percent increase from the 2010 Census total. The population is almost evenly divided between male and female residents (50 percent and 51 percent, respectively).²

Like many cities in the Inland Empire, Perris has seen significant population growth in the past 20 years and will continue to grow as jobs and housing opportunities continue to expand at greater pace and at a more affordable level than communities elsewhere in southern California. The Southern California Association of Governments (SCAG) indicates that by 2025, one in four SCAG residents will live in the Inland Empire compared to one in ten Southland residents who lived in the inland valleys and desert areas in the 1950s.³

TABLE IV-2
POPULATION FOR RIVERSIDE COUNTY CITIES 2012



Source: CA Department of Finance, Population and Housing Estimates, 2012.

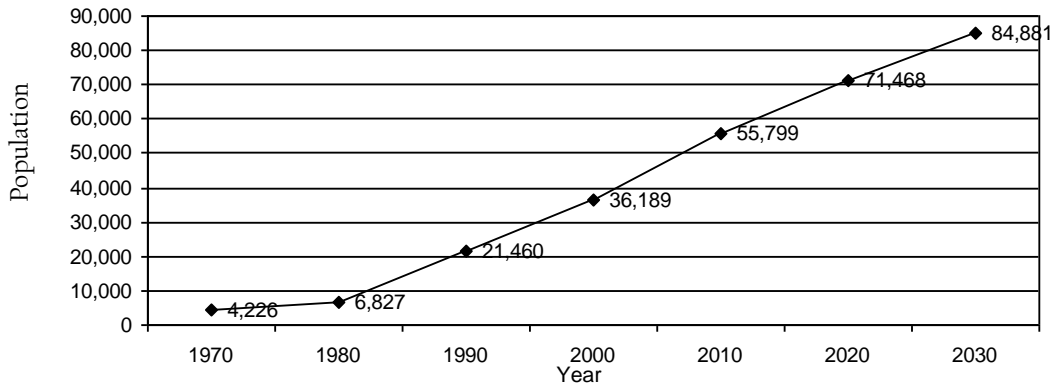
Population in Perris was relatively stable between 1970 and 1980; however, after 1980, a rapid increase in population occurred. Between 1980 and 1990, the City’s population increased 214 percent, between 1990 and 2000 the population increased 68 percent, and between 2000 and 2010 the population increased 35 percent.

² U.S. Census, 2010.

³ Population Growth in the SCAG Region, 1950-2025, Southern California Association of Governments.



TABLE IV-3
POPULATION GROWTH TRENDS 1970-2030
CITY OF PERRIS



Source: Decennial Census, U.S. Census Bureau, January Estimate CA State Dept. of Finance, Riverside County Center for Demographic Research.

Future growth estimates predict a continued increase in population, yet at a slower rate, over the next 20 years. The Riverside County Center for Demographic Research estimates that the population of Perris will top 84,881 by the year 2030; a population increase of 35 percent between 2010 and 2030.

Age Composition

The age structure of a population is an important factor in evaluating housing needs. The traditional assumption is that in many communities young adults tend to prefer apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units, while mature adults provide the market for moderate- to high-end condominiums and single-family homes. The senior population (65 years and older) tend to generate demand for low- to moderate-cost apartments and condominiums, community residential settings, and mobile homes.

Riverside County as a whole can be characterized as having a young population (33.7 years in 2010).⁴ Perris is representative of this characteristic with a median age of 25.9 years in 2010. In Perris, preschool and school age residents comprised nearly half (40.8 percent) of the population in 2010. Young adults between the ages of 25 and 44 comprised 37.2 percent of the population. Residents 65 years and older make up less than 5 percent of the total population, and the proportion of adults between 45 and 64 years of age is 17.2 percent. Currently, the majority of the population in Perris is younger (ages 0-44) at 75.8 percent.

⁴ U.S. Census, 2010



TABLE IV-4
AGE DISTRIBUTION, 2010

Age Group	Riverside County		Perris		
	Population	Percentage	Population	Percentage	
Preschool, under 5 years	162,438	7.4%	6,836	10%	
School Age, 5-19 years	531,834	24.2%	21,061	30.8%	
College Age, 20-24 years	154,572	7.1%	5,342	7.8%	
Young Adults	25-34 years	282,429	12.9%	15,532	22.7%
	35-44 years	293,305	13.4%	9,898	14.5%
Middle Age	45-64 years	506,477	23.1%	11,711	17.2%
Senior Citizens	65-74 years	140,598	6.4%	2,060	3%
	75+ years	117,988	5.4%	1,288	1.9%
Total	2,189,641	100%	68,386	100%	
Median Age	33.7		25.9		

Source: U.S. Census Bureau, 2010 Demographic Profile Data.

Ethnicity

In 2010, the majority of residents in Perris were Hispanic; constituting 71.8 percent of the population. This population characteristic demonstrates the demographic shifts that have occurred in Perris over the past 15 to 20 years. In 1990, non-Hispanic white residents comprised nearly three-quarters of the population. Since then, as the Hispanic population has increased, while the non-Hispanic white population has remained the same.

The ethnic composition of a community affects housing needs due to the unique household characteristics and preferences of different groups. In 2010, the average household size in Perris was 4.16 persons per household. Hispanic or Latino (of any race) households had a larger average household size of 4.69 persons per household, which indicates a potential increase in demand for larger housing units as the Hispanic population continues to grow.



TABLE IV-5
RACIAL COMPOSITION 2000 AND 2010
CITY OF PERRIS

Race	Perris	
	2000	2010
White	42.9%	42.3%
African American	17.1%	12.1%
Asian/Pacific Islander	3.1%	4%
Other ¹	36.9%	41.6%
Total²	100%	100%
Hispanic or Latino ³	56.2%	71.8%

1. The term “Other” refers to those reporting the races of American Indian, Alaska Native, or some other race.
2. Total percentages do not include those reporting that they are of two or more races.
3. Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.
Source: U.S. Census 2000 Summary File 3 (SF 3) - Sample Data and U.S. Census Bureau 2010 Summary File 2 (SF 2) - Sample Data.

D. EMPLOYMENT TRENDS

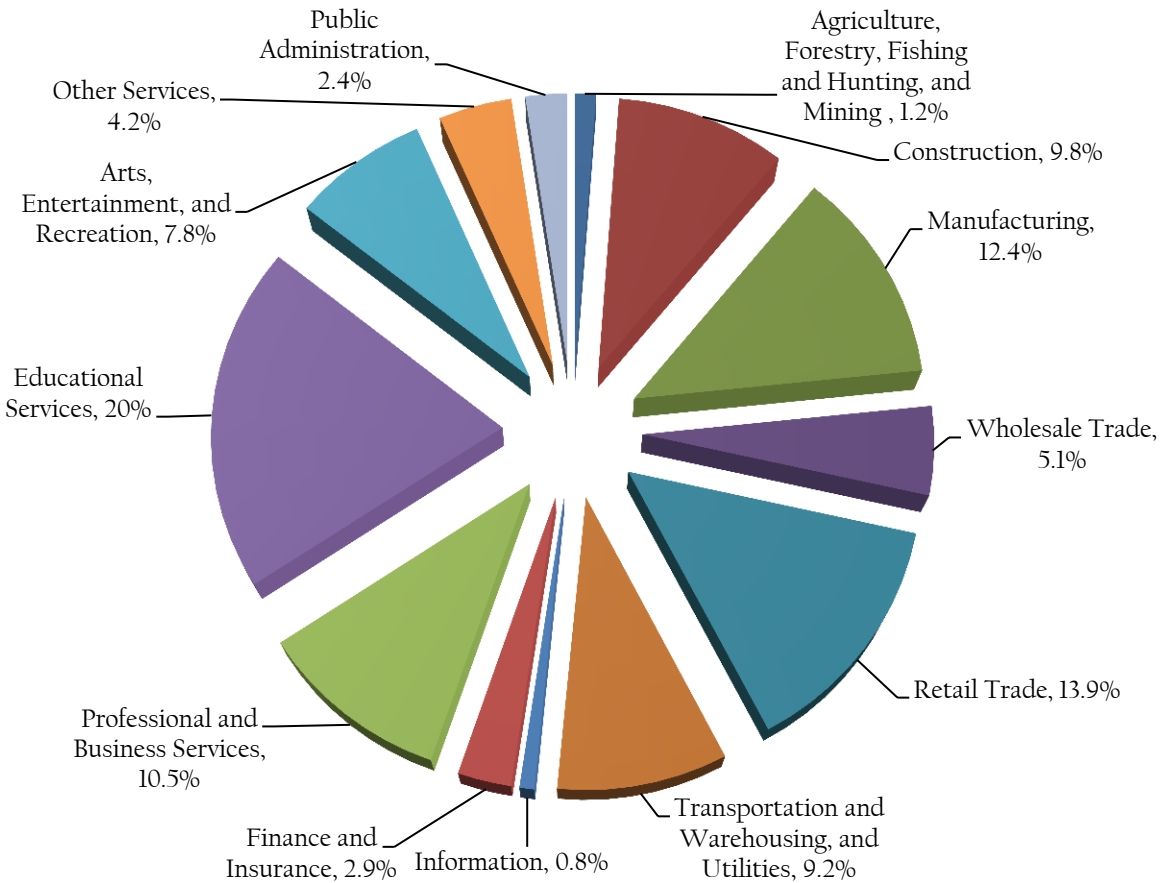
Employment and income are two important factors in determining a household’s ability to secure housing. The civilian labor force of Perris was estimated to be 20,100 civilians in 2010, up from 14,750 civilians in 2005.⁵

Perris residents are employed in diverse industries, with the largest percent of the population employed in educational services. The second most common sector is retail trade, with nearly 14 percent of the residents employed in the industry. The manufacturing industry ranks third, with 12.4 percent. The retail sector is important to consider when assessing housing affordability as salaries tend to be lower, which decreases the amount of income available for housing. The retail sector also generally does not offer health and other employment benefits, further increasing economic strain.

⁵ Riverside County Center for Demographic Research, September 2012.



TABLE IV-6
EMPLOYMENT BY SECTOR 2008-2010
CITY OF PERRIS



Source: U.S. Census Bureau, 2008-2010, American Community Survey.

Table IV-7 displays the top employers within the City of Perris. Val Verde School District is the top employer of Perris with 1,783 employees. Ross Distribution Center, a retail distributor, is the second employer for Perris with nearly 1,400 employees, followed by Starcrest Products of California, a private mail order company selling household items with 1,000 employees. According to the American Community Survey, the reported City unemployment rate in 2008-2010 was estimated at 20.2 percent, significantly higher than the countywide unemployment rate of 13.6 percent.



TABLE IV-7
CITY OF PERRIS MAJOR EMPLOYERS 2010

Company	Estimated Number of Employees
Val Verde School District	1,783 ^(a)
Ross Distribution Center	1,400
Starcrest Products of California	1,000
Lowe's Distribution Center	900
Perris Union High School District	778
Hanes Distribution Center	650
Perris Elementary School	581
Eastern Municipal Water District	580
Whirlpool Distribution Center	300
Wal-Mart	300
Coreslab Structures Inc	200

Source: City of Perris Chamber of Commerce, 2010.

(a). Source: Sondra Evans, Assistant Manager of Human Resources, Val Verde Unified School District, 2012.

An analysis of the “jobs-housing balance” is a general measure of a community’s employment opportunities with respect to its residents’ housing needs. Ideally, a balanced community would reach equilibrium between employment and housing opportunities allowing residents to work and live in close proximity. In 2010, there were an estimated 17,906 total housing units in the City, compared to an estimated 13,044 jobs; indicating a jobs-housing ratio of 0.73. This ratio demonstrates a favorable balance between employment and housing opportunities in the City, although there is no guarantee that residents living in the City are employed at local businesses.

TABLE IV-8
CITY OF PERRIS JOBS/HOUSING BALANCE

Year	Housing Units ^(a)	Employment ^(b)	Jobs/Housing Ratio
2007	14,567	15,088	1.03
2008	15,392	14,438	0.94
2009	15,519	13,297	0.86
2010	17,906	13,044	0.73

Source: ^a Riverside County Center For Demographic Research, Progress Report 2011; ^b SCAG, 2011.

The implications of this are twofold: the City should continue to promote the provision/establishment of employment opportunities suited to the occupational characteristics of the resident population; and the



City should maintain efforts to promote the construction of housing units with amenities and price ranges attractive to persons employed in the City.

E. HOUSEHOLD CHARACTERISTICS

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified in the City. The following is an analysis of household types and sizes, income levels, presence of persons with special needs, and other household characteristics that may affect access and demand for housing and housing programs. This section details the various household characteristics in Perris.

Household Formation and Composition

A household is defined by the Census as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates.

In 2010, the U.S. Census estimated that the City of Perris had 17,906 households. The distribution of households as indicated by 2010 Census data show that the majority of households in Perris are families (87.7 percent).

Household composition and size are often two interrelated factors. Communities with a large proportion of families with children tend to have a large average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children. Household size in Perris remains higher than that of Riverside County. The City of Perris household size was 4.16 persons according to the 2010 Census, as compared to the County average household size of 3.14 persons.

Table IV-9 describes household size by renter and owner. Based on 2010 data, it appears that among both renters and owners, there is a need especially for units with two and three bedrooms to accommodate the majority of households with two to four persons. The Census also shows a significant number of households with five or more persons, whose needs are best met by units with three or more bedrooms.



TABLE IV-9
HOUSEHOLD SIZE BY TENURE 2010
CITY OF PERRIS

Households	Renter		Owner	
	Number	Percent	Number	Percent
1 Person	494	9.0%	948	8.7%
2 Persons	728	13.2%	1,864	17.2%
3-4 Persons	1,990	36.1%	3,738	34.5%
5+ Persons	2,299	41.7%	4,304	39.6%
Total	5,511	100%	10,854	100%
Average Household Size	4.16			

Source: U.S. Census 2010 Summary File 1 (SF 1) - Sample Data.

Household Income

According to the 2010 American Community Survey, the 2010 median household income for Riverside County was \$54,296. The median income for the Los Angeles County was slightly higher at \$55,576, and the median income for Orange County was \$74,344. Household income estimates for Perris (2010 Census) by total households/families are found in Table IV-10. The 2010 Census estimates indicate that the City experienced lower household and family median incomes of \$45,251 and \$43,460 respectively, than the 2010 Riverside County medians of \$54,296 and \$60,573 respectively.

TABLE IV-10
HOUSEHOLD AND FAMILY INCOME ESTIMATES 2010
CITY OF PERRIS

Income	Households	Percent of Total Households	Families	Percent of Total Families
\$0-\$14,999	2,095	13.4%	1,945	13.9%
\$15,000-\$34,999	2,468	19.6%	3,082	22%
\$35,000-\$49,999	3,332	21.3%	3,102	22.1%
\$50,000-\$74,999	3,161	20.2%	2,547	18.2%
\$75,000-\$99,999	2,504	16%	2,399	17.1%
\$100,000-\$149,000	1,031	6.6%	523	3.7%
\$150,000 +	430	2.8%	430	3%
Total	15,021	100%	14,028	100%
Median Household Income = \$45,251		Median Family Income = \$43,460		

Source: U.S. Census Bureau, 2010 American Community Survey.



Lower income households may require housing with rents or payments lower than market rates. Often, payment assistance is needed from local, state, or federal government agencies to assist these households in securing adequate housing. The City will continue to utilize available programs administered through the County and in conjunction with non-profit organizations to provide residents with affordable housing.

The 2010 Census indicates the median household income in the City is \$45,251, and that the distribution of income has changed since 2000. In 2010, it is estimated that: 13.4 percent of households earned less than \$14,999 annually; 19.6 percent earned between \$15,000 and \$34,999 annually; 21.3 percent earned between \$35,000 and \$49,999 annually; 20.2 percent earned between \$50,000 and \$74,999 annually; and 25.4 percent earned above \$75,000 annually.

One measure of Perris' socio-economic well-being is the number and proportion of its residents living below federally established poverty levels. The 2010 Census reports that 29.1 percent of total persons in Perris were below the poverty level. Poverty is calculated by the Census Bureau based on annual income thresholds determined by the size of the family and age of members in the family. If the total family income is less than the threshold appropriate for that family, then the family is considered in poverty.

F. HOUSING INVENTORY AND MARKET CONDITIONS

This section summarizes the housing inventory in the City of Perris and prevailing market conditions. Analysis of past trends in the housing stock provides a method of projecting the future housing needs of Perris.

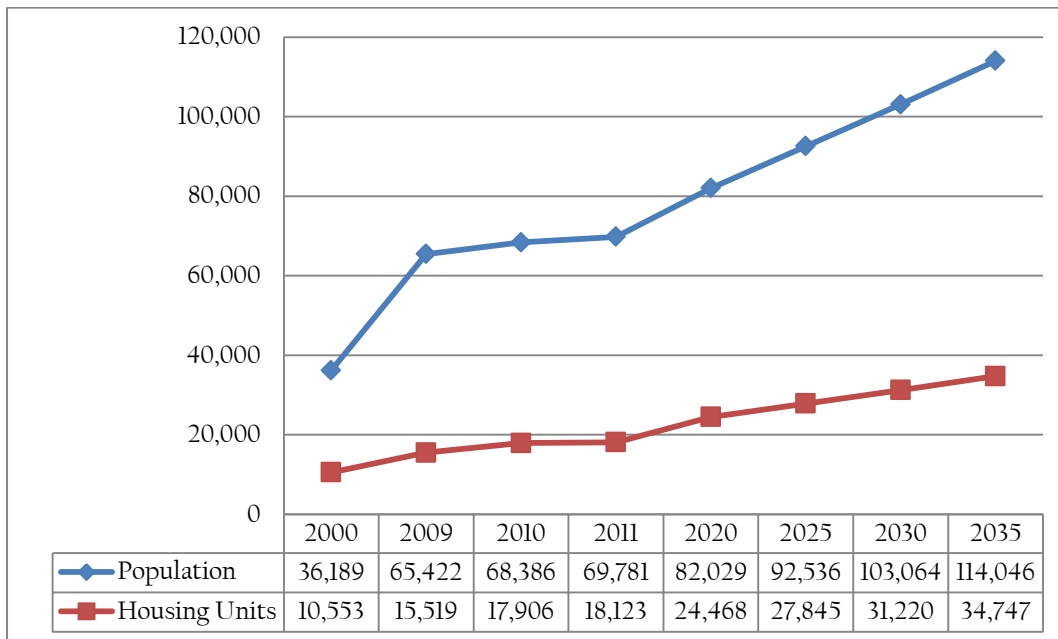
Housing Stock Profile

Data from the U.S. Census Bureau and the Department of Finance indicate that the housing stock in the City increased by 69.7 percent between 2000 and 2010. In contrast, housing stock in Riverside County increased 36.9 percent, while other local jurisdictions and adjacent unincorporated areas of Riverside increased their housing stock by anywhere from 20 percent (Hemet) to 34 percent (Moreno Valley).

Table IV-11 depicts projected trends in population growth compared to housing growth in Perris through 2035.



TABLE IV-11
POPULATION AND HOUSEHOLD PROJECTIONS
CITY OF PERRIS



Source: Riverside County Center for Demographic Research, 2011.

As Table IV-11 suggests, the construction of housing units will keep pace with population in the future. The ratio of population to housing units has already increased from 3.42 persons per housing unit in 2000 to 3.82 persons per housing unit in 2010. By 2035, the ratio of persons per housing unit will drop down to 3.28 persons per housing unit.

Table IV-12 indicates that numerically, the number of Perris housing units increased by 7,353 units, or 69.7 percent between 2000 and 2010. In comparison to other jurisdictions in the region, the City's housing growth rate was quite substantial. The percent change of total units constructed in Perris is greater than any other cities in the region.

TABLE IV-12
REGIONAL COMPARISON OF TOTAL HOUSING STOCK 2000-2010

Area	2000	2010	Percent Change 2000-2010
Riverside County	584,674	800,707	36.9%
City of Perris	10,553	17,906	69.7%
City of Hemet	29,401	35,305	20.1%
City of Moreno Valley	41,431	55,559	34.1%
City of San Jacinto	9,476	14,977	58.1%

Source: Riverside County Center for Demographic Research, 2011.



Table IV-13 describes housing occupancy by tenure and housing type in 2010. Nearly 66 percent of the total occupied housing units were owner-occupied; the remaining 34 percent of the occupied housing stock were renter-occupied. It is apparent that 39 percent of all units in the City contain four or more bedrooms, while 55 percent are two or three bedroom and 5 percent are one bedroom or studios. The majority of rental units are comprised of two and three bedroom units. Despite the apparent availability of units, it is important to determine whether local levels of housing are keeping pace with the special needs and affordability characteristics of the overall demand.

TABLE IV-13
HOUSING INVENTORY AND OCCUPANCY 2010
CITY OF PERRIS

Category	Housing Type						Total Units
	0-1 Bedroom		2 - 3 Bedrooms		4+Bedrooms		
Rental Units	15.9%	849	64.2%	3,428	19.9%	1,063	5,340
Ownership Units	0%	0	50.9%	5,233	83%	5,048	10,281
Total Occupied Housing Units*	5.5%	859	55.5%	8,669	39.10%	6,107	15,621
Vacant for Rent	N/A**						403
Vacant for Sale							637
Other Vacant/Seasonal							408
Total Vacant							1,732

* As a percentage of total occupied housing units, including mobile homes

** Although the Census records tenure based on the number of bedrooms in a housing unit, the Census does not record

Number of bedrooms in vacant housing units.

Source: American Community Survey 1-Year Estimates, 2010.

An evaluation of the adequacy of a community's housing stock needs to consider the type and size of housing provided to meet the specific needs of the community, as well as the affordability of these units. As shown previously in Table IV-9, 34.5 percent of owner-occupied households were comprised of three to four persons, while 39.6 percent were large households with five or more persons. For renter-occupied households the percentage of households with three or more persons was higher. Renter-occupied households with three to four persons per household were 36.1 percent, while 41.7 percent were renter-occupied households with five or more persons. Based on the data below, the City's housing stock appears to provide a sufficient amount of housing units with three or more bedrooms to meet the demand generated by larger families. However, the majority (83 percent) of these units is ownership units, and may be financially unattainable for many large households.

Housing Stock

According to the 2010 U.S. Census Bureau, there were 15,621 housing units in the City. Table IV-14 summarizes the City and Riverside County composition of the housing stock for the years 2000 and 2012.



TABLE IV-14
COMPOSITION OF HOUSING STOCK BY UNIT TYPE 2000 AND 2012
CITY OF PERRIS

Type	City of Perris				Riverside County			
	2000	Percent	2012	Percent	2000	Percent	2012	Percent
SF detached	7,015	67%	13,864	76%	356,447	61%	548,768	68%
SF attached	319	3%	391	2%	42,300	7%	50,955	6%
MF (2-4 units)	357	3%	627	3%	30,185	5%	38,545	4%
MF (5+ units)	1,121	11%	1,610	8%	72,881	13%	90,781	11.2%
Mobile Homes	1,633	16%	1,665	9%	76,411	13%	78,921	9%
Total	10,502	100%	18,157	98%	578,224	100%	807,970	98%

Source: Department of Finance Population & Housing Estimates, January 2012 (E-5 Report).

Single-family detached units comprised an estimated 76 percent of housing units in 2012. Mobile home units, typically classified separately from single-family detached units, provided the second most available housing opportunity, with 9 percent of total units. Apartment complexes with five or more units constituted 8 percent of total units in 2012, providing the majority of the multi-family housing in the City. Single-family attached and other multi-family housing (2-4 units) round out the City's housing stock making up 5 percent of total units in the City.

Census data shows that between 2000 and 2012 the construction of detached single-family units increased significantly with 6,849 new homes added to the housing stock. The number of larger multi-family developments with 5 or more units also increased substantially with 489 additions. In addition there were 270 duplexes and smaller multi-family housing (2-4 units) constructed and 32 mobile homes added to the City's housing stock between 2000 and 2012. Prior to 2008, new construction in the City was predominantly single family ownership units. Since the housing stock in City of Perris is primarily single family homes, during the 2008–2013 planning period the City placed emphasis on the need to offer a range of housing types to serve low and moderate income households and senior citizens. The City will continue to pursue creation of more affordable rental options for those households financially unable to purchase homes by providing incentives to developers to construct affordable high-density rental units, particularly in the Downtown.



Tenure

At the time of the 2010 Census, the majority of occupied housing units in Perris were owner-occupied. Most owner-occupied units were single-family detached, with over 90 percent of the City’s housing stock falling into this classification. Five percent of all units are comprised of owners occupying mobile home units. Twenty-two percent of all housing stock is comprised of multi-family units, with less than one percent of these units under ownership status. Table IV-15 identifies occupied housing units by tenure in 2010.

TABLE IV-15
OCCUPIED HOUSING UNITS BY TENURE 2010
CITY OF PERRIS

Type	Owner		Renter	
	Percent	Number	Percent	Number
Single-Family Detached	93.6%	9,623	62.7%	3,342
Singly-Family Attached	0.6%	616	2.4%	128
2-4 Multi-family	0%	0	7.6%	405
5 or more Multi-family	0.5%	0	11.6%	619
Mobile Home	5.7%	586	15.7%	838

Source: U.S. Census Bureau, 2010 American Community Survey.

While overall homeownership has continued to increase across the nation, the relative pace in California was slower than the rate of increase at the national level. The homeownership rate in California was 11 percent below the national average in 2011. According to the U.S. Department of Commerce, overall homeownership within the State was approximately 55.3 percent in 2011.

As of 2010, the homeownership rate in the Greater Los Angeles region, including Riverside County, was the lowest in the State (48 percent), a result of the extremely high cost of housing in southern California.⁶ In comparison the region, the homeownership rate in Perris was reported by the 2010 Census, to be 66 percent, which was greater than the State, equal to the national rate. This may be related in part to that the affordability of housing units in Riverside County as compared to home prices in neighboring Los Angeles and Orange Counties. Despite its high ownership rate, a challenge for the City during this and coming planning periods will be to increase homeownership for lower income segments of the population.

Vacancy Rates

The vacancy rate is a measure of the general availability of housing. It also indicates how well the available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range due to a limited supply of available housing; a high vacancy rate may indicate either the existence of a high number of units undesirable for occupancy, or an oversupply of housing units. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (i.e., single persons,

⁶ U.S. Census Bureau: State and County QuickFacts, 2012.



newly married couples, and elderly households typically need smaller units than households with school age children). A low vacancy rate may serve to increase market rents and housing prices, as shortages tend to result in higher prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed in later sections.

A vacancy rate between two percent and three percent for ownership housing and five percent to six percent for rental housing is considered a “healthy” vacancy rate, so that it ensures the continued upkeep of rental properties and keeps housing costs down. The 2010 Census indicated a vacancy rate of 3.8 percent for ownership housing and 9.5 percent for renter housing for the City of Perris, which is slightly higher than what is considered “healthy.”

Age of Housing Stock

Most of the City’s current housing stock was constructed between 1980 and 2007. More than 80 percent of all housing units in the City were constructed between 1980 and 2007, with nearly 58 percent of all units built after 1990. Table IV-16 shows the age of housing units in the City of Perris.

TABLE IV-16
AGE OF HOUSING STOCK AS OF 2010
CITY OF PERRIS

Year Built	Number of Units	Percent of Units
Before 1940	118	0.7%
1940 – 1949	123	1%
1950 – 1959	333	2.2%
1960 – 1969	708	4.7%
1970 – 1979	1,414	9%
1980 – 1990	3,539	23.5%
1990 – 2000	4,267	28.4%
2001 – 2007	4,065	27%
2008-2010	461	3%
Total	15,028	100%

Source: U.S. Census 2000 Summary File 3 (SF 3) - Sample Data. Riverside County Center for Demographic Research, 2011. U.S. Department of Housing and Urban Development, State of Cities Data Systems.

Age is one measure of housing stock condition and a key factor for determining the need, if any, for rehabilitation programs. Without proper maintenance, housing units deteriorate over time. Units that are older are likely to be in need of repairs (e.g. a new roof or plumbing). As a general rule, houses 40 years or older are considered aged and are more likely to generate major repairs. In addition, older homes may not be built to current housing standards for fire and earthquake safety.

Housing Conditions

Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Section 1001 of the Uniform Housing Code. Households living in



substandard conditions are considered as being in need of housing assistance even if they are not actively seeking alternative housing arrangements.

Although a housing conditions survey has not been conducted in recent years, the majority of known substandard units and the units needing repair or replacement can be estimated by the number of housing units built before 1960. A total of 574 housing units, (4 percent), were constructed prior to 1960. In addition to housing code standards and structural deficiency, the lack of certain infrastructure and utilities often serves as an indicator of substandard conditions. According to the 2010 American Community Survey, there were 61 units lacking complete plumbing facilities, and 258 units lacking complete kitchen facilities.

Rooms per Unit

Table IV-17 shows the number of bedrooms per unit by tenure, ranging from studio units to units with four or more bedrooms. Rental units include traditional apartment communities, as well as single-family homes offered for rent by the owner. The largest proportion of rental units, nearly 37 percent, is two bedroom units, followed by three bedroom units at 27 percent. Of the total number of rental units, there appears to be a variety of options for both small and large families, as evidenced in the distribution of bedroom sizes available. A large proportion of rental units in the City (84 percent) had two or more bedrooms at the time of the 2010 Census. These units are an appropriate size to meet the demand of larger families.

TABLE IV-17
BEDROOMS PER UNIT BY TENURE 2010
CITY OF PERRIS

Type of Unit	Renter Occupied		Owner Occupied	
	Number	Percent of Renters	Number	Percent of Owners
Studio	213	4%	0	0%
1 Bedroom	634	11.8%	0	0%
2 Bedroom	1,965	36.8%	863	8.3%
3 Bedroom	1,467	27.4%	4,368	42.4%
4 Bedroom or more	1,061	19.8%	5,050	49.1%
Total	5,340	100%	10,281	100%

Note: Totals may not add up to 100% due to rounding.

Source: U.S. Census Bureau, 2010 American Community Survey.

The distribution of bedrooms among owner-occupied units indicates an abundance of homes with more than three bedrooms. Roughly 42 percent of owner-occupied units had three bedrooms, while nearly 50 percent had four or more bedrooms. Data from the U.S. Census Bureau indicates there was a lack of smaller units among owner occupied individuals. Among the total housing stock, larger homes with four or more bedrooms increased in the City from the previous planning period. The number of four bedroom owner-occupied units increased from 245 units in 2000 to 5,050 units in 2010. Overall, the distribution of bedrooms in Perris is favorable for standard and large families seeking either rental units or home purchase opportunities. Generally, the City will facilitate the development of programs that will



continue to increase the number of for sale homes with three or more bedrooms that are also affordable to lower income families and individuals that work in the City.

Housing Costs and Rents

This section discusses resale costs of existing housing, as well as the average rental prices in the City. The information provided was obtained from reliable real estate industry data sources, the 2010 Census, the Riverside County Center for Demographic Research, and data provided by the City.

Table IV-18 lists the value of housing units in the City in 2010. The 2010 Census documents a median housing unit value of \$156,000 in Perris, which is \$71,900 below the 2010 County median of \$227,900. The values indicate that 14.8 percent of the houses were valued at less than \$100,000; 29.9 percent were valued between \$100,000 and \$150,000, 30.5 percent were valued between \$150,000 and \$200,000, while 24.8 percent were priced at \$200,000 and above at the time of the 2010 Census. The majority of units in 2010 were valued between \$100,000 and \$199,999.

TABLE IV-18
HOUSING VALUES 2010
CITY OF PERRIS

Price Range	Number of Units	Percent of Total
Less than \$50,000	227	2.2%
\$50,000 - \$99,999	1,299	12.6%
\$100,000 - \$149,999	3,071	29.9%
\$150,000 - \$199,999	3,136	30.5%
\$200,000 - \$299,999	2,106	20.5%
\$300,000 - \$499,999	399	3.9%
\$500,000 +	43	0.4%
Total	10,281	100%
Median Value:	\$156,000	

Source: U.S. Census Bureau, 2010 American Community Survey.

Since 2010, the median home prices in Perris have slightly decreased. According to the Riverside County Center for Demographic Research, the median home value in 2011 was \$143,000. The drop in the real estate market in 2007 has decreased home prices throughout Riverside County. In Perris, median home prices fell from \$400,000 in August 2006 to \$335,750 in August 2007, a 16 percent decrease.⁷ Since August 2006, the prices have continuously decreased. See Table IV-19 for Median Home Prices in City of Perris from 2006 to 2011.

⁷ Dataquick, August 2007.



TABLE IV-19
MEDIAN HOME PRICES
CITY OF PERRIS

Year	Price
2006 ^a	\$400,000
2007 ^a	\$335,750
2007 ^b	\$358,500
2008 ^b	\$195,000
2009 ^b	\$145,477
2010 ^b	\$160,000
2011 ^b	\$143,000

a. Dataquick, August 2006 - 2007

b. Dataquick, October 2008 – 2011

Existing and New Home Price Trends

When looking at housing value, the 2010 Census is useful because it provides a breakdown of price ranges, as well as units within each price range. Contemporary data is also available through countywide surveys gathered by private data firms, as published in local media. Based on an August 2011 survey by DataQuick, the median home price in Perris was listed as \$143,000, which is a price decrease of \$17,000 from 2010. In comparison, in 2010 Riverside County's median home price was reported at \$200,000 up \$13,000 from 2010.

Table IV-20 offers representative housing prices for communities in Perris. Based on information available, it appears the range of prices for housing is above the median housing price in the City.



TABLE IV-20
REPRESENTATIVE OF 2012 HOUSING PRICES
CITY OF PERRIS

Development	Base Sale Price	Square Foot Range	Price per Square Foot
2BR, 1 bath	\$115,000	826	\$139
2BR, 2 bath	\$85,973	934	\$92
3 BR, 2 bath	\$117,324	2,000	\$59
3 BR, 2 bath	\$235,000	1,522	\$154
3BR, 2 bath	\$248, 990	2,783	\$89
3BR, 2 bath	\$243, 990	2,604	\$94
4 BR, 3 bath	\$231,990	2,390	\$97
4 BR, 3 bath	\$399, 900	2,216	\$180
4 BR, 3 bath	\$185,000	2,662	\$69
4 BR, 2 bath	\$215,990	2,222	\$97
5 BR, 2 bath	\$189,900	2,799	\$68

Source: Trulia.com and Zillow.com, 2012.

Table IV-21 displays the monthly house payments calculated for three existing home purchase prices in the City of Perris according to Interest.com. This website keeps up-to-date information about current mortgage rates and housing expenses. This information is useful in determining the affordability of home purchases. In calculating the payments, a 20 percent down payment and a 30-year mortgage were assumed. The current mortgage rate of 3.5 percent was used in the calculation.



TABLE IV-21
OWNER OCCUPIED HOUSING EXPENSES 2011
CITY OF PERRIS

Interest Rate	3.5%	3.5%	3.5%
Purchase Price	\$189,900	\$243,990	\$399,900
Down Payment	20%	20%	20%
Loan Amount	\$151,920	\$195,192	\$319,920
Monthly Housing Payment ¹	\$682.19	\$876.50	\$1,436.58
Required Yearly Income ²	\$43,906	\$50,383	\$69,496

¹ Monthly principal and interest: This is your total Principal and Interest, Tax and Insurance (PITI) payment per month. This includes your principal, interest, real estate taxes, hazard insurance, association dues or fees and principal mortgage insurance (PMI). Maximum monthly payment (PITI) is calculated by taking the lower of these two calculations:

1. Monthly Income X 28% = monthly PITI
2. Monthly Income X 36% - Other loan payments = monthly PITI

² Required annual income determined by Interest.com mortgage calculator.

Source: Interest.com. Riverside County Center for Demographic Research, 2011.

According to information released by DataQuick, in October 2011, the median price for single-family residential homes in Perris has dropped to \$143,000. Following the large increase in housing prices from 2000 to 2007 the Perris housing market has been significantly affected by the housing market collapse and economic downturn of 2008-2011. According to DataQuick, from 2007 to 2008, median home price decreased from \$358,500 to \$145,477. From 2008 to 2009 the average sale price slightly increased from \$145,477 to \$195,000. Between 2009 and 2011 the average median housing prices continued to decline to \$143,000. These figures have decreased enough that they are affordable to moderate-income households, who are more likely than low- and very low-income households to have a down payment available

Rental Prices

The 2010 Census reports the median contract rent of all rental units in the City at \$630 per month. Table IV-22 lists the rental ranges per the 2010 Census and the number of units with rental prices within that particular price range.



TABLE IV-22
RENTAL BY NUMBER OF BEDROOMS IN ALL HOUSING STOCK IN 2010
CITY OF PERRIS

Range	Studio	1 Bedroom	2 Bedroom	3 Bedroom+	Total	% Total
\$0-\$499	0	50	234	77	361	6.9%
\$500-\$749	34	232	237	164	667	12.8%
\$750-\$999	0	261	397	131	789	15.2%
\$1,000 +	65	121	917	1,997	3,100	59.7%
No Rent	0	0	87	182	269	5.1%
Total	99	664	1,872	2,551	5,186	99.7%

"No Rent" refers to households that do not pay a rent for housing.
Source : U.S. Census Bureau, 2006-2010 American Community Survey.

A survey of representative apartment units in the City was conducted in September 2012. Table IV-23 lists the rental ranges of selected units by number of bedrooms. The table also includes single-family homes for rent. Overall, one bedroom apartment units fall within the \$649 to \$815 per month price range. Two bedroom units range from \$525 to \$1,000 per month. There were several apartment complexes in the City surveyed, which offer three bedroom units, for \$598 to \$1,500 per month.



TABLE IV-23
APARTMENT UNITS BY BEDROOM SIZE AND PRICE RANGE 2012
CITY OF PERRIS

Apartment Complex	1 Bedroom Price	2 Bedroom Price	3 Bedroom Price
Park Towne	\$795	\$895	\$995
San Jacinto Vista	\$738	\$827	--
Perris Villa	--	\$820	--
Country Hills of Perris	\$649	--	--
Meadowview Apartments	\$675	\$800	\$900
Hunt Club	--	\$872	--
Perris Park	--	\$525	\$598
Regency Apartments	\$720	\$975	\$1,500
Vintage Woods Apartments	--	\$543	\$623
Mercado Apartments	--	\$680	\$781
Redlands Town Square	\$815	\$950	\$1190

Source: YellowPages.com, Rent.com

Housing Affordability Gap Analysis

HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. Lower income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Current housing affordability can be estimated for the various income groups as identified in Table IV-24 based on the 2012 Riverside County Area Median Income (AMI).



TABLE IV-24
HOUSING AFFORDABILITY BY INCOME GROUP
RIVERSIDE COUNTY 2012

Income Group	AMI adjusted by size	Affordable Payment		Housing Costs		Maximum Affordable Price		
		Renter	Owner	Utilities	Taxes & Insurance	Affordable Home Price	Rental	
Extremely Low (0-30% MFI)	30% AMI							
Two Person (1 bedroom)	\$13,293	\$332	\$332	\$50	\$80	\$47,112	\$282	
Three Person (2 bedrooms)	\$15,192	\$380	\$380	\$75	\$90	\$50,017	\$305	
Four Person (3 bedrooms)	\$17,091	\$427	\$427	\$100	\$95	\$54,086	\$327	
Five Person (4 bedrooms)	\$20,509	\$513	\$513	\$125	\$100	\$66,999	\$388	
Very Low (30-50% MFI)	50% AMI							
One Person (Studio)	\$22,155	\$554	\$554	\$50	\$115	\$90,550	\$504	
Two Person (1 bedroom)	\$25,320	\$633	\$633	\$50	\$115	\$108,975	\$583	
Three Person (2 bedrooms)	\$28,485	\$712	\$712	\$100	\$130	\$112,264	\$612	
Four Person (3 bedrooms)	\$31,650	\$791	\$791	\$125	\$140	\$122,538	\$666	
Five Person (4 bedrooms)	\$34,182	\$855	\$855	\$175	\$145	\$124,471	\$680	
Lower (50-80% MFI)	60%AMI	70%AMI						
One Person (Studio)	\$26,586	\$31,017	\$775	\$775	\$48	\$150	\$134,571	\$728
Two Person (1 bedroom)	\$30,384	\$35,448	\$886	\$886	\$85	\$165	\$148,140	\$801
Three Person (2 bedrooms)	\$34,182	\$39,879	\$997	\$997	\$125	\$190	\$158,799	\$872
Four Person (3 bedrooms)	\$37,980	\$44,310	\$1,108	\$1,108	\$175	\$210	\$168,294	\$933
Five Person (4 bedrooms)	\$41,018	\$47,855	\$1,196	\$1,196	\$200	\$220	\$180,779	\$996
Moderate Income (81-120% MFI)	110% AMI							
One Person (Studio)	\$48,741	\$1,219	\$1,422	\$135	\$405	\$205,285	\$1,084	
Two Person (1 bedroom)	\$55,704	\$1,393	\$1,625	\$135	\$405	\$252,575	\$1,258	
Three Person (2 bedrooms)	\$62,667	\$1,567	\$1,828	\$157	\$475	\$278,442	\$1,410	
Four Person (3 bedrooms)	\$69,630	\$1,741	\$2,031	\$211	\$571	\$290,803	\$1,530	
Five Person (4 bedrooms)	\$75,200	\$1,880	\$2,193	\$238	\$628	\$309,075	\$1,642	

Notations:

1. Property taxes and insurance based on averages for the region.
2. Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of 5%, 30-year mortgage, and monthly payment 30% of gross household income.
3. Based on 2012 Riverside County MFI \$63,300 and 2012 HCD State Income Limits
4. Monthly affordable rent based on payments of no more than 30% of household income

Calculation of Affordable Housing Cost	Renter	Owner
Extremely Low (0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% MFI)	30% of 60% AMI	30% of 70% AMI
Moderate Income (81-120% MFI)	30% of 110% AMI	35% of 110% AMI



Table IV-24 identifies maximum affordable rents and purchase prices by income category for one person, small family, four person family, and large family. Comparing housing costs and maximum affordable prices for low-income households shows that many households are being priced out of the Riverside County rental and ownership market. Given the median home prices presented in Table IV-18, median home price in Perris was \$156,000 in 2010, single-family home ownership is beyond the reach of all extremely low-income households, very low-income households, and one- and two-person lower income households.

Rental Analysis

According to the data in Table IV-24 and actual apartment rental rates, extremely low-income households would not be able to afford rental apartments in the City given the current market trends in the region. There are two-bedroom apartments for \$525 and \$543, affordable to very-low income category. Therefore, two-bedroom apartments for \$525 and three-bedroom apartments for \$598 and \$623 are affordable to very-low income. In 2010, in Perris, one and two bedroom units were priced at approximately \$767 per month. This rate exceeds the affordability range for most extremely low-income and very low-income individuals. Therefore, rental prices only appear to be affordable to households in the moderate-income and lower-income classifications.

HUD and HCD have established that a one bedroom unit is not acceptable for a four-person family. To avoid overcrowded conditions (more than one person per habitable room), a family of four must find housing with three rooms or more, generally making the Perris rental market challenging for extremely low and very low-income families. Very low-income households have few rental options available to them apart from boarding or sharing rental expenses with roommates, which could result in overcrowded conditions.

Ownership Analysis

A comparison of the 2011 maximum affordable purchase price in Table IV-24 with actual housing prices in the City reveal that homes are generally not affordable to lower income households, including moderate-income households. When considering that affordability limits are based on a family of four, and that HCD and HUD have suggested that more than one person per habitable room creates overcrowding, this reduces the inventory of resale stock suitable for a larger family to two and three bedroom units. In August 2012, the median price for a two bedroom house was \$250,000. This is only affordable to moderate income households based on the Riverside County median (\$63,000). In recent years, new housing construction has catered to above moderate-income households, as newer larger homes, containing 2,500 square feet or more, are only affordable to those households earning higher incomes. In the 2014-2021 planning period the City may need to focus housing programs to provide homeownership opportunities (through down payment assistance, tax credits, etc.) for households with incomes below the County median.



[This page intentionally left blank]



V. HOUSING NEEDS

The following is an analysis of current City housing conditions that presents the housing needs and concerns relative to various segments of the population. Several factors will influence the degree of demand, or "need," for new housing in Perris in coming years. The four major needs categories considered in this element include:

- Housing needs resulting from population growth, both in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households pay more than they can afford for housing; and
- Housing needs of "special needs groups" such as the elderly; persons with disabilities, including developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.

Demographic and market conditions analysis indicates that the number of households at the extreme ends of the income spectrum will continue to grow, while the traditional middle income group will decline in size leading to decreased participation in the housing market. It is apparent that first-time homebuyer assistance will continue to be critical to allow low- and moderate-income households to purchase homes. Lower income groups will need the most assistance to afford homes as prices continue to increase. Although new homes are generally unattainable for lower income households, there are a number of older existing homes that may be affordable to lower and moderate-income households. With regard to rental opportunities, there appears to be a need for additional rental units that are larger (three or more bedrooms) at rates affordable to lower income households.

A. SPECIAL NEEDS GROUPS SUMMARY

Table V-1 summarizes the housing assistance needs of lower income households (less than 80 percent of AMI) for special needs groups in Perris by household tenure (renter/owner), household type (elderly, small/large families), and "housing problems." Households with "housing problems" includes those who: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30 percent of gross income; or 4) have a severe housing cost burden exceeding 50 percent of gross income.



TABLE V-1
HOUSING ASSISTANCE NEEDS OF EXTREMELY LOW-, VERY LOW-, AND LOW-INCOME BY TENURE 2010
CITY OF PERRIS

Household by Type, Income & Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low-Income (0-30% MFI)	170	560	175	1,050	145	275	165	705	1,755
% with housing problems	94%	86%	100%	83%	83%	78%	82%	80%	82%
% with cost burden > 30%	94%	86%	94%	82%	83%	78%	73%	78%	80%
% with cost burden > 50%	65%	86%	94%	77%	76%	64%	73%	70%	74%
Very Low-Income (31-50% MFI)	85	410	270	815	210	385	290	915	1,730
% with housing problems	41%	71%	83%	74%	21%	88%	95%	79%	77%
% with cost burden > 30%	41%	68%	83%	72%	21%	87%	90%	78%	75%
% with cost burden > 50%	29%	28%	31%	34%	10%	74%	55%	55%	45%
Low-Income (51-80% MFI)	30	625	195	885	150	850	645	1,750	2,635
% with housing problems	0%	62%	87%	67%	73%	69%	82%	73%	71%
% with cost burden > 30%	0%	57%	62%	58%	73%	67%	74%	69%	65%
% with cost burden > 50%	0%	13%	10%	15%	30%	40%	35%	36%	29%
Moderate-Income (81% + MFI)	140	660	445	1,580	350	2,760	1,420	5,090	6,670
% with housing problems	64%	23%	71%	41%	33%	48%	56%	49%	47%
% with cost burden > 30%	36%	20%	27%	24%	33%	47%	43%	45%	40%
% with cost burden > 50%	0%	7%	7%	5%	11%	12%	7%	11%	9%
Total Households	425	2,255	1,085	4,330	855	4,270	2,520	8,460	12,790
% with housing problems	67%	58%	82%	63%	46%	58%	69%	60%	61%
% with cost burden > 30%	58%	55%	58%	54%	45%	57%	58%	56%	56%
% with cost burden > 50%	32%	32%	28%	30%	25%	26%	24%	26%	27%

Source: HUD CHAS Databook, 2005 – 2009.

Table V-1 shows that special needs groups that rent generally experience more housing problems than those who own their home. The highest percentage of lower income households experiencing housing problems were large family renter and owner households. Approximately 61 percent of renter and owner households experienced one or more housing problems. These percentages demonstrate that large family households are at the greatest need for assistance through housing programs.

B. EXISTING NEEDS

State housing policy recognizes that cooperative participation between the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and suitable living environment for Californians of all economic levels. Historically, the private sector responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population on a statewide basis who can afford market rate housing is declining. In addition, there are other factors which affect a household or person's ability to find adequate housing. Specifically, special needs groups, including: the elderly, persons with disabilities, including developmental disabilities, large families, female-headed



households, homeless persons, and farmworkers typically experience a higher instance of housing problems.

The following sections analyze the households in Perris that experience some type of problem in their housing situation including overcrowding, overpayment, or a combination of both factors.

Overcrowding

In response to increasing home prices and rental rates, lower income households are typically forced to live in smaller units that may not be appropriate in size to accommodate the number of members living in the household. This may result in overcrowding which places a strain on physical facilities and over time can have a negative effect on local neighborhoods.

The Census Bureau defines overcrowded housing units as “those in excess of one person per room average.” Overcrowding is often reflective of one of three conditions:

1. Either a family or household is living in too small a dwelling;
2. Familial household includes extended family members (i.e., grandparents or grown children and their families living with parents, termed doubling); or
3. A family is renting living space to non-family members.

Whatever the cause, overcrowding is symptomatic of greater affordability issues. Some examples of lack of affordability promoting overcrowded conditions include:

- Large households unable to afford larger dwellings that must then move into smaller than acceptable units;
- Older children wishing to leave home who are prohibited from doing so because they cannot qualify for a home loan and/or are unable to make rental payments; or
- Grandparents or elders on fixed incomes who are unable to afford housing suitable for their physical handicaps, and must often move in with their grown children or other family members.

In Perris, overcrowding occurs in 2,476 units, or 15.8 percent of all occupied households (15,671). According to the 2010 American Community Survey estimates, this includes 1,321 owner households (12.8 percent of all 10,320 owners) and 1,155 renter households (21.6 percent of all 5,347 renters) living in overcrowded conditions. Overall, overcrowded rental households constitute 7 percent of all households in the City while overcrowded owner occupied households constitute 8 percent. It is anticipated that the number of overcrowded households in the City may rise in coming years in response to regional housing market pressures.

According to SCAG, low- and moderate-income households experience overcrowding at higher rates than above moderate households. Specifically, very low-income (less than 50 percent of median income) rental households experience the most overcrowding as well as low and moderate-income households who own their home. Based on the actual number of households experiencing overcrowded conditions it appears that lower and moderate-income owner occupied households are most substantially impacted. In both instances, the cost for rent or purchase of a unit that is appropriate in size to accommodate all household members without overcrowding the unit may exceed the resident’s ability to pay.



Overpayment

Consistent with HUD’s “threshold of overpayment” definition, the State Department of Housing and Community Development has determined that, “affordable housing costs with respect to very low, low and moderate-income households shall not exceed 30 percent of gross household income.” (Health and Safety Code, Section 50052.9). That is, when households must exceed 30% of their incomes for rent or mortgage payments, they are left with insufficient funds for other necessities, such as food, health care, clothing, and utilities. Specifically, high housing costs can eventually cause fixed-income, elderly and lower income households to spend a disproportionate percentage of their income for housing.

Spending more than 30 percent of a household’s income for rent or mortgage may cause a series of related financial problems, and can result in a deterioration of housing stock, as costs associated with maintenance are delayed to afford more immediate expenses (e.g. food, clothing, medical care, and utilities). Overpayment also promotes overcrowding, which leads to a variety of problems, from accelerating the rate of deterioration, to children’s decreased performance in school, to code enforcement issues. HUD recognizes, however, that above moderate income households are generally able to afford a variety of housing options and are more capable of paying a larger proportion of their income for housing. Therefore, housing overpayment estimates usually illustrate a burden on lower income groups.

Table V-2 uses Comprehensive Housing Affordability Strategy (CHAS) Databook to illustrate overpayment by tenure. Generally, Table V-2 shows that of the 10,575 total households overpaying for housing between 2005 and 2009, approximately 6,275 were lower income households.

TABLE V-2
LOWER INCOME HOUSEHOLDS OVERPAYING FOR HOUSING 2005-2009
CITY OF PERRIS

Tenure by Household	Lower Income	Total Households Overpaying
Renter	3,180	3,640
Owner	3,095	6,935
Total	6,275	10, 575

Source: HUD CHAS Databook, 2005 – 2009.

In determining existing need for affordable housing it is necessary to relate income with housing costs and rents. As discussed previously in the Housing Costs and Rents section, affordability is defined by HUD as the expenditure of no more than 30 percent of the household income for housing costs using a hypothetical family of four persons. Table V-3 lists the percentage of renters and homeowners spending more than 30 percent of their monthly gross income on housing, as reported by the 2010 Census.



TABLE V-3
HOUSING COSTS AS A PERCENTAGE OF GROSS INCOME FOR YEAR 2008-2010
CITY OF PERRIS

Tenure	0-19%		20-29%		30% or more		Not Computed	Total
	Number	Percent	Number	Percent	Number	Percent	Number	Number
Owner	1,066	12.2	2,261	26	5,398	61.8	162	8,725
Renter	535	10.4	1,436	28.1	3,142	61.4	269	5,113

Source: U.S. Census Bureau, 2008 – 2010 American Community Survey.

Table V-3, indicates that nearly 62 percent of all owner-occupied households and about 61 percent of all renter-occupied households have housing costs that are at least or more than 30 percent of their gross income.

There are, however, differences in how overpayment affects renter as compared to owner households. Generally, homeowners can choose to allocate a higher percentage of their disposable monthly income on housing costs, this allocation is justified as home ownership can be viewed as an investment opportunity as well as a place to live. Younger owner households new to ownership may overextend themselves financially to afford a home purchase, but maintain the option of selling the home, and may realize tax benefits and/or appreciation in value. Overpayment among the moderate and above moderate-income categories is not typically considered to be a significant housing issue. Renters, on the other hand, are limited in their housing options, and are generally required to pay rents based on market demand. The discrepancy between renter and owner households largely reflects the trend that renter households have lower incomes and fewer options than their owner counterparts.

Special Needs Groups

State Housing Law requires that the special needs of certain disadvantaged groups be addressed. These households typically experience difficulty in securing decent, affordable housing units. The needs of the elderly, persons with disabilities, persons with developmental disabilities large families, female-headed households, the homeless and farm workers are addressed below:

Elderly Persons

The special housing needs of the elderly are an important concern in Perris. The City has a number of retired residents that may be living on a fixed low income, and are at greater risk of impactation, or housing overpayment. Additionally, the elderly may require housing units developed with specific access allowances or in specific locations of the City to allow for greater mobility. Modifications that allow for easier access may include: wheelchair ramps, handrails, lower cupboards and counters. With regard to location, easy access to public facilities (i.e., medical and shopping), would be advantageous for those experiencing mobility limitations. Finding reliable means of transportation to medical appointments, senior centers, meal sites and shopping remains a serious problem for seniors. Many seniors lack private transportation due to physical or financial limitations.

As reported in the 2010 census, there were 3,348 residents (4.9 percent of the total population), aged 65 years or older. The Census also shows that there were 2,292 owner-occupied households and 736 renter



households with occupants aged 65 or older. Table V-4 shows the number and percent of elderly persons in Perris (65 and over) with mobility and/or self-care limitations, as reported by the 2010 Census. Either or both of these conditions may indicate a need for supportive housing.

TABLE V-4
ELDERLY MOBILITY AND/OR SELF-CARE LIMITATIONS 2010
CITY OF PERRIS

Mobility and Self-Care Status	Male	Percentage ¹	Female	Percentage ¹	Total
Mobility Limitation	167	11.8	356	29.0	523
Self-Care Limitation	106	7.5	113	9.2	219
Mobility and/or Self-Care Limitation	273	19.2	469	38.2	742

¹Based on total population 65 years or older: Male = 1,420, Female =1,229.
Source: U.S. Census Bureau, 2010 American Community Survey.

Approximately 28 percent of the elderly population is in need of either transportation or comprehensive health care assistance. To the extent that some of this particular special needs group may also have financial limitations, this Housing Element will describe policies and programs for their assistance.

Persons with Disabilities

Access and affordability are the two major housing needs of persons with disabilities. Access is particularly important for the physically disabled. Persons with physical disabilities often require specially designed dwellings to allow for easy access within the unit, as well as to and from the site. California Administrative Code Title 24 sets forth access and adaptability requirements for the physically disabled. These regulations apply to public buildings such as motels, employee housing, factory built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp-ways, larger door widths, restroom modifications, etc., be designed to enable free access for the handicapped. Such standards, however, are not mandatory for new single-family residential construction.

The disabled, like the elderly, have special needs with regard to location. There is typically an advantage for the disabled to be located near public facilities, specifically public transportation facilities.

Table V-5 shows that 3,673 persons 18 years and older in the City of Perris had a disability. A self-care disability does not necessarily translate into a need for modified housing units; therefore it may be difficult to estimate the number of persons with disabilities in need of housing. Of the total number of persons with disabilities, 1,557 had a disability that either prevented them from working or made it difficult to work. Sixty-six percent of persons with disabilities had a disability that hindered their mobility. This figure suggests that a number of persons with disabilities rely on public transportation to travel; consequently there is a need to provide housing units accessible to disabled individuals in areas with easy access to public transportation.



TABLE V-5
DISABLED PERRIS RESIDENTS 2010
CITY OF PERRIS

Persons w/ Disabilities 18 to 64 Years	2,455
Self-Care Disability	1,025
Mobility Disability	1,575
With an Employment Disability	1,180
Persons w/ Disabilities 65 Years and Over	1,218
Self-Care Disability	261
Mobility Disability	850
With an Employment Disability	377

Source: U.S. Census Bureau, 2010 American Community Survey.

Persons with Developmental Disabilities

Section 4512 of the California Welfare and Institutions Code defines a "Developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

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

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

Table V-6 provides information from the Inland Regional Center of on the number of individuals with developmental disabilities in the City of Perris. In 2012, there were approximately 609 individuals (1% of the total population) actively utilizing services at the Inland Regional Center for a developmental disability.



TABLE V-6
RESIDENTS WITH DEVELOPMENTAL DISABILITIES BY AGE, FOR CITY OF PERRIS

Zip Code Area	0-14	15-22	23-54	55-65	65+	Total
92570	120	68	109	2	2	301
92571	141	59	98	5	3	306
92571	0	1	0	1	0	2
92599	0	0	0	0	0	0

Source: Inland Regional Center, 2012.

To assist in the provision of housing to meet the needs of persons living with a developmental disability, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center. Perris will also encourage housing developers to designate a portion of new affordable housing development for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Large Family Households

The 2010 Census reported 2,901 households in the City of Perris with five or more persons. Large family households require special consideration because they generally require larger dwellings with sufficient bedrooms to meet their housing needs without experiencing overcrowding.

Difficulties in securing housing units large enough to accommodate large families are heightened for renters, as multi-family rental units are typically smaller than single-family units. Apartment complexes in the City offering three and four bedroom units are limited, leaving single family homes, for sale or for rent as an ideal housing option for large families. There appears to be sufficient stock of large single family homes in the City; and, as shown previously in the Housing Costs and Rents Section, larger single-family rental units are generally not affordable to extremely low-income households.

Table V-7 reveals tenure of housing units by number of persons in the unit. The table shows that there are more owner-occupied units than renter occupied units housing large families. Large households occupy about 40 percent of all owner-occupied housing. And 43 percent of renter-occupied housing is occupied by large households..

TABLE V-7
CITY OF PERRIS LARGE HOUSEHOLDS BY TENURE 2010

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	1,883	1,018	2,901
Six	1,163	575	1,738
Seven or More	1,258	706	1,964
Total	4,304	2,299	6,603



¹Total households: Owner-Occupied = 10,825, Renter-Occupied =5,332.
Source: U.S. Census Bureau, 2010 Census.

Female-headed Households

Female-headed households are a special needs group as women leading families have proportionally lower rates of homeownership, lower incomes, and experience higher poverty rates than other family types. The 2006 -2010 American Community Survey, reports 912 female-headed households with children that were below the federally established poverty level, as shown in Table V-8.

TABLE V-8
FEMALE HEADED HOUSEHOLDS 2006-2010
CITY OF PERRIS

Female-Headed Households Below Poverty Level	Households Below Poverty Level	Percentage of Total Households ¹
No children under 18	136	13%
With children under 18	912	87%
Total Female-Headed Households	1,048	100%

Source: U.S. Census Bureau, 2006 – 2010 American Community Survey.

Homeless Population

The Regional Housing Needs Assessment (RHNA) produced by SCAG defines homelessness as:

1. Persons who are living or staying in emergency shelters;
2. Persons who sleep outside, in makeshift shelters, in cars or transportation areas such as bus or train terminals;
3. Persons who are considered “at risk” (i.e., doubled-up, in marginal circumstances, motel population with limited stay or general relief recipients whose payments have been canceled due to “no forwarding address”).

Enumerating the homeless population is difficult because of the transient nature of this population, as well as the existence of the hidden homeless or persons that move around in temporary housing situations (e.g. doubling up with another household). However, according to the 2011 County of Riverside Homeless Assessment, there were an estimated 6,203 homeless persons on any given day in Riverside County. This assessment estimated 161 homeless persons in the City of Perris.

There are numerous factors that contribute to homelessness in Perris and Riverside County. Difficulties in obtaining employment, insufficient education, mental illness, and substance abuse are a few of the more traditional factors. During the past 15-20 years, new factors, however, are emerging that significantly contribute to homelessness. Housing trends that may contribute to a rise in homelessness include: a growing shortage of affordable housing, and a simultaneous growth in the population of low-income renters, which has correlated with high demand and shrinking supply. The County of Riverside, through its Department of Social Services, contracts with local community based organizations to provide programs for the homeless in each appropriate location. An emergency shelter in Hemet accommodates homeless persons from the Perris area.



Farm workers

Historically, Perris’ economy has been linked to agriculture; however changes in the local economy toward production and service-oriented sectors have virtually eliminated any significant agricultural production within City limits. In 2010, the Census reported 272 (0.4 %) persons in Perris employed in agriculture, forestry or fishing industries (or related industries). Though some agricultural production occurs in the City, most land previously used for agricultural activities is currently developed or designated for commercial or residential development. As there are limited active agricultural areas in the City, there is no apparent or explicit need for farmworker housing. Additionally, housing opportunities for farmworkers is also addressed through programs aimed at providing a variety of housing types and financial assistance for lower income households.

C. ASSISTED HOUSING AT-RISK OF CONVERSION TO MARKET RATE HOUSING

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at risk” of conversion. This section presents an inventory of all assisted rental housing in Perris, and evaluates those units at risk of conversion during the eight-year 2014-2021 planning period.

Perris contains five developments of assisted multi-family rental housing totaling 443 affordable units, as presented in table V-9. This inventory includes all multi-family units assisted under federal, State, and local programs, including HUD, State/local bond programs, density bonus, inclusionary, and local redevelopment or direct assistance programs.

TABLE V-9
ASSISTED RENTAL HOUSING INVENTORY

Project	Total Units	Total Affordable Units	Financing Program	Date Constructed	Potential Conversion Date
San Jacinto Vista I	86	86	Category 7A: Affordable Housing with Tax Credit Financing/ Category 7B: Affordable Housing Subsidized	2004	Permanent Affordable Housing
San Jacinto Vista II	60	60	Category 7B: Affordable Housing Subsidized	1978	Permanent Affordable Housing
Meadowview Apartments	88	88	Category 7B: Affordable Housing Subsidized	1980	Permanent Affordable Housing
Perris Park	79	79	Category 7A: Affordable Housing with Tax Credit Financing	2000	Permanent Affordable Housing
Vintage Woods Apartments	70	70	Category 7A: Affordable Housing with Tax Credit Financing	2000	Permanent Affordable Housing
Mercado Apartments	60	60	Category 7A: Affordable Housing with Tax Credit Financing	2012	Permanent Affordable Housing
TOTAL		443			

Source: City of Perris, 2012.



Loss of Assisted Housing Inventory

All of the affordable rental projects have long-term affordability restrictions, and none are at risk of conversion during the 2014-2021 planning period. During the 2008-2014 planning period, a total of 76 units were at-risk of conversion to market rate. Affordability covenants in Perris include developments that hold a Federal Section 8 contract and/or are financed with or Federal programs (CDBG, HOME). The Meadowview Apartment complex is subsidized through the California Housing Finance Agency (CHFA) and HUD Section 8.

Contract Extension

Upon filing of a Notice of Intent (NOI), HUD may offer several incentives to property owners to remain in their contracts, including re-financing the property mortgage, and establishing higher rents charged for the project. Pursuant to Section 65863.10 of the Government Code, the property owners of these units must also provide one year advanced notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and anticipated rent increase. The property owner is also required to serve notice to the City of Perris.

For projects with contracts expiring, three renewal options are available. Options for renewal are assumed to be one of the following, although other options may apply depending on other project factors: (1) Renew at comparable market levels, possibly adjusted upward by operating costs, which is the Mark Up to Market option; (2) Renew at current rents with no adjustments; (3) Notify HUD of intent to opt-out of Section 8 contract. For any project with rents currently exceeding comparable market rents, as a fourth option the owner may request referral to the Office of Multifamily Housing Assistance Restructuring (OMHAR) for reduction of Section 8 contract rents with or without the restructuring of rents.

Transfer of Ownership

Transferring ownership of the affordable units to a non-profit housing organization is a viable way to preserve affordable housing for the long term and increases number of government resources available to the project. The feasibility of this option depends on the willingness of the owner to sell, funding to actually buy the property and the existence of a non-profit organization with sufficient administrative capacity to manage the property. Additionally, projects in which all units are affordable, and not just a portion of units are affordable, can participate in ownership transfers more simply and are therefore more likely to be feasible.

D. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. This effort is coordinated by the jurisdiction's Council of Governments (Perris is in the Western Riverside Council of Governments) when preparing the state-mandated Housing Element of its General Plan. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts the housing needs of not only its resident population, but for all households who might reasonably be expected to reside within the jurisdiction, particularly lower income households. This assumes the availability of a variety and choice of housing accommodations appropriate to their needs, as well as certain mobility among households within the regional market.



Overview of the SCAG Fair Share Allocation Process

The fair share allocation process begins with the State Department of Finance’s projection of statewide housing demand for a five year period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State’s official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six-county Southern California region, which includes Perris and all other incorporated cities and unincorporated areas of Riverside County, the agency responsible for assigning these fair share targets to each jurisdiction is the Southern California Association of Governments (SCAG). For Riverside County, in this RHNA Cycle, SCAG delegated the Riverside County regional share among its member jurisdictions to the Western Riverside Council of Governments (WRCOG).

A local jurisdiction’s “fair share” of regional housing need is the number of additional dwelling units that will need to be constructed during a given eight-year planning period. SCAG estimates each jurisdiction’s future housing need in terms of four factors:

1. The number of units needed to accommodate forecasted household growth;
2. The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);
3. Maintaining an ideal vacancy rate for a well-functioning housing market; and
4. An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The new construction need must be allocated to four household income categories used in Federal and State programs: Very Low; Low; Moderate; and Above Moderate-Income, defined operationally as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the Riverside County median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing “deficit” of housing resulting from lower income households that pay more than 30 percent of their incomes for housing costs. As discussed earlier, this is the threshold used by the Federal government to determine housing affordability.

The 2014-2021 Regional Housing Needs Allocation for the City of Perris is:

TABLE V-10
FAIR SHARE HOUSING NEEDS 2014-2021
CITY OF PERRIS

Very Low (23%)	Low (16%)	Moderate (18%)	Above Moderate (43%)	Total
1,026	681	759	1,814	4,280

Source: Regional Housing Needs Assessment, SCAG 2012

Thus, for the 2014-2021 planning period, Perris’ “fair share” allocation is 4,280 units. According to Housing Element Law Section 65583, local agencies shall calculate the subset of very low-income households that qualify as extremely low-income households (30 percent or less of the Riverside County median income) by presuming that 50 percent of the very low-income households qualify as extremely



low-income households. For the 2014-2021 planning period, the City was allocated 1,026 very low-income units. If 50 percent of the very low allocation is calculated to accommodate extremely low income households, then the City must plan to accommodate 513 units for extremely low income households during the planning period. The Housing Element will describe policies and programs that the City will utilize to facilitate and encourage the development of housing appropriate for extremely low income households.

E. OPPORTUNITIES FOR ENERGY CONSERVATION

As cities construct housing to meet their growing populations, the consumption of energy becomes a significant issue. In urban areas, energy consumption is primary for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that actions be taken to reduce or minimize the overall level of urban consumption.

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 through implementation by local jurisdictions. The City will continue strict enforcement of local and State energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, historical rates of consumption can be reduced, thereby mitigating the rising cost of supplying energy and need for new, costly energy supplies. Potentially, the social and economic hardships associated with any future rate increases and/or shortages of conventional energy sources will be minimized.

The City added a Sustainable Community section to the Conservation Element of the General Plan. The Sustainable Community section of the Conservation Element establishes goals and policies to help the City shape its overall form and appearance in accordance with the community's fundamental values. The section is intended to protect the environment, improve quality of life, and promote sustainability through "green building" practices. Green building emphasizes natural resources conservation, energy conservation, and the reduction of environmentally harmful emissions through sustainable planning, design, and construction of residential, commercial, and industrial developments. The section includes building techniques to facilitate and preserve sustainable development in the City. Goal 6 of the Housing Plan implements policies and actions to promote sustainable development and apply the goals set out in the Sustainable Community section.

The Sustainable Community section is organized into three categories:

1. Existing conditions of current environmental circumstances;
2. Issues, opportunities, and constraints of sustainable development; and
3. Strategies to ensure that future development in the City incorporates green building into its design. The section proposes four goals that will address several different sustainable design issues. These four goals are:
 - a. Address the vision for energy and resource conservation and the use of green building design.
 - b. Encourage project designs that support the use of alternative transportation facilities.
 - c. Encourage improved energy performance above the minimum California standards.



- d. The City shall take the lead in the development community in green building, energy and resource conservation by example.

Each goal has specific policies and implementation measures to achieve the goals mentioned above. This section aims to reduce the effect of future development not just on the City, but on the State and the world.

Utility providers also encourage and facilitate energy conservation and help residents minimize energy-related expenses, Southern California Edison (SCE) and WRCOG both offer programs to qualifying residents of Perris. Southern California Edison (SCE) offers a variety of energy conservation services as part of its Customer Assistance Programs (CAP). The Energy Assistance Fund assists income-qualified residential customers facing financial hardship and manages their electricity bills during the months of February and March.

The WRCOG HERO Program offers \$325 million in private financing to residential and commercial property owners for energy efficient and water conservation retrofits. Financing is paid back through an annual assessment on the property owner's property tax and in most cases, stays with the property upon sale. These services are designed to help low-income households, senior citizens, persons with permanent disabilities, and non-English speaking customers control their energy use. Furthermore, the 2007 Residential Multi-Family Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units.

Perris is also a member of the Western Riverside Energy Leader Partnership (WRELP) Program which is designed to assist local governments in leading their communities to increase energy efficiency, reduce greenhouse gas emissions, increase renewable energy usage, improve air quality, and ensure that their communities are more livable and sustainable. SCE funded the WRELP Program in November 2010 in the amount of \$2.1 million. During the past year, WRCOG has been working with SCE staff to begin the projects it had outlined in its proposal. The funding is to be used to support the California Long-Term Energy Efficiency Strategic Plan (Plan) developed by the California Public Utilities Commission (CPUC) in 2008. The CPUC identified five strategic goals that local governments could undertake. For each goal, the CPUC identified specific strategies and developed specific tasks that are eligible for funding under this solicitation.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances to customers. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities, owners of multi-family affordable and supportive housing projects.



VI. HOUSING CONSTRAINTS ANALYSIS

This section of the Housing Element examines constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock. Constraints to the provision of housing may include governmental, market, infrastructure, and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

A. GOVERNMENTAL CONSTRAINTS

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Generally, most governmental constraints are local, including land use controls, building codes, processing procedures, and development fees which put in place standards that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

General Plan

Under State law, every city must have a General Plan establishing policy guidelines for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction and it establishes policy guidelines for all development within the City. The Land Use Element identifies the location, distribution and density of land uses in the City. In implementing the General Plan, the City of Perris utilizes a number of planning tools including the Specific Plan, Zoning Regulations, and Subdivision Ordinance. With these documents, the City establishes more specific development standards, allowable uses, and limitations. The Perris General Plan provides for seven residential land use designations and one commercial land use category that permits residential use in the City. General Plan residential land use designations express densities as dwelling units per acre (du/ac). Table VI-1 illustrates General Plan land use designations that permit residential uses.



TABLE VI-1
PERRIS GENERAL PLAN
LAND USE DESIGNATIONS WITH PERMITTED RESIDENTIAL USE

Designation	Description	Max Density Range ¹
R-20,000 Single-Family Residential, 20,000 sq ft lot	Comprised of low-density, single-family dwelling units in a semi-rural or agricultural setting. Other permitted uses include churches and schools. This designation allows for single-family residential dwellings.	Up to 2 units per acre
R-10,000 Single-Family Residential, 10,000 sq ft lot	Comprised of low-density, single-family residential dwellings	Up to 4 units per acre
R-8,400 Single-Family Residential, 9,400 sq ft lot	Allows for low-density, single-family dwellings	Up to 5 units per acre
R-7,200 Single-Family Residential, 7,200 sq ft lot	Allows for low-density, single-family dwellings	Up to 6 units per acre
R-6,000 Single-Family Residential, 6,000 sq ft lot	Allows for low-density, single-family dwellings. Note: Mobile home subdivisions (zoning classification R5) will also be allowed within this Land Use category. Minimum lot size is consistent with those for R-6,000, which will not increase intensity or density of these areas. By allowing Mobile home subdivisions within this Land Use category, this City can provide opportunities for affordable housing.	Up to 7 units per acre
MFR-14 Multiple-Family Residential	Comprised of medium-density, multiple-family residential units.	Up to 14 units per acre
MFR-22 Multiple-Family Residential	Includes high-density, multiple-family dwellings	Up to 22 units per acre

¹ Density range expressed in dwelling units per *net* acre.
Source: General Plan 2030, Land Use Element 2030, approved April 2005.

Zoning Code

The City's Zoning Code is in need of a comprehensive update to be consistent with the General Plan. This update is anticipated to occur in the upcoming planning period. State law requires that the General Plan and Zoning Code be consistent (Government Code Section 65454). Currently, there are sections in the Zoning Code, such as the Parking & Loading Standards that still reference the City's old zone titles. For the purposes of discussion, development standards that reference old zone titles have been substituted with the new zone titles that most closely match the old zone.

Zoning regulations serve as a key General Plan implementation tool. The City's Zoning Code accommodates a diversity of residential housing types. It allows for innovation in design standards within parameters designated in Table VI-2, provided the overall density and dwelling unit capacity is not exceeded. The Perris Zoning Code provides for nine residential zones, an additional "light agricultural/interim zone" that allows residential use, and two overlay zones. Each of the zones is listed below:

- A-1 Light Agricultural/Interim zone
- R-20,000 Single-Family Residential, 20,000 square foot minimum lots



- R-10,000 Single-Family Residential, 10,000 square foot minimum lots
- R-8,400 Single-Family Residential, 8,400 square foot minimum lots
- R-7,200 Single-Family Residential, 7,200 square foot minimum lots
- R-6,000 Single-Family Residential, 6,000 square foot minimum lots
- MFR-14 Multiple-Family Residential, 6,000 square foot minimum lots
- MFR-22 Multiple-Family Residential, 6,000 square foot minimum lots
- R-4 District, Mobile Home Parks
- R-5 District, Mobile Home Subdivisions
- Planned Development Overlay (PDO) zone
- Senior Housing Overlay zone (SHO)

Zoning, which must be consistent with the General Plan, establishes specific development standards, allowable uses, and limitations. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Site development standards ensure a quality living environment for all household groups in the City, including special needs groups, and lower and moderate-income households.

Minimum lot size requirements and design standards such as roofing materials, architectural enhancements and landscaping may increase the costs of housing. These constraints can hinder the creation of affordable housing for low-income and senior residents. To minimize constraints and maintain incentive for affordable housing developers, the City relies primarily on the application of Density Bonuses and Specific Plans.

Specific Plan Areas

Specific Plans are plans pertaining to areas or projects within the City. A specific plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

By Government Code, a specific plan in the City of Perris must encompass at least 75 acres of contiguous land. It may be developed in response to a single policy issue, or to address each applicable policy of the General Plan. It may also diverge from the issues contained in the General Plan into other subjects viewed by the community as being of relevance.

All specific plans must comply with Sections 65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the City's General Plan. In addition, specific plans must be consistent with any Airport Land Use Plan pursuant to Public Utilities Code 21676. In turn, all subsequent subdivision and development, all public works projects and zoning regulations must be consistent with the specific plan.

The specific plans identified in this Housing Element to accommodate the housing need for the City of Perris are the following:

- Green Valley
- New Perris



- Parkwest
- River Glen
- Harvest Landing
- Downtown Specific Plan

Table VI-2 displays the development standards for zones that allow residential uses as well as Specific Plans used in this Housing Element Sites Inventory Analysis.



TABLE VI-2
SUMMARY OF RESIDENTIAL ZONING REGULATIONS

Zone	Permitted Residential Uses	Min. Lot Area	Minimum Setbacks	Maximum Lot Coverage	Max. Bldg. Height	Parking
A-1	<ul style="list-style-type: none"> Any use permitted in the R-6,000 zone, including a single mobile home on a 20,000 square foot lot. Rural and convalescent rest homes are also permitted, subject to a CUP 	20,000 SF	Front - Primary building - 25' - Accessory building - 100' Side - 5' per story Rear - 20'	40%	25'	See Table VI-3
R-20,000	<ul style="list-style-type: none"> One detached single-family dwelling Small family day care homes 	20,000 SF	Front - 25' Side - 5' per story Rear - 25'	40%	35'	See Table VI-3
R-10,000	<ul style="list-style-type: none"> One detached single-family dwelling Small family day care homes 	10,000 SF	Front - 25' Side - 10' Rear - 25'	40%	35'	See Table VI-3
R-8,400	<ul style="list-style-type: none"> One detached single-family dwelling Small family day care homes 	8,400 SF	Front - Primary building - 20' - Garage: 20' for side-entry, 25' for front-entry Side - 5' per story Rear - 25'	1-story - 60% 2-story - 40%	35'	See Table VI-3
R-7,200	<ul style="list-style-type: none"> One detached single-family dwelling Small family day care homes 	7,200 SF	Front - Primary building - 20' - Garage: 20' for side-entry, 25' for front-entry Side - 5' each story Rear - 20'	1-story - 60% 2-story - 40%	30'	See Table VI-3
R-6,000	<ul style="list-style-type: none"> Attached and detached single-family dwellings Small family day care homes 	6,000 SF	Front - Primary building - 20' - Garage: 20', 25' for lots 8,00 s.f. or more Side - 5' each story - 0' for zero-lot line Rear - attached/ detached - 20' - multi-family buildings - 10' + 5' each add'l story	1-story - 60% 2-story - 40%	30'	See Table VI-3



Zone	Permitted Residential Uses	Min. Lot Area	Minimum Setbacks	Maximum Lot Coverage	Max. Bldg. Height	Parking
MFR-14	<ul style="list-style-type: none"> Attached/detached single-family dwellings Multiple-family development, including apartments and condominiums Small family day care 	6,000 SF	Front - 20' for multiple-family - 15' for single-family Side - 5' single-story - 15' cumulative for 2-story interior lots + 10' each add'l story above the 2 nd Rear - 15' for single-family, less than 4,500 s.f. - 20' for single-family greater than 4,500 s.f. - 10' for multiple-family + 5' for each add'l story	40% 60% for lots less than 6,000 s.f.	30'	See Table VI-3
MFR-22	<ul style="list-style-type: none"> Detached single-family homes Attached single-family dwellings Multiple-family development, including apartments and condominiums Small family day care 	6,000 SF	Front - 15' for single-family - 25' for multiple-family Side - 5' for single-family - 10' for multiple-family + 5' each add'l story - Zero lot line: 0' Rear - 5' for single-family - 10' for multiple-family + 5' each add'l story	60%	40'	See Table VI-3
R-4 District	<ul style="list-style-type: none"> Mobile home parks, including trailer parks, accessory uses, and buildings and recreational vehicle parks (subject to CUP) 	5 acres, 2,000 SF per site	See Zoning Ordinance for specific minimum development standards.			1½ vehicle spaces
R-5 District	<ul style="list-style-type: none"> Mobile homes & manufactured homes Factory-built housing for single-family residential use Normal accessory buildings 	6,000 square feet	Front – 20' Side – 5' Rear – 5'	n/a	30'	See Table VI-3
PD Overlay & SH Overlay Zones	See Zoning Ordinance for specific development standards.					

Source: City of Perris Planning & Zoning Ordinance, September 7, 2012.



SPECIFIC PLAN DEVELOPMENT STANDARDS

Specific Plan	Permitted Residential Uses	Min. Lot Area	Minimum Setbacks	Maximum Lot Coverage	Max. Bldg. Height
Green Valley	<ul style="list-style-type: none"> Attached and detached single family residences Multi-family dwellings 	Single-family- 5,500 sq. ft. Multi-family – 10 ac.	Single-family Front -Primary building – 25' Side – 5' Rear – 20' Multi-family Front – 20' Side – 10' Rear – 10'	Single family: 60% Multi-family: 50%	Single family - 35' Multi-family - 35'
New Perris	<ul style="list-style-type: none"> Attached and detached single-family dwelling Multi-family dwellings 	Single family – 7,200 sq. ft Multi-family – 25 ac.	Single-family Front – 25' Side – 5' Rear – 25' Multi-family Front – 35' Side – 20' Rear – 20'	Single family - 50% Multi-family 50%	Single-family 35' Multi-family – 48'
Parkwest	<ul style="list-style-type: none"> Attached and detached single-family dwelling Multi-family dwellings 	Single family – 5,000 Multi-family – 5 ac.	Single Family Front – 20' Side – 5' Rear – 20' Multi-family Front – 20' Side – 10' Rear – 10'	Single family – 60% Multi-family – 50%	Single-family – 35' Multi-family – 48'
River Glen	<ul style="list-style-type: none"> Attached and detached single-family dwelling 	Single family 5,500 sq. ft.	Front – 20' Side - 5' Rear - 20'	60%	35'



Specific Plan	Permitted Residential Uses	Min. Lot Area	Minimum Setbacks	Maximum Lot Coverage	Max. Bldg. Height
Harvest Landing	<ul style="list-style-type: none"> Attached and detached single-family dwelling Multi-family dwellings 	<p>Low Density Residential – 3,500 sq. ft.</p> <p>Medium Density Residential – 2,100 sq. ft.</p> <p>Medium High Density Residential – 1,800 sq. ft.</p>	<p>Low Density Residential Front – 12’ Side – 0 or 5’ Rear – 12’</p> <p>Medium Density Residential Front – 10’ Side – 0 or 5’ Rear – 8’</p> <p>Medium High Density Residential Front – 8’ Side – 0 or 5’ Rear – 8’</p>	<p>Low Density Residential – 50%</p> <p>Medium Density Residential – 55%</p> <p>Medium High Density Residential – 75%</p>	35’ for all uses
Downtown Specific Plan	<ul style="list-style-type: none"> Semi-Rural (SR) Suburban (S) Neighborhood (N) Urban Village (UV) 4th Street Gateway (G) Plaza Mercado (M) Downtown Promenade (DP) Civic (C) Employment Plaza (EP) 	<p>SR Residential (dwelling units) – 6 Retail (square feet) – 0 Office (square feet) – 0</p> <p>S Residential (dwelling units) – 798 Retail (square feet) – 0 Office (square feet) – 0</p> <p>N Residential (dwelling units) – 381 Retail (square feet) – 0 Office (square feet) – 0</p> <p>UV Residential (dwelling units) – 2,918 Retail (square feet) – 0 Office (square feet) – 0</p> <p>G</p>	<p>SR Front: 15’ Rear: 15’ External Side: 10’ Internal (side property lines adjacent to another property): 5’</p> <p>S Front: 20’ Rear: 20’ External Side: 10’ Internal (side property lines adjacent to another property): 5’</p> <p>N Adjacent to a residential use: Side: 10’ Rear: 10’ No other setback required</p> <p>UV Adjacent to a residential use: Side: 10’ Rear: 10’ No other setback required</p> <p>G</p>	<p>SR Low Density Residential – 50%</p> <p>S Medium Density Residential – 55%</p> <p>N Medium Density Residential – 100%</p> <p>UV High Density Residential – 100%</p> <p>G</p>	<p>SR 20’</p> <p>S 20’</p> <p>N 30’</p> <p>UV 50’</p> <p>G</p>



Specific Plan	Permitted Residential Uses	Min. Lot Area	Minimum Setbacks	Maximum Lot Coverage	Max. Bldg. Height
		Residential (dwelling units) – 186 Retail (square feet) – 507,173 Office (square feet) – 304,304	Building shall be set back 15 feet from rear property lines that are adjacent to a residential use and 10 feet from side property lines that are adjacent to a residential use.	Medium Density Residential – Retail – 25% Office – 15%	50'
		M Residential (dwelling units) – 88 Retail (square feet) – 73,958 Office (square feet) – 22,187	M None required	M High Density Residential – 75% Retail – 50% Office – 15%	M 30'
		DP Residential (dwelling units) – 569 Retail (square feet) – 270,925 Office (square feet) – 309,629	DP None required	DP High Density Residential – 75% Retail – 35% Office – 40%	DP 30'



[This page intentionally left blank]



Parking Requirements

Residential parking requirements in Perris are shown in Table VI-3. The City’s parking requirements are typical for a city of its size, and do not constrain the development of housing. Special parking standards have been established for the Downtown Specific Plan to accommodate mixed-use projects and foster shared parking concepts. The City should consider establishing reduced parking standards for senior projects and projects with affordability components when located in close proximity to transportation routes and public services. The recently adopted Senior Housing Overlay zone (SHO) includes additional parking requirements and references the general parking requirements. Additional parking requirements include locating parking courts within 150 feet from the dwelling unit for which the parking space is provided. It also includes provisions that result in reduced parking standards, such as allowing a minimum of 1.15 parking spaces per dwelling unit.

TABLE VI-3
RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking Spaces	Comments
Single-family Residential	Light Agricultural Zone: 2 spaces, 1 within a garage Rural Residential/Agricultural Zone: 2 spaces, 1 within a garage Detached Residential, R-10,000, R-8,400, R-7,200, and R-6,000: 2 garage spaces	Each covered parking space in a garage or carport shall have a minimum dimension not less than 10 feet in width and 20 feet in length. Minimum size for a one-car garage shall be no less than 250 square feet.
Multiple Family Residential	Studio unit: 1 space/unit One-bedroom unit: 1 space/unit Two bedroom unit: 1.5 spaces/unit Guest spaces: 0.25 spaces/unit up to 10 spaces, and 0.10 spaces/unit exceeding 10	Guest spaces shall be distributed throughout development. Each uncovered space shall have a minimum dimension of not less than 9 feet in width and 19 feet in length. No more than 15% of uncovered parking spaces for multi-family development may be compact parking stalls. Each compact parking stall shall have minimum dimension not less than 8 feet in width and 16 feet in length.

Source: City of Perris Zoning Ordinance, September 7, 2012.

Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. For single-family homes, open space is reflected in setbacks, yard sizes, and lot coverage requirements. In addition to the typical requirements, such as lot coverage, that ensure that open space is provided, multiple-family projects (e.g. apartments and condominiums) are also required to have dedicated open space in lieu of private yards. Both multi-family residential zones in the City have private and public open space requirements.

For both the MFR-14 and MFR-22 zones, private open space requirements include having a minimum of 150 square feet of contiguous and usable outdoor living space that is enclosed by a solid fence for each



individual ground floor unit of a single-family dwelling. Above ground units are required to have a minimum of 75 square feet of private open space. For specifics on the open space requirements for MFR-14, please refer to Section 19.26.090.H.2.a of the Zoning Code.

A minimum of 150 square feet of common open space is to be provided for each unit, exclusive of driveways and sidewalks. Of the required open space, a minimum of 30% shall be permanent landscaping.

Density Bonus

In response to State mandated requirements and local needs, the City has adopted ordinances/regulatory mechanisms that permit higher densities than generally permitted. Known as a “density bonus,” state law allows a developer to increase the density of a residential development by up to 35% over the otherwise maximum allowable residential density if provisions are made to contain at least any one of the following:

1. 20% of the units for lower income households, or
2. 10% for very low-income households, or
3. 50% of the total dwelling units of a housing development for qualifying residents (qualified to receive federal housing assistance, such as Section 8).

Also, one additional incentive or financial equivalent (such as modified development standard or waiver/reduction for application or development fees) is granted by the City to all residential developments meeting the 20 percent density bonus requirement for lower income housing. The City of Perris complies with the Density Bonus provisions required by State law (Chapter 4.3, Section 65915) for residential zones. The density bonus shall apply to housing developments consisting of five or more dwelling units.

The density bonus is a valuable tool for jurisdictions to create more affordable housing for seniors and lower income families. A potential developer may submit a written preliminary proposal for development to determine the means for complying with the City’s Density Bonus Ordinance. The preliminary proposal may be submitted prior to any formal requests for General Plan amendments, Zoning amendments or subdivision map approvals. Within 90 days of receipt of a complete preliminary proposal, the City shall notify the developer in writing of the procedures with which it will comply. To date, this type of density bonus provisions have not been utilized for new projects.

Applicants/Developers also have a density bonus option with the Planned Development Overlay zone. This overlay zone grants a density bonus of up to 10 percent when certain criteria are met (as established by the overlay zone). The following criteria must be satisfied in order for a developer to receive a 10 percent density bonus:

- The proposed density increase is compatible with surrounding land uses and will not adversely affect the public health, safety, welfare, comfort, or convenience.
- Suitable infrastructure either exists or will be concurrently constructed to serve the proposed project (i.e., streets, water, sanitary sewer, power, drainage facilities, etc.).
- The project is in close proximity to schools, shopping, and related residential support services.
- The project is well planned, exhibiting excellence in architectural, site and landscape design.
- The project creates a superior residential environment as evidenced by the provision of open space that is directly accessible to dwelling units.



To qualify for a density bonus under the Planned Development Overlay, the proposed project must satisfy the above criteria and be approved by the Planning Commission and City Council.

Senior Housing Overlay

A Senior Housing Overlay (SHO) zone may be combined with any of the City's conventional residential or commercial zone districts. This district is designed to provide for residential uses that are appropriate for the development of housing for seniors, recognizing their unique lifestyles and needs, by allowing higher densities with a maximum of 50 dwelling units to the gross acre and a mix of uses including multi-family residential, attached single-family residential, and detached single-family residential. Higher design and construction standards, as well as the provision of specific site and building amenities for the elderly are intended to be implemented in the SHO. Some of these standards include no step entries into buildings, along with widened doorways and hallways to accommodate the use of wheelchairs. These standards along with ADA and Universal Design building principles will be implemented into housing developments in the SHO. Development incentives for qualified projects in the SHO include:

- A reduction in number of parking spaces per dwelling unit;
- The waiving of park development fees; and
- A maximum allowable density of 50 dwelling units to the gross acre.

Any development within the SHO must be reviewed and approved by the Planning Commission and City Council.

Planned Development Overlay Zone

A Planned Development Overlay zone (PD) may be combined with any of the City's conventional zone districts. The purpose of a PD overlay zone is to allow flexibility in the mixture of land uses and development criteria by encouraging superior architectural and site design which emphasizes conservation of open space, provision of recreational amenities, and pedestrian connections between buildings. The PD zone also encourages projects to include a variety of housing types or combinations of residential and non-residential uses by allowing diversification in the relationship of uses, buildings, architectural design, lot sizes, yard areas, and open spaces which may not be achievable under other zoning districts. This district is designed to provide for those uses or combinations of uses which are most appropriately developed in a comprehensive and coordinated fashion. It is intended to be applied only to those areas which by reason of their proximity to other zoning districts, existing development, topography, geographic location, size, or shape require special consideration to be properly integrated into the community and adjacent developed districts. Any development within a PD overlay zone must be reviewed and approved by the Planning Commission and City Council.

Second Dwelling Unit Requirements

In response to state mandated requirements and local needs, the City of Perris allows the development of both attached and detached second dwelling units. Traditionally intended for elderly or other members of owner-occupant families, the example of compact, infill development has become a crucial strategy for meeting the growing rental housing demands in Perris and southern California.

Both attached and detached second dwelling units require a secondary residential unit permit prior to construction and is subject to review and approval by City Council. Both attached and detached second dwelling units must comply with all development standards for new single-family dwelling units along with the standards mentioned below.

The following standards shall apply to attached second dwelling units:



- The total floor area shall not exceed 30 percent of the existing living area of the primary residence;
- The architecture must be consistent with the existing unit architecture and material;
- One enclosed garage, off-street parking space, with a minimum area of 250 square feet shall be provided in addition to that required for the primary unit;
- The second dwelling unit must be connected to a public sewer; and
- The character and appearance of the primary residence shall be maintained to appear as a single-family unit.

For detached second dwelling units the following standards apply:

- A detached unit may be attached to an accessory structure, such as a detached garage;
- The total floor area of the second unit shall not exceed 75 percent of the total square footage of the living area of the primary unit;
- Architecture of the new unit shall be consistent with the existing unit architecture and material;
- One enclosed garage, off street parking space, with a minimum area of 250 square feet shall be provided in addition to that required for the primary unit. The garage shall be attached to the second unit;
- The second dwelling unit must be connected to a public sewer; and
- Mobile homes as second units are allowed only in RR/A and A-1 zones or lots containing more than 20,000 square feet .

Constraints to the development of second dwelling units are minimal beyond the cost of building materials and the required secondary residential unit permit.

Government Code Section 65852.2 requires applications for second units to be considered ministerially without discretionary review and a public hearing. Currently, the City's Second Dwelling Unit ordinance requires applications to be reviewed by the Director of Planning and City Council. City Council approved Ordinance number 1264 on December 8, 2009 to amend chapters 19.08 and 19.81 of the Zoning Code for second units to conform to the State of California's second unit law.

Multiple Species Habitat Conservation Program (MSHCP)

In 2003, the Riverside County Board of Supervisors adopted the Riverside County Multiple Species Habitat Conservation Program (MSHCP), which is a criteria-driven Habitat Conservation Plan intended to create a network of permanent open space. The intent is to conserve a variety of natural communities that would ensure survival of numerous species of plants and animals. The City of Perris is within the MSHCP boundaries, thus additional constraints on the provision of affordable housing for land within the MSHCP Reserve area may occur. However, the majority of MSHCP reserve land is concentrated southwest of the Perris Valley Airport towards Canyon Lake. More than likely, the MSHCP will not interfere with future residential development due to the land being designated Open Space. The MSHCP is a governmental constraint that is beyond the City's control, as it is a multi-jurisdictional program.

The MSHCP will reduce the land area available for a variety of uses, including residential development. Any development proposals for lands within the MSHCP Reserve area are subject to specialized review procedures which may create additional constraints to development of affordable housing. The MSHCP may also create additional constraints due to the MSHCP fees, which are applied per dwelling unit. Specific fee amounts are listed under "Additional Development Fees".

March Joint Powers Authority General Plan



The March Joint Powers Authority General Plan is a long-range comprehensive plan that outlines use and development of the former March Air Force Base (AFB). The governing body that oversees the redevelopment project is the March Joint Powers Authority (JPA), a local reuse agency comprised of four public entities. The City of Perris one of the four agencies that make up the March JPA.

U.S. Air Force Air Installation Compatible Use Zone Study (AICUZ)

Portions of Perris Planning Area 1 are included within March Air Reserve Base Accident Potential Zones I and II and the Clear Zone as delineated in the AICUZ document. The AICUZ recommends that local jurisdictions such as the City of Perris prohibit new construction in the Clear Zone and restrict the types and intensities of uses on sites within the Accident Potential Zones to mostly non-residential, low-occupancy uses. Hence, Planning Area 1 is generally made up of industrial land use designations along the western end, which is near the former March AFB. New development on Specific Plan and R-6000 zoned sites in these areas may be subject to review by ALUC. Future residential development is located in the outer portions of the zone, to the south, which are within the City of Perris limits.

March Air Reserve Base / Inland Port Airport Joint Land Use Study

Portions of the City are located within the Airport Influence Area (AIA) of March Air Reserve Base, formerly March Air Force Base. The Airport Land Use Commission (ALUC) utilizes the Air Installation Compatible Use Zone study (AICUZ) as a resource in evaluating development applications within the AIA. Airport Zone maps were adopted in 1986, but the maps relate back to the categories in the 1984 Riverside County Airport Land Use Plan (ALUP). There is no available evidence that a Base-specific written text was ever adopted. Park West, Harvest Valley, and a portion of the New Perris Specific Plan are constrained under the existing ALUP, which limits residential density to one dwelling unit per 2½ acres in certain areas. The City overruled ALUC's determinations of inconsistency for the Park West and Harvest Landing Specific Plan projects. In the current draft of the text for the new MARB Airport Land Use Compatibility Plan (ALUCP), the Harvest Landing and Park West Specific Plans are proposed to be exempted from the Plan's density limits, such as the three dwelling units per acre limit in proposed Zone C1.

Per State law, the Housing Element must undergo review and approval by Riverside County ALUC. On March 13, 2013, ALUC determined that the Housing Element is consistent with the Airport Land Use Plan.

Perris Valley Airport Land Use Compatibility Plan

Perris Valley Airport (PVA) is a privately-owned, public-use airport generally located southeast of the intersection of Ellis Avenue and Goetz Road within the City of Perris. A total of 148 aircrafts are based on this field, and an average of 94 aircraft operations occur per day. The Riverside County ALUC is required to prepare and adopt an airport land use compatibility plan for each airport within its jurisdiction. The current Perris Valley ALUCP was adopted in 2011, and no further changes are anticipated at this time. A conflict between the Perris Valley ALUCP and Specific Plan land use designations occurs within portions of the Green Valley Specific Plan. Coordination between the City of Perris and ALUC has resulted in the provision of additional Compatibility Policies that allow for development at a greater density and intensity in areas northerly of Ellis Avenue, including the Downtown Specific Plan, than would otherwise have been provided pursuant to County-wide criteria. The Downtown Specific Plan was reviewed by ALUC and determined to be consistent with applicable Plans in 2010, and the Perris Valley ALUCP was designed to recognize the consistency determination of that Plan.



Per State law, the Housing Element must undergo review and approval by Riverside County ALUC. On March 13, 2013, ALUC determined that the Housing Element is consistent with the Airport Land Use Plan.

Residential Care Facilities and Housing with Supportive Services

The Zoning Code accommodates both small and large residential care facilities. Small residential care facilities that serve six or fewer persons are permitted by-right in nearly all of the residential zones, with the exceptions of the R-4 and R-5 zones, and are treated as standard residential uses, consistent with State law.

Large residential care facilities and care centers are subject to the review and approval of a conditional use permit. The City's Zoning Code indicates that large residential care facilities (7 to 12 persons) require a permit with conditions of approval and is required to comply with development standards of the applicable zone and additional parking standards to ensure that there is adequate off-street parking for employees and those residing at the facility.

Residential care centers (12 or more) require a conditional use permit and are deemed a non-residential use in the Zoning Code. Residential care centers have more stringent development standards that include standards such as: minimum floor area, requirements for common areas and recreational and entertainment facilities, trash receptacles, etc.

Emergency Shelters and Transitional and Supportive Housing

Emergency shelters provide housing for homeless persons for a limited period of time, while transitional and supportive housing facilities provide support and housing for persons transitioning out of homelessness into permanent housing. Providing adequate housing for the homeless must be demonstrated in the Housing Element. To comply with SB 2, the Housing Element must identify a zone suitable to develop at least one (1) emergency shelter in the planning period.

The City amended the Zoning Code to allow emergency shelters as a permitted use in the General Industrial (GI) zone, particularly the GI land that is bounded by Malbert Road to the north and Mountain Avenue to the south; located at least 1,200 feet southerly of Ellis Avenue. This area is located within Perris Valley Airport Compatibility Zone D in which residential uses are currently permitted. Coordination between the City of Perris and Riverside County Airport Land Use Commission has resulted in the provision of additional Compatibility Policies that would allow for development, under specific conditions, within the Zone D at a greater density and intensity. Portions of this area are in transition from older manufacturing and warehouse uses to office and retail commercial uses. As a result, environmental impacts associated with industrial uses are reduced making the area more suitable for residential development. The amount of available land zoned GI in the southern portion of Perris is sufficient to accommodate at a minimum one (1) emergency shelter.

The City's adopted ordinance includes objective development and management standards described in the Senate Bill 2 statute, below:

- The maximum number of beds or persons permitted to be served nightly by the facility (maximum 100 beds per acre)
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.



- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The Coachella Valley Housing Authority currently has a transitional and supportive housing project located in the MFR-14 Zone scheduled to go to hearing in February 2013. The project will provide a total of 15 units to serve as transitional and supportive housing. The City has amended the Zoning Code to allow transitional and supportive housing as a permitted use by right, except within Airport Areas I and II as mapped at www.rcaluc.org and within Compatibility Zones A, B1, B2, and C of the Airport Influence Area of Perris Valley Airport, in effect as of July 1, 2011, in all residential zones.

Single Room Occupancy Housing Facilities

Generally, single room occupancy (SRO) housing facilities are buildings with a common entrance containing a cluster of at least five rental units which provide sleeping and living facilities for one or two persons, where kitchen and/or bathroom facilities may be shared. The City's Zoning Code permits SRO's in the Multi-Family Residential (MFR-22) Zone as a permitted use by right except within the Airport Area I as mapped at www.rcaluc.org and within Compatibility Zones A, B1, and B2 of the Airport Influence Area of Perris Valley Airport, in effect as of July 1, 2011 in the MFR-22 zone. Additionally, the ordinance revision includes a limit of 75 rooms per acre of land.

Farmworker Housing

The City of Perris has the A-1 zone that is for existing agricultural uses and also acts as a "holding" or interim zone that is in place until the site/property can be developed consistent with the General Plan. This zone permits any uses permitted in the R-6,000 zone, which includes attached and detached one-family dwellings and small family day care homes. Neither zone specifically references farmworker housing.

Manufactured and Mobile Homes

Manufactured housing is permitted by right in all zones which permit single-family houses, pursuant to State law. Additionally, mobile homes are permitted in the R-4 and R-5 Districts. Mobile home parks are subject to a conditional use permit in all other residential zones.

Housing Types Permitted by Zoning District

Tables VI-4 and VI-5 summarizes housing types permitted by zoning district and specific plan area in the City of Perris.

TABLE VI-4
HOUSING TYPES PERMITTED BY ZONING DISTRICT

Residential Use	Zone								
	R-20,000	R-10,000	R-8,400	R-7,200	R-6,000	MFR-14	MFR-22	R4	R5
SF-Detached	P	P	P	P	P	P	P		



Residential Use	Zone								
	R-20,000	R-10,000	R-8,400	R-7,200	R-6,000	MFR-14	MFR-22	R4	R5
SF-Attached					P	P	P		
2-4 DU						P	P		
5+ DU						P	P		
Residential Care < 6 persons	P	P	P	P	P	P	P		
Residential Care > 6 persons	C	C	C	C	C	C	C		
Manufactured Homes	P	P	P	P	P	P	P	P	P
Mobile Homes	C	C	C	C	C	C	C	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P
Supportive Housing	P	P	P	P	P	P	P	P	P
Second Units		P	P	P	P	P	P		

P-Permitted; CUP- Conditional Use
Source: City of Perris Zoning Ordinance, September 7, 2012.

TABLE VI-5
HOUSING TYPES PERMITTED BY SPECIFIC PLAN AREA

Residential Use	Zone								
	CN	CC	GI	Green Valley	New Perris	Parkwest	River Glen	Harvest Landing	Downtown
SF-Detached				P	P	P	P	P	P
SF-Attached				P	P	P	P	P	P
2-4 DU				P	P	P	P	P	P
5+ DU				P	P	P	P	P	P
Residential Care < 6 persons	C	C							
Residential Care > 6 persons	C	C							
Single-Room Occupancy		P							



Residential Use	Zone								
	CN	CC	GI	Green Valley	New Perris	Parkwest	River Glen	Harvest Landing	Downtown
Emergency Shelter			P						

P=Permitted; CUP= Conditional Use
Source: City of Perris Zoning Ordinance, September 7, 2012.

Building Codes and Enforcement

Building and safety codes regulate new construction, alteration, and reconstruction of buildings, and are intended to protect occupants from unnecessary risk of fire, structural collapse, unsanitary conditions, and injury or loss of life. While building and safety codes are adopted for the purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, they have the potential to increase the cost of housing construction and/or maintenance. The City of Perris' Building Code provides regulations necessary to protect the public health, safety and welfare of its residents. The City has adopted into its Codes and Ordinances the 2010 Uniform Building, Plumbing, Mechanical Fire and Electrical Codes (ICBO, NFPA), which establish construction standards for all residential buildings. Residential code enforcement in the City is performed proactively and on a complaint basis by the County of Riverside Code Enforcement Department, with four inspectors and support staff assigned to the City of Perris.

On and Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent and affordable housing. Residential development in Perris requires site improvements that vary by size and location. These improvements may include, but are not limited to:

- Separate and adequate distribution lines for domestic water supply;
- Sewage collecting system where main lines of an adequate disposal system are available;
- Adequate grading and surfacing of streets, highways, and alleys;
- Concrete curbs and gutters;
- Concrete sidewalks;
- Fire hydrants at locations designated by the City engineer and Fire Department;
- Traffic control devices;
- Necessary barricades and safety devices;
- Utility facilities including, but not limited to, wires, cables and ducts for distributing electricity, communication, and cable television;
- Fees for, or dedication of, parks and recreation facilities;
- Roadway widening;
- Street lighting; and
- Median islands.

Site improvements are required to ensure that there is adequate infrastructure for and access to a site. Site improvements also help in making the project more compatible with surrounding neighborhoods; however, these site improvements can act as a constraint on the development of housing due to the



significant commitment in cost for the developer, which in turn is carried over into the purchase price of the home by the developer. To encourage the development of affordable housing many of these requirements and dedications can be waived by the City to help mitigate cost impacts.

Housing for Persons with Disabilities

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities. However, one of the purposes of the City's Senior Housing Overlay zone (SHO) is to ensure that federal regulated requirements related to the Americans Disabilities Act (ADA) and Universal Design principles are incorporated within senior housing developments.

The definition of "family" may limit access to housing for persons with disabilities when municipalities narrowly define the word, discriminating against group homes for persons with disabilities on the basis of familial status. Perris defines "family" to mean an individual or two or more persons related by blood or marriage or a group of not more than six persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit. The City's definition of "family" does not limit access to housing for persons with disabilities any more than other forms of group homes.

Pursuant to State law, Perris permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. State-licensed residential care facilities providing care for 7 to 12 persons with special needs are subject to review and approval of a large residential care permit. Residential care centers providing care for 12 or more persons with special needs are subject to review and approval of a conditional use permit. The review and permitting of residential care facilities and care centers pertain to development standards such as parking, hours of operation, noise, traffic circulation, and security, which may affect the approval certainty of these care facilities and care centers. The provisions and extended review procedure associated with these projects requires a significant commitment in time and financing that may discourage the development of these residential care facilities and care centers.

Americans with Disabilities Act

The City's building codes require that new residential construction and rehab construction comply with the federal Americans with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to persons with physical disabilities. Unlike the Uniform Building Code (UBC), enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law. Compliance with building codes and the ADA may increase the cost of housing production, and can potentially impede the rehabilitation of older properties required to be brought up to current code standards.

Reasonable Accommodation

The Housing Element must analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the City from meeting the need for housing for persons with disabilities. The Housing Element must include programs that remove constraints or provide reasonable accommodation for housing designed for persons with disabilities.

Action 2.8 of the Housing Plan addresses reasonable accommodation procedures, thus providing individuals with disabilities or household's equal housing opportunity through residential unit



modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities. The City amended the Zoning Code to formally adopt reasonable accommodation procedures.

Governmental Constraints Processing

Local Processing and Permit Procedures

Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1 percent and 1.8 percent to the cost of a dwelling unit for each month of delay. Processing times vary with the complexity of the project. Approval for single-family homes, multi-family development projects with less than five dwelling units, and other minor tenant improvements can usually be processed within two weeks after submittal to the City.

Multi-family development projects with five or more dwelling units are subject to review and approval by the Planning Commission and may include review by the City Council. Typically the Planning Commission will determine if the proposed project will have any adverse impact on nearby properties and uses. Multi-family projects may take an average of 8 weeks to process typically due to minor adjustments and/or variance requests, however if a project is able to comply with all existing development standards, approval may be achieved in less time. Eight weeks to review a site development permit is very typical for a jurisdiction this size and is comparable to surrounding cities in the Riverside County area. The minimum processing time, as well as the public hearing, can pose a constraint to the development of multi-family projects as a delay in the review process increases holding costs of the land, which is often then reflected in the housing cost. To address this constraint, as outlined in Action 3.1 of the Housing Plan, the City shall prioritize development processing time of applications for multi-family developments to assist in decreasing the development processing time; thus, decreasing the holding cost of the land. The City will work with affordable housing developers to understand any time sensitive issues and costs, and how the processing time will affect the developer's ability to produce units for very low- and low-income units.

Projects in PD or SHO overlay zones or other projects requiring Conditional Use Permits, Zoning Amendments, or other discretionary actions necessitate a higher level of review, resulting in a longer processing timeline, usually 60 to 90 days. The City of Perris' development approval process is designed to accommodate, not hinder, appropriate development. Table VI-6 provides a list of the average processing times for various procedures from application to City Council approval of a project. Currently, the City does not have a formal procedure for expediting projects with affordability conditions. As supported by reasonable processing times, and the relative facility of permit procedure, the City's processing and permit procedures do not constrain the development of housing.

The Planning Division of the Development Services Department is the lead agency in processing residential development applications and coordinates the processing of these applications with other City departments and agencies. The time required to process a development entitlement applications can have significant cost implications for affordable housing. Changes in zoning designations or standards may be typical of entitlement requests accompanying proposals for affordable housing. As indicated in Table VI-6, zone change requests can be accommodated in as few as 60 days.



TABLE VI-6
LOCAL DEVELOPMENT PROCESSING TIME LIMITS

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	60-90 days
Site Plan Review	60-90 days
Tentative Tract Map/Parcel Map/Subdivision	Processed concurrently
Variance	60-90 days
Zoning Amendments or Zone Change	60-90 days
General Plan Amendment	60-90 days
Environmental Documentation	
Environmental Impact Report	90+ days
Initial Study	60-90 days
Mitigated Negative Declaration	60-90 days

Source: City of Perris Planning Division, 2012.

Development Fees and Exactions

The City and other agencies charge various fees and assessments to cover the cost of processing development permits and providing local services. These deposit-based fees help ensure quality development and the provision of adequate public services. In addition, developer fees and exactions imposed on new development can help to minimize impacts on existing infrastructure and enable required upgrades of infrastructure consistent with demands of the new development. State law requires that these fees be reasonably related to the mitigation of the identified impact, and that they be proportionate to the extent of impacts associated with any given development project. These development fees are typically passed on to renters and homeowners in the price/rent of housing, and thus affect housing affordability.

The City's Planning Division Deposit-based Development Fee Schedule is outlined in Table VI-7. As previously mentioned, City fees are comparable to other local jurisdictions and are not considered to be a major constraint to the development of affordable or market rate housing. Additional fees, such as development impact fees for public facilities and services, drainage, water and sewer, and environmental fees are also presented.



TABLE VI-7
CITY OF PERRIS DEPOSIT-BASED FEE SCHEDULE
(ADOPTED 7/29/98)

Application	Fee*
ADMINISTRATIVE DETERMINATIONS	\$300.00 + \$8.45 DPF
AGRICULTURAL PRESERVE	
Establishment or Enlargement	\$3,225.50 + \$1,500.00 (EA) + \$8.45 (DPF)
Disestablishment or Diminishment	\$3,225.00 + \$8.45 (DPF)
Notice of Non-Renewal	\$275.00
ANNEXATION/PRE-ZONING	1,825.00 + \$1,500.00 EA + \$8.45 DPF
APPEALS OF ANY CASE	\$250.00 + \$8.45 (DPF)
CERTIFICATE OF LAND DIVISION COMPLIANCE	\$800.00 + \$8.45 (DPF) + 85/hr for Engineering Review
CERTIFICATE OF PARCEL MERGER	800.00 + \$8.45 (DPF) + 85/hr for Engineering Review
CERTIFICATION OF DOCUMENTS	\$1.50/page
CONDITIONAL USE PERMIT (with development, including outdoor advertising signs)	\$4,500.00 + \$1,500 (EA) + \$8.45 (DPF) + \$900.00 flat rate for Engineering Review
CONDITIONAL USE PERMIT (without development)	\$3,500.00+ \$1,500.00 (EA) + \$8.45 (DPF)
DAYCARE CENTERS	
Residential Large (7-12 persons)	\$75.00 + \$8.45 (DPF)
Commercial (with development)	\$3,225.00 + \$1,500.00 (EA) + \$8.45 (DPF)
Non-Commercial (13+ persons)	\$3,225.00 + \$1,500.00 (EA) + \$8.45 (DPF)
DENSITY BONUS PROGRAM	
(Applicant shall pay attorney costs to draft bonus program agreement)	\$4,500.00 + \$8.45 (DPF)
DEVELOPMENT AGREEMENT	\$15,000.00 + \$8.45 DPF
DEVELOPMENT PLAN REVIEW	
Com/Indus (new construction)	\$4,500.00 + \$1,500.00 (EA) + \$500.00 + \$8.45 (DPF)
Minor Com/Indus (new construction)	\$500.00 + DPF
Minor Residential (single family, mobile home compatibility or arch. reviews)	\$100.00 + \$8.45 (DPF)
ENVIRONMENTAL ASSESSMENT (CEQA Compliance)	
Environmental Impact Report	\$15,000.00 + \$8.45 DPF
Initial Study	\$1,500.00 + \$8.45 DPF
Mitigated Negative Declaration Preparation	\$6,000.00 + \$8.45 DPF
Mitigation Monitoring Program	\$5,000.00 + \$8.45 DPF
EXTENSION OF TIME	\$500.00 + \$8.45 DPF
FISH AND GAME FEE (AB 1358)	
Negative Declaration	\$2,156.25 + \$50.00 = \$2,206
Environmental Impact Report	\$2,995.25 + \$50.00 = \$3,045.25
Exempt (Categorical/Statutory)	\$50.00
De Minimums	\$50.00
GENERAL PLAN AMENDMENT	\$5,000.00 + \$1,500.00 (EA) + \$8.45 (DPF)
HEARING REQUEST	\$400.00 + \$8.45 (DPF)
(Amending Conditions of Approval)	\$400.00 + \$8.45 (DPF)
LAND DIVISION PHASING PLAN	\$500.00 + \$8.45 (DPF)
LANDSCAPING/IRRIGATION	
Plancheck	\$200.00 (Per Sheet) + \$8.45 (DPF)
Design Guideline Review	\$375.00 + \$8.45 (DPF)
LOT LINE ADJUSTMENT	\$600.00 + 8.45 (DPF)
MAJOR MODIFICATION	\$2,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)



TABLE VI-7
CITY OF PERRIS DEPOSIT-BASED FEE SCHEDULE
(ADOPTED 7/29/98)

Application	Fee*
MINOR ADJUSTMENTS	\$300.00 + \$8.45 (DPF)
MINOR MODIFICATION	\$400.00 + \$8.45 (DPF)
ORDINANCE AMENDMENT	\$4,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)
PLANNED DEVELOPMENT OVERLAY	\$4,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)
PLANNING INFORMATION LETTER	\$50.00
PRELIMINARY PLAN/MAP ANALYSIS	\$500.00 + \$8.45 (DPF)
REVERSION TO ACREAGE	\$1,500.00 + \$8.45 (DPF)
SECOND UNIT PERMIT	\$800.00 + \$8.45 (DPF)
SETBACK ADJUSTMENTS	\$200.00 + \$8.45 (DPF)
SIGN PERMIT FILING FEES	
Minor Development Plan Review	\$50.00 + \$8.45 (DPF)
Sign Program	\$500.00 + \$8.45 (DPF)
Temporary Sign Permits	\$25.00 + \$8.45 (DPF)
SMALL ZONING MAPS	\$8.00 plus .60 tax
SPECIFIC PLAN	\$10,000.00 + \$1,500.00 (EA) + \$8.45 (DPF)
Amendment	\$5,000.00 + \$8.45 (DPF)
STREET NAMING PROCESSING	\$150.00 + \$8.45 (DPF)
STREET VACATION	\$975.00 + \$8.45 (DPF)
SURFACE MINING PERMIT PROCESSING FEES	
Surface Mining Permit	\$3,778.00 + \$1,500.00 (EA) + \$8.75 (DPF)
Reclamation Plan	\$1,100.00 + \$1,500.00 (EA) + \$8.75 (DPF)
Revised Permit	\$452.00 + \$8.75 (DPF)
TEMPORARY USE PERMIT	\$100.00 + \$8.45 (DPF)
Non-profit organization	\$10.00 + \$8.45 (DPF)
TENTATIVE PARCEL MAP	
Residential	\$4,500.00 + \$8.45 DPF + \$1,100.00 + \$15.00 per lot (Eng Fees)
Industrial	\$5,000.00 + \$8.45 DPF + \$1,100.00 + \$15.00 per lot (Eng Fees)
Revised	\$1,500.00 (EA) + \$8.45 (DPF)
Final	\$1,200.00 + \$8.45 (DPF)
Final Revised	\$1,150.00 + \$8.45 (DPF)
TENTATIVE TRACT MAP	
Residential	\$5,500.00 + \$1,500.00 (EA) + \$8.45 (DPF) + \$1,100.00 + \$15.00 per lot
Revised	\$3,500.00 + \$8.45 (DPF)
Final	\$1,500.00 + \$8.45 (DPF)
Final Revised	\$2,050.00 + \$8.45 (DPF)
VARIANCE	\$3,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)
VESTING TENTATIVE TRACT MAP	
Residential	\$6,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)
Revised	\$5,000.00 + \$8.45 (DPF)
Final	\$2,550.00 + \$8.45 (DPF)
XEROX COPIES	0.50 for 1 st pg + 0.20 for subsequent
ZONE CHANGE	\$4,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)
ZONE TEXT AMENDMENT	\$4,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)



Additional Development Fees

This list of fees is to be used for general information only and is subject to additions and revisions without notice. In some cases, additional special fees may be required.

Filing Fee

The various filing fees connected with Tentative Maps, Development Plan Review, etc., are deposit-based as specified by the City Fee Schedule. These fees are payable at the time the application is filed with the Development Services Department Infrastructure Flood Control

Development within the Perris Valley Master Drainage Plan fee areas is subject to \$8,875 per acre. The drainage fee is paid prior to final map approval or if associated with a development plan, prior to the issuance of a building permit.

Western Riverside County Multiple Species Habitat Conservation Program Fees (MSHCP Fees)

The Multiple Species Habitat Conservation Program that was adopted by the Riverside County Board of Supervisors in 2003 and adjusted July 1, 2009 include fees that apply to residential, commercial and industrial uses. The following is a breakdown of the fees that apply for residential uses:

Residential Density	Fee
Less than 8.0 dwelling units per acre	\$1,938 per dwelling unit
Between 8.1 and 14.0 dwelling units per acre	\$1, 241 per dwelling unit
Greater than 14.1 dwelling units per acre	\$1,008 per dwelling unit

Transportation Uniform Mitigation Fee (TUMF)

The Transportation Uniform Mitigation Fee (TUMF) was enacted by the Board of Supervisors of Riverside County and the Councils of the Cities of Western Riverside County to fund the mitigation of cumulative regional transportation impacts resulting from future development. The mitigation fees collected through the TUMF program will be utilized to complete transportation system capital improvements necessary to meet the increased travel demand and to sustain current traffic levels of service.

In calculating the fees, a standard methodology is applied based on the rates for various land use categories. The TUMF program was adopted by the City of Perris with Ordinance No. 1186, Resolution 3627 (adopted in 2012). By 4/1/2013 the rates will be:

Single-Family Residential	\$8,873.00 per single-family residential unit
Multi-Family Residential	\$6,231.00 per multi-family residential unit

According to the City of Perris Ordinance No. 1263 (adopted in 2009), the following new development is exempt from TUMF payment:

1. Low income residential housing;
2. Government/public buildings, public schools and public facilities; and
3. The rehabilitation and/or reconstruction of any habitable structure in use.



Development Impact Fees

Table VI-8 lists the development impact fees for single-family and multiple-family dwellings. The fees that became effective as of May 1, 2006 are included to show the historical increase in fees for Park Facilities and Administration.

TABLE VI-8
DEVELOPMENT IMPACT FEE SUMMARY – RESIDENTIAL

Facility	Single-Family			Multi-Family		
	July 1, 2011	July 1, 2012	July 1, 2013	July 1, 2011	July 1, 2012	July 1, 2013
Public Safety Facilities						
Police	\$29.50	\$29.50	\$59.50	\$26.50	\$26.50	\$53.50
Fire	\$181.00	\$181.00	\$362.00	\$164.00	\$164.00	\$327.50
Subtotal	\$210.50	\$210.50	\$421.00	\$190.50	\$190.50	\$381.00
Community Amenities	\$560.00	\$560.00	\$1,120	\$560.00	\$560.00	\$1,014.00
Government Facilities	\$288.00	\$288.00	\$576.00	\$507.00	\$507.00	\$522.00
Park Facilities	\$3,250.00	\$3,250.00	\$7,500.00	\$2,943.50	\$2,943.50	\$6,793.00
Transportation Facilities	\$2,012.50	\$2,012.50	\$4,025.00	\$1,408.50	\$1,408.50	\$2,817.00
Administration	\$13.00	\$13.00	\$28.00	\$11.00	\$11.00	\$24.00
Total	\$6,334.00	\$6,334.00	\$13,670	\$5,322	\$5,322	\$11,551.00

Source: City of Perris Development Services Department, 2012.

Note: Water equity and sewer equity fees shall be paid upon application for a building permit and shall be based upon the actual or intended use of the property to be served.

Developers, Single Family and Multi Family Dwellings (Title 14.28.070 & 14.28.080)

Sewer Equity	\$600.00 per unit
Sewer Connection if City connects	\$600.00 per unit
Sewer Issuance and Inspections	\$35.00 per unit
Water Equity	\$500.00 per unit
Water Deposit	\$100.00 per unit

Water Meter Charges

Meter Size	Price
3/4"	\$950.00 per unit
1"	\$1,000.00 per unit
1 1/2"	\$1,485.00 per unit
2"	\$1,590.00 per unit
3"	Cost
4"	Cost



6" Cost

Eastern Municipal Water District Charges (EMWD)

Residential Water Back-up

Zone/Item	Price
I	\$1,450.00
II	\$1,650.00
III	\$1,725.00
EMWD/OWN	\$1,825.00
Residential Sewer Back-up	\$1,430.00
Residential Treatment Cap	\$2,765.00

Stephens Kangaroo Rat Preservation Fee

1. Prior to final map approval, a fee of \$500.00 per acre is due.
2. Single-family residences, where lots are greater than one-half acre, \$500.00 per unit.
3. Non-profit entities, reduced by 75%, as defined in 26 U.S.C. Sec. 501(c)(3).

Table VI-9 presents total typical fees for a 1,500 square foot, two bedroom/two bathroom single family unit as well as the total typical fees for a 1,000 square foot, two bedroom/one bathroom multi-family units. This summary of fees includes planning development fees, city-based development impact fees, and countywide development fees. For a single-family residential unit, the amount of total fees is approximately \$30,939, and the total fee for a multi-family unit is approximately \$23,198–\$23,431.

TABLE VI-9
TOTAL TYPICAL FEES PER TYPE OF UNIT

Fees	Single-Family Unit	Multi-Family (per unit)
Development Plan Review	\$108.45	\$108.45
Landscaping Plan Check	\$200.45	\$200.45
Public Safety	\$421	\$381
Community Amenities	\$1,120	\$1,014
Government Facilities	\$576	\$522
Park Facilities	\$7,500	\$6,793
Transportation Facilities	\$4,025	\$2,817
Administration	\$28	\$24
School Fees (\$4.10 per sq.ft.)	\$6,150	\$4,100
MSHCP Fee	\$1,938	\$1,008-\$1,241
Transportation Uniform Mitigation Fee	\$8,873	\$6,231
TOTAL	\$30,939	\$23,198–\$23,431



Source: Compiled by ESA, 2013.

B. NON-GOVERNMENTAL CONSTRAINTS

Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City:

- **Seismic Hazards:** While no known active faults exist in the Perris Valley, it does lie between the San Jacinto and Elsinore faults. Portions of the area are subject to liquefaction, which occurs when a mass of soil collapses from a sudden loss of cohesion due to an earth tremor or to a sudden increase in groundwater from an external source. Perris is also subject to surface rupture, ground shaking, and ground failure. The greatest potential danger is the collapse of older residential units constructed from un-reinforced masonry, and explosions of petroleum and fuel lines. Some of Perris' historic and culturally significant buildings are among the most hazardous in case of earthquakes. As in most of southern California, conflict exists between landmark preservation and the elimination of public danger from seismic damage. The City's Seismic Safety and Public Safety Elements, as well as the adopted Uniform Building Code, contain policies that address seismic activity.
- **Flooding:** The Perris planning areas are within the San Jacinto River Basin which drains through the San Jacinto River Valley and Perris Valley from the San Jacinto Mountains and terminates in Lake Elsinore. Perris is located in the flat Perris Valley, and is located in Flood Insurance Rate Map (FIRM) flood zones of AE, A, X, and X500. Of these flood zones, mandatory flood insurance purchase requirements apply to developments in the zones AE and A. Most of the flood zones are concentrated in the lower, flatter lands within the City.

In addition to the 100- and 500-year floodplains that pose a threat to flooding in the City, Perris is also susceptible to flood inundation associated with dam failure. However, the State and City have taken precautionary measures to ensure maximum public safety for those located downstream of the lake; this includes lowering the water level of the lake while additional analysis is performed on Perris Dam.

- **Toxic and Hazardous Wastes:** There are several commercial land uses within the City that may produce/handle hazardous materials. As a mostly residential City, Perris does not consider toxic/hazardous waste an overwhelming concern or constraint to the development of housing.
- **Fire Hazards:** The most serious fire threat within the City is the natural fire cycle of the surrounding hills, which become thick with brush and other natural materials after rainy periods. Like most southern California cities on the urban fringe, the late summer fires that result from the accumulation of this brush have the potential to spread into the City proper. Since the City center is largely developed, there is less potential for fire in central City communities. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson.
- **Noise:** Residential land uses are considered the most sensitive to loud noise. The principal noise sources in Perris generate from the primary transportation systems, including Interstate 215, Highway 74, major and secondary arterials, railroad lines, the Perris Valley Airport, the March Air



Reserve Base north of the City, as well as commercial/industrial activities adjacent to residential locations.

C. OTHER CONSTRAINTS

Land Prices

The cost of land directly influences the cost of housing. In turn, land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price for land increases. In terms of development density, land prices are positively correlated with the number of units permitted on each lot. Thus, a higher density lot may command a higher price than one designated for lower densities, but upon completion the developer may realize a higher profit margin based on a greater number of units sold.

Housing Market

In recent years, vacant residential land sales have increased due to the highly active Southern California housing market. Even in this market environment, there are significant differences in land prices in the region. In general, land prices in Riverside County are more affordable than the pricier Los Angeles and Orange County markets; in fact, the lack of inexpensive residential land in Los Angeles and Orange Counties was a major impetus for the development of the Inland Empire, including Perris and western Riverside County.

Within the Riverside County market, there are also significant differences in land prices. Master-planned communities in Temecula, Corona, and parts of the Coachella Valley have generally garnered higher residential land prices than more established communities in central, southern and parts of eastern Riverside County.

Although they remain a significant cost component of a new home, land prices in Perris do not significantly constrain the production of housing, relative to surrounding jurisdictions. In fact, the land costs in Perris are more conducive to construction than other areas of Riverside County, and have contributed to the potential for single-family market rate units to be constructed which are generally affordable to moderate, and in some cases, lower income households.

Construction Costs

The cost of building materials for residential construction rose dramatically until 2008. However, according to the U.S. Department of Labor, the overall cost of residential construction materials rose by only 2 percent between 2011 and 2012, with steel costs increasing 0.4 percent and the cost of cement increasing 1.5 percent. With the slowdown in the real estate market from 2008 and 2012, the price of construction materials has shown a significant decrease from the 2006-2008 construction boom. The 2 percent increase in overall construction costs experience over the past year is primarily due to increased labor costs.

The type of product largely determines the cost of construction. About 25 percent of Perris' existing inventory was constructed prior to the 1980s. These older homes, in some cases, reflect a lesser degree of amenities (such as less square footage, or the provision of carports instead of a two car garage) than the more contemporary tract developments in newer parts of Riverside County. These older homes generally reflect a lower resale market price than newer products crafted with supplemental amenities and more technologically advanced materials. When considering the overall housing affordability in the Perris market, the purchase prices of these older homes are affordable even to residents in the very low-income category.



The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials.

Prevailing wages may also be an additional constraint on construction costs. In the State of California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including federally funded or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a public works project. The California Department of Industrial Relations provides link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

Together, the cost of building materials and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) developments run around \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs for development of medium-density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

The data indicates that construction costs in the Perris vicinity can constitute approximately 40 percent of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14 percent of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater Riverside County region. Particularly with the tightening of mortgage lending standards, homebuilders have slowed construction of new homes, which could potentially affect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

In addition, pre-fabricated, factory built housing may provide lower priced products by reducing labor and materials costs. As the number of units built in scale increases, savings in construction costs over the entire development can be realized, particularly when combined with density bonus provisions. The City may implement a variety of programs to write down land costs or provide other developer incentives such as flexibility in development standards to increase affordability, subject to the developer providing a percentage of units with affordability restrictions.



Financing

Mortgage interest rates have a large influence over the affordability of housing. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market. National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. Jurisdictions can, however, “leverage” funds by offering interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the most impacted by financing requirements. Mortgage interest rates for new home purchases are about 3.5 percent for a fixed rate-30 year loan in 2012. Lower initial rates may be available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARM’s), and Buy-Down Mortgages. However, variable interest rate mortgages on affordable homes may increase to the point that interest rates exceed the cost of living adjustments, which is a constraint on affordability. Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

Interest rates in 2012 are not a constraint to affordable housing; however more strict lending standards could pose a constraint to affordable housing. An increase of one percentage point can make a monthly payment out of reach for many lower income households. As such, financing for long term mortgages is generally available in Perris, subject to normal underwriting standards.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80 percent loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5 percent and 20 percent. However, more recent events in the housing market have made it more difficult for prospective home buyers to secure a home loan.

The year 2012 saw a record number of foreclosures in California. Information obtained online indicated that there were approximately 842 homes in Perris that were in foreclosure. Perris experienced the highest number of foreclosures compared to its neighboring cities. There were 794 foreclosures in Murrieta, 284 foreclosures in Bellflower, 371 foreclosures in Pico Rivera, and 354 foreclosures in San Jacinto. However, the number of foreclosure homes in Perris is significantly less than Riverside County as a whole, which experienced 16,476 foreclosures in 2012.

The greatest impediment to homeownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Individuals with a poor credit rating may only qualify for higher interest rates or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to report lending activity by census tract. Analysis of available HMDA reports do not indicate documented cases of underserved lower income census tracts in the City. Table VI-10 presents the disposition of home purchase loan applications in 2011 by number of loans approved and loans denied. The data is for the Riverside-San Bernardino-Ontario MSA, which includes the City of Perris. The data includes purchases



of one to four unit homes as well as manufactured homes. Over 80 percent of the loan applications were received from above moderate-income households (earning greater than 120 percent of Median Family Income [AMI]). Moderate-income households (80 to 120 percent of AMI) and lower-income households (less than 80 percent AMI) accounted for approximately 8 percent and 2 percent, respectively (please note that there is a slight margin of error in the percentage calculations because the sum of the total applications for each income category does not equal the actual total count). The overall loan origination rate can be expected to contract further as a recent national survey conducted by the Federal Reserve found that more than half of banks responding reported they had tightened their lending standards for sub-prime mortgages.

TABLE VI-10
DISPOSITION OF CONVENTIONAL HOME PURCHASE LOAN APPLICATIONS
RIVERSIDE-SAN BERNARDINO-ONTARIO MSA

	Loans Approved	Loans Denied	Loans Withdrawn/Incomplete
Percent of Loan Applications	2,263	4,265	2,963
Percent of Total Applications	23.8%	45.0%	31.2%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by ESA.

Note: Approved loans include: loans originated and applications approved, but not accepted.

Total Number of Loans= 9,491



VII. HOUSING RESOURCES

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Perris. The analysis includes an evaluation of the availability of land resources for future housing development; the City’s ability to satisfy its share of the region’s future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City’s housing programs and policies.

A. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Perris’ Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 4,280 housing units, including 513 units for very low-income households, 681 units for low-income households, 759 units for moderate-income households, and 1,814 units for above moderate-income households.⁸

TABLE VII-1
2014 – 2021 RHNA

Income Category					Total
Extremely Low Income (31-50% AMI) ⁹	Very Low (31-50% AMI)	Low (51-80% AMI)	Moderate (81-120%)	Above Moderate (121%+)	
513	513	681	759	1,814	4,280

Source: SCAG, 2012.

Identifying Adequate Sites

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City’s regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify “adequate sites.” Under State law (California Government Code section 65583.c.1), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes the following:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites which allow residential uses (such as mixed-use);
- Underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity; and

⁸ In RHNA, there are rounding differences in some localities between the total housing need and the sum of the four income groups. In such cases, communities may choose which of the income categories it will adjust by one unit to maintain consistency with the approved total housing need. For Perris, the one unit difference has been allocated to the above moderate-income category.

⁹ AB2634 mandates that localities calculate the subset of the very low-income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the AMI).



- Non-residential zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

An important component of the Perris Housing Element is the identification of remaining sites and future housing development opportunities in the 2014-2021 planning period. Since Perris has a sufficient amount of undeveloped land, the majority of sites identified in the Sites Inventory focus on vacant sites within Specific Plan Land Use Designations. Opportunities for residential development in the City fall into one of three categories:

- Land within Specific Plan Land Use Designations;
- Vacant land that is designated for residential use; and
- Underutilized residentially zoned sites where the current use of the property is less than the maximum density allowed by the General Plan designation.

The following maps identify sites within the City that fall under one of the three categories identified previously. The “Key Map” at the bottom right-hand corner of each map outlines the geographic location of the area within the City.



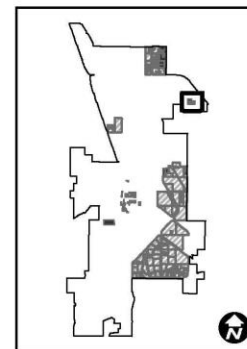
Housing Element Sites Inventory

Map 1

Legend

- Specific Plan
- Underutilized
- Vacant Sites
- Parcel Data

Key Map

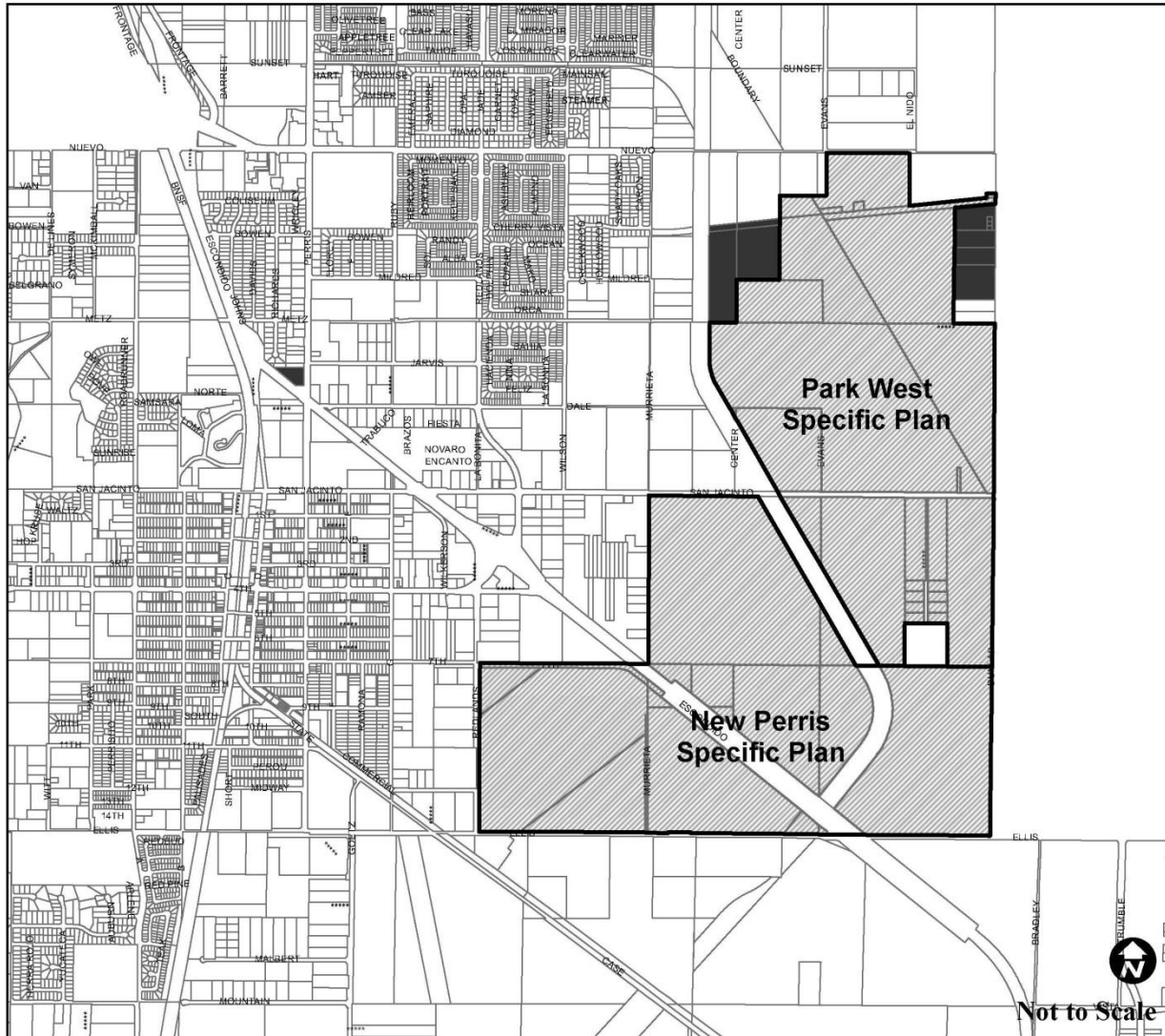




[This page intentionally left blank]

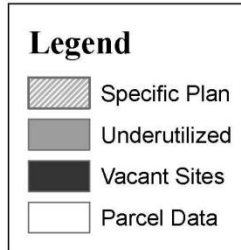


[This page intentionally left blank]

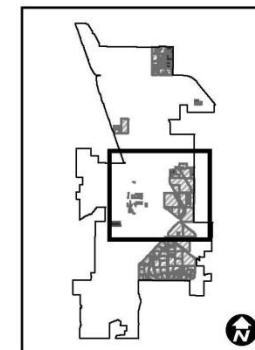


Housing Element Sites Inventory

Map 3



Key Map





[This page intentionally left blank]



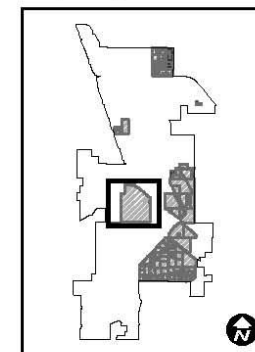
Housing Element Sites Inventory

Map 4

Legend

- Specific Plan
- Underutilized
- Vacant
- Parcel Data

Key Map





[This page intentionally left blank]



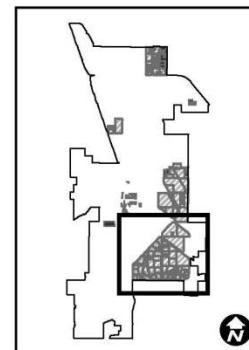
Housing Element Sites Inventory

Map 5

Legend

- Specific Plan
- Underutilized
- Vacant Sites
- Parcel Data

Key Map





[This page intentionally left blank]



Residential Sites Inventory and Analysis of Suitability and Availability

The maps identify sites that the City determined to be ideal for accommodating future housing, including affordable housing. Analyses based on potential environmental constraints, infrastructure, and realistic development capacity calculations are discussed. Estimates of potential capacity on the vacant or significantly underutilized land are based on a ratio of 85 percent, which was established in the City's General Plan as the average rate for residential development (not including a density bonus) to account for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure and public facilities. This rate has been applied in calculating the capacity for vacant and underutilized sites to ensure that it is consistent with projections contained in the General Plan.

Summary of Land Available

Perris is a growing community and has a sufficient amount of vacant and underutilized land to accommodate new development. The majority of vacant sites in the City of Perris include land designated Specific Plans (SP). For these sites, information on the number of residential units is based on land use plans for the respective specific plan. Each site with a SP designation listed in Table VII-2 is followed with the name of the adopted Specific Plan in parentheses/vacant land within sites designated Specific Plan have the potential to generate a total of 14,636 housing units, of which 3,673 units are in a zone allowing a density greater than 30 dwelling units per acre. It is anticipated that a majority of the City's remaining RHNA can be accommodated in the specific plan areas. A parcel-specific listing of these available sites is provided in Appendix A.

Each specific plan, except for the River Glen SP, shown in Map 5, has at least one zone that allows medium to high density residential development, ranging approximately from 14-22 dwelling units per acre. Additionally, the Downtown Specific Plan adopted in January 2012, includes two zones that can accommodate densities at an average of 35 dwelling units per acre. Zoning in the Downtown Specific Plan area will be discussed later in this chapter under the heading "Zoning Appropriate to Accommodate Housing for Lower Income Households."



TABLE VII-2
RESIDENTIAL CAPACITY ON IDENTIFIED SPECIFIC PLAN SITES IN PERRIS

Map	Land Use Designation and Zoning	Residential Density	Acreage	Capacity without Density Bonus
2	SP (Harvest Landing)			
	MDR (medium density)	12 du/ac	41.2	420
	MHDR (medium high density)	15 du/ac	18.0	230
	HDR (high density)	22 du/ac	45.7	855
3	SP (Parkwest)			
	R-5,000	6.5 du/ac	190.39	1,050
	R-6,000	4.7 du/ac	88.91	355
	Multi-family Townhomes	11.5 du/ac	80.64	788
	SP (New Perris)			
Single-family Residential	5 du/ac	439.25	1,866	
Multi-family Residential	20 du/ac	8.26	140	
4	SP (Downtown) ¹			
	Urban Village	35 du/ac	84.00	2,918
	Downtown Promenade	35 du/ac	16.30	569
	Fourth Street Gateway	32 du/ac	46.60	186
	Neighborhood	20 du/ac	63.70	381
	Plaza Mercado	18 du/ac	4.90	88
	Suburban	15 du/ac	145.00	798
Semi-Rural	2 du/ac	18.50	6	
5	SP (Green Valley)			
	Residential	4.5 du/ac	388.72	1,486
	Mixed Use	15 du/ac	56.05	714
	SP (River Glen)			
	R-5,500	6.4 du/ac	262.13	1,425
R-6,500	6.2 du/ac	68.64	361	
Total			2,067	14,636

Note:¹ The residential density assumptions are largely based on the Specific Plan Land Use Build out assumptions utilized for the Specific Plan EIR, but also take into consideration the housing types permitted to achieve realistic averages. It is anticipated based on the number of units permitted and the identified acreage for each district that proposed densities for specific projects could exceed this average.



Vacant Residentially Zoned Land

Vacant sites not included within specific plan areas total approximately 57 acres. These two vacant sites are shown in Map 4 and are located on either side of the Parkwest Specific Plan and are both zoned MFR-14. Table VII-3 displays the acreage and unit capacity in vacant residentially zoned sites. A parcel-specific listing of the sites is provided in Appendix A.

TABLE VII-3
RESIDENTIAL CAPACITY ON VACANT SITES IN PERRIS

Map	Land Use Designation and Zoning	Max Residential Density	Vacant Residential Acreage	Capacity without Density Bonus
4	MFR-14	14 du/ac	56.68	674
Total			56.68	674

Underutilized Residentially Zoned Sites

Underutilized sites are located in the eastern portion of the City bounded by Rider Avenue and Bradley Street adjacent to the Villages of Avalon and May Ranch Specific Plans. The sites have been identified as underutilized because the current uses on the sites (single-family residences) are not built to the maximum density permitted within the MFR-14 zoning designation. Table VII-4 lists underutilized land that is designated for residential use. The sites have the potential capacity for 194 residential units. A parcel-specific listing of the sites is provided in Appendix A.

TABLE VII-4
SUMMARY OF RESIDENTIAL CAPACITY ON UNDERUTILIZED LAND

Map	Land Use Designation and Zoning	Max Residential Density	Underutilized Residential Acreage	Capacity without Density Bonus
2	MFR-14	14 du/ac	16.4	194
Total			16.4	194

Zoning Appropriate to Accommodate Housing for Lower Income Households

Density is a critical factor in the development of affordable housing. Maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to the potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools and public facilities.



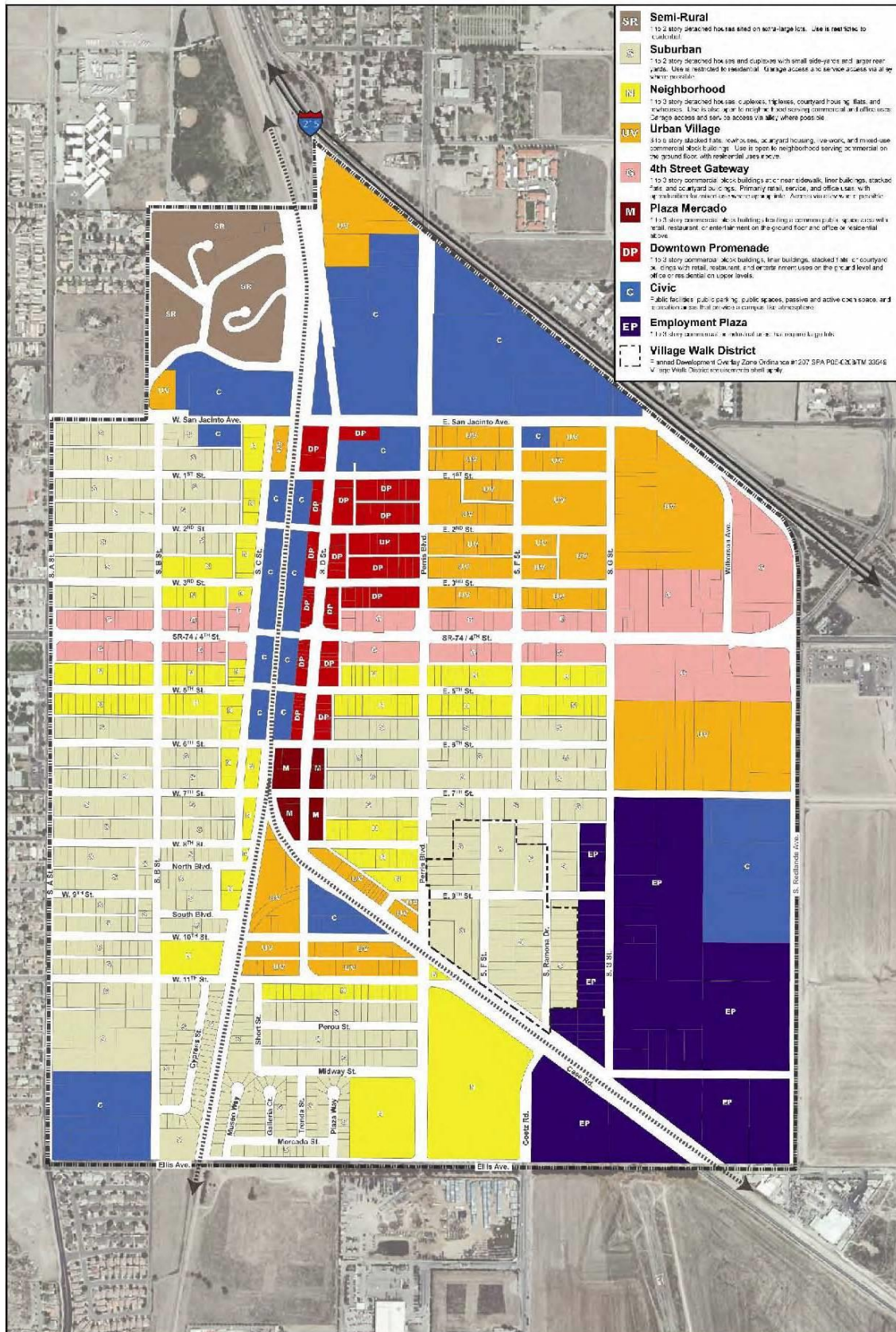
Affordability is typically correlated with density. The State Housing and Community Development Department (HCD) has established “default densities” that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000 and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Perris has a population greater than 25,000 and is within the Riverside MSA; consequently the default density for the City is 30 dwelling units per acre.

The Perris Downtown Specific Plan

To implement the 2008-2014 Housing Element, the City amended the Perris Downtown Specific Plan in January 2012. The new Downtown Specific Plan amended the existing Downtown Specific Plan that was adopted in 1993. The amended Downtown Specific Plan updates the original specific plan to focus goals and policies on smart growth and new urbanism principles, such as walkability, transit-oriented development, higher densities, and sustainable development. The intent of the new Downtown Specific Plan is to transform the downtown into the “lively center” of the City with a mix of uses, and establish a pedestrian-friendly live/work district in the City. To achieve this, the Specific Plan utilizes a form based approach to regulate land uses. This form based Regulating Code focuses attention on the form, placement, and appropriate use of buildings (i.e. mass, height, site lay out) rather than traditional development standards such as minimum and maximum densities. Its design standards and guidelines promote an attractive and pedestrian-oriented environment. Despite the lack of defined densities within the Specific Plan document, the Environmental Impact Report makes assumptions for average densities to determine build-out and appropriate level of service for infrastructure. The Specific Plan area and specific land use districts are shown in Figure 1.



Figure I: Downtown Specific Plan Land Use Districts





For the 2014-2021 planning period, the entire Specific Plan area has been identified as an opportunity site to accommodate the fifth cycle RHNA allocation. To facilitate and encourage the development of housing units affordable to very low- and low-income residents, the Downtown Specific Plan has two districts, the Downtown Promenade and Urban Village, which both accommodate densities of 35 dwelling units per acre. These densities exceed the established default density for Perris. The Downtown Promenade district permits one- to three-story commercial block buildings, stacked flats, or courtyard buildings with retail uses on the ground floors and office and/or residential uses above. The majority of land zoned DP is located along “D” Street and west of Perris Boulevard. The Downtown Promenade district has an average density of 32 dwelling units per acre. The Urban Village district permits three- to five-story stacked flats, row-houses, courtyard housing, live-work, and mixed-use commercial block buildings. The Urban Village district allows neighborhood serving commercial uses on the ground floor only with residential uses above. In order to provide ground floor commercial uses, residential uses must be provided above. A 100% non-residential use is not permitted. However, a 100% or exclusive residential use is permitted and strongly encouraged. To demonstrate this, selected sites within the Urban Village district have been identified exclusively for residential uses. The majority of the area located south of 5th Street consists of vacant, underutilized sites, which makes this a prime location for residential and mixed-use infill development. The Urban Village district accommodates densities of 35 dwelling units per acre and is assumed to accommodate approximately 2,918 dwelling units.

The Specific Plan also identifies three districts that only permit residential uses: Semi-Rural, Suburban, and Neighborhood. Of the districts identified for exclusively residential development, the City anticipates that the Urban Village, Suburban and Neighborhood districts will serve as the primary areas to comply with AB 2348 and accommodate portions of the lower (very-low and low) income RHNA. The Neighborhood district allows 1 to 3 story detached houses, duplexes, triplexes, courtyard housing, and row houses at an assumed average density of 20 dwelling units per acre and the Suburban district allows 1 to 2 story detached houses and duplexes at an assumed average density of 15 dwelling units per acre. Both districts allow only residential development and accommodate densities appropriate for moderate and lower income households. As there is no maximum permitted density it is assumed that the projects developed will range in intensity based on their location and the product type allowed. To comply with AB 2348 provisions the City will ensure that an adequate number of parcels that allow residential only development are available during the planning period.

In addition the Suburban and Neighborhood districts, the Downtown Specific Plan includes an Urban Village district that is intended to promote the development of higher density residential uses, with commercial development allowed only on the first floor of new developments. The Urban Village district allows 3 to 5 story stacked flats, rowhouses, courtyard housing, live-work, and mixed-use block buildings. Uses open to neighborhood serving commercial on the ground floor with residential uses above. The Specific Plan describes the Urban Village district as follows:

“The intent of the Urban Village is to allow for mixed-use and multiunit residential buildings with first floor ancillary commercial uses within walking distance of Downtown and the MetroLink Station. The Urban Village is envisioned to include an interior pedestrian paseo that provides access to Downtown and the adjacent commercial district. Building heights would range from three to five stories, with parking provided on the streets as well as in parking structures and surface lots behind buildings.”

This text restricts the types of development that are allowed in the Urban Village district and ensures that commercial only projects will not occur. In addition to the text provided describing the development intent of the land use districts, the Specific Plan also includes a maximum build-out table establishing the maximum number of units and square footage for each district. **Table VII-5**, below, is included in the Specific Plan in *Chapter 4, Development Framework*. As shown, the Urban Village district



does not provide commercial square footage and is intended for residential uses with first floor ancillary commercial uses. If retail square footage is created in the Urban Village on the first floor, this would either, a) decrease the permitted square footage in the total allowed, meaning that more residential units would be developed in another district, or b) that the density of the residential projects within the Urban Village would increase, which is typically correlated with more affordability. Given the majority of residential units will be developed in the Urban Village district, exclusively residential sites totaling approximately 45 acres and accommodating approximately 1,575 units (at a density of 35 du/ac) have been selected exclusively for residential uses and are identified in Appendix C .

TABLE VII-5
PERRIS DOWNTOWN SPECIFIC PLAN BUILD-OUT SUMMARY

	Number of Residential Units	Retail (square feet)	Office (square feet)
Semi-Rural	6	0	0
Suburban	798	0	0
Neighborhood	381	0	0
Urban Village	2,918 ¹	0	0
4th Street Gateway	186	507,173	304,304
Plaza Mercado	88	73,958	22,187
Downtown Promenade	569	270,925	309,629
Civic	0	0	0
Employment Plaza	0	0	1,242,522
TOTAL	4,946	852,056	1,878,641

¹ Approximately 1,575 units are accommodated on exclusively residential sites.

Vacant Parcels within the Downtown Perris Specific Plan

The downtown is an ideal location for the development of future affordable housing as many public service buildings such as the library, City Hall, senior center, recreation center, police facilities, medical clinic, County of Riverside administrative building and the future Metrolink train station are located in the downtown. In light of this, the City anticipates accommodating the majority of its lower-income RHNA obligation within the Downtown Specific Plan area. To achieve this there are numerous vacant parcels throughout the Specific Plan area within each land use district. Table VII-6 provides a summary of the vacant parcels within the Specific Plan area by land use district, while a parcel specific inventory is provided in Appendix C.



TABLE VII-6
PERRIS DOWNTOWN SPECIFIC PLAN VACANT LAND SUMMARY

	Vacant Acreage	Assumed Average Density ¹	Potential Unit Capacity ²
Semi-Rural	11.73	2 du/ac	6 ²
Suburban	32.64	15 du/ac	491
Neighborhood	8.03	20 du/ac	80
Urban Village	35.39	35 du/ac	929
4th Street Gateway	5.75	32 du/ac	186 ²
Plaza Mercado	1.75	26 du/ac	23
Downtown Promenade	2.62	35 du/ac	46
TOTAL	97.91		1,633

¹ Zones that allow mixed use development are calculated at a 50 percent development capacity, except for the Urban Village district which assumes 75 % residential capacity as non-residential development is only allowed as an ancillary use on the first floor of buildings. Additionally the City has committed to monitor land in this district to ensure that they meet the provisions of AB 2348.

² The potential unit capacity cannot exceed the maximum buildout assumptions shown in Table VII-2. (i.e. for the Semi-Rural district is 6 dwelling units for the Specific Plan area and the maximum for Fourth Street Gateway village is 186 units.)

As shown in Table VII-6 there are approximately 98 acres of vacant land in the Specific Plan area that can accommodate approximately 1,323 residential units. Of the total number of units at least 1,136 units would be developed on land within districts that allow development products consistent with at least 20 dwelling units per acre. Furthermore, approximately 577 units can be accommodated on land that permits exclusively residential uses.

Underutilized Sites within the Downtown Perris Specific Plan

In addition to the vacant parcels identified within the Specific Plan area there are a number of underutilized sites that are developed well below their capacity and are ready for redevelopment. Current development is concentrated along D Street, including a mix of single-family housing, multi-family housing, retail, professional, industrial, auto-repair, and underutilized/vacant parcels. There is generally potential for redevelopment along Perris Boulevard, a smaller arterial that is currently developed with lower density multi-family housing and underutilized industrial uses located east of D Street. Another opportunity area includes parcel grouping situated along Perris Boulevard, between First Street and Third Street. There are several parcels with underutilized uses, adjacent to vacant lots, presenting ideal opportunities for redevelopment.

Sample Housing Opportunity Sites within the Downtown Perris Specific Plan

To illustrate the development potential of the area, a detailed description and aerial image of specific sites are provided in the following pages to illustrate examples of housing opportunity sites within the Specific Plan area to accommodate affordable housing. Sites inventoried are at least an acre in size and have been identified by City staff or land owners as prime for redevelopment. The City will offer incentives to further facilitate and encourage the redevelopment of these sites, prioritizing funding opportunities for extremely low- and very low-income housing.

Site A



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 3.1 acres
Existing Land Use: Vacant
Estimated Housing Potential: 109 units
APNs: 311-120-023 and 311-120-007

Description: Site A is two parcels totaling 3.1 acres. The sites are continuous and located east of D Street adjacent to the 215 northbound on-ramp. The sites contain a flat surface, look unfinished, and consist of gravel, earth and unmaintained vegetation growth. The area, configuration of the lots, and prevalence of other residential uses in the vicinity make this site conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 109 units. The City's Staff would coordinate with developers to market, find qualified low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer a menu of development incentive opportunities including: fast track processing, density bonus incentives, flexibility in development and parking standards, as indicated in the Housing Plan.

Site B



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 4.1 acres
Existing Land Use: Cement Batch Plant and Vacant
Estimated Housing Potential: 146 units
APNs: 310-022-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011; 310-022-014, 015, 016, 017, 018

Description: Site B is located east of Perris Boulevard and north of Second Street. The site contains five structures; the existing uses are a cement batch plant and three single-family residential homes. The structures occupy only a minimal amount of the space on the site.

Approximately 80 percent of the site is paved for vehicular circulation and storage purposes. The existing cement batch plant is in the process of relocating to another site. The area, configuration of the lots, and prevalence of other residential uses in the vicinity make this site conducive for conversion to residential development.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 146 units. The City’s Staff would coordinate with developers to market, find qualified low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer a menu of development incentive opportunities including: fast track processing, density bonus incentives, flexibility in development and parking standards, as indicated in the Housing Plan.

Site C



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 4.4 acres
Existing Land Use: Transportation Yard
Estimated Housing Potential: 155 units
APN: 310-032-016

Description: Site C is located west of G Street and north of Second Street. This site contains two structures that cover approximately 15 percent of the lot. Each of the two structures contain separate industrial businesses. Approximately 85 percent of the site is paved area for parking vehicles and storage of materials related to the existing businesses. Some of the pavement and driveway areas show wear and tear, with visible cracks in the pavement. There are also single-family homes located directly across the street. The area, configuration of the lots, and prevalence of other residential uses in the vicinity make the this site conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 155 units. The City's Staff would coordinate with developers to market, find qualified low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer a menu of development incentive opportunities including: fast track processing, density bonus incentives, flexibility in development and parking standards, as indicated in the Housing Plan.

Site D



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 4.81 acres
Existing Land Use: Residential
Estimated Housing Potential: 168 units
APNs : 310-070-001, 002, 003 ; 310-061-008, 018, 020

Description: Site D is located east of G Street and north of Second Street. The site contains two single story residential structures that make up approximately less than 10 percent of the site. The remainder of the site is vacant, unmaintained vegetation. Surrounding uses are predominantly residential. The existing condition of the site, vacancies, and proximity to other residential uses in the area make the this site conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 168 affordable units. The City's Staff would coordinate with developers to market, find qualified low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.

Site E



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)

Acreage: 4.1 acres

Existing Land Use: Contractors Yard

Estimated Housing Potential: 145 units

APNs: 310-033-001, 002, 003, 005, 006, 009, 010, 011, 012

Description: Site E is made up of multiple parcels located south of 2nd Street, north of Third Street and between F and G Streets. The largest parcel is a County of Riverside Maintenance yard. A smaller contractor’s yard is located on the southeast corner of 2nd and F Streets. Two smaller parcels are used for residential purposes. Except for the County Yard,

the maintenance level on all structures appears low and neglected. Dead vegetation is also prominent around the site. The existing condition of the site, vacancies, and proximity to other residential uses in the area make this site conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 145 units. The City’s Staff would coordinate with developer to market, find qualified low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.



Site F



General Plan Designation: Specific Plan
Zoning Designation: Fourth Street Gateway (G)
Acreage: 2.74 acres
Existing Land Use: City Yard
Estimated Housing Potential: 44 units
APN : 310-090-009

Description: Site F is located east of G Street and north of 6th street and is occupied by one separate single-story structure. The majority of the site, approximately 90 percent, is surface parking for the City of Perris Public Works Yard. The two other structures on the lot are being used for residential purposes. The maintenance level on all structures

appears low and neglected. Dead vegetation is also prominent around the site. The land owner (City of Perris), area, configuration of the lots, and prevalence of other residential uses in the vicinity makes this site conducive for residential development

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 44 units. The City's Staff would coordinate with developers to market, find qualified low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.

Site G



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 4.35 acres
Existing Land Use: Vacant
Estimated Housing Potential: 152 units
APNs: 310-090-013 and 310-090-014

Description: Site G as shown is two adjacent City yards at the intersection of 4th and G Street and north of 7th Street. The parcels are owned by City and total 4.35 acres. The proposed density would allow development of 152 additional units. The majority of the two sites, approximately 90 percent, are surface parking for the City of Perris (City Yard). The maintenance level on all structures appears low and neglected. Dead vegetation was also prominent around the site. The land owner (City of Perris), area, configuration of the lots, and prevalence of other residential uses in the vicinity makes this site conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 152 units. The City's Staff would coordinate with developers to market, find qualified low-income tenants and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.

Site H



General Plan Designation: Specific Plan
Zoning Designation: Fourth Street Gateway (G) and Urban Village (UV)

Acreage: 11.96 acres UV and 3.11 acres G

Existing Land Use: Vacant

Estimated Housing Potential: 467 units

APNs: 310-090-003, 004, 005, 006, 007, 008, 009, 010, 011, 012; 310-082-011 (1/2 portion), 021, 026

Description: Site H is located north of 7th Street and west of Redlands Avenue.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 467 units. The City's Staff would coordinate with developers to market, find qualified low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.

Site I



General Plan Designation: Specific Plan

Zoning Designation: Neighborhood

Acreage: 1.55 acres

Existing Land Use: Vacant

Estimated Housing Potential: 30 units

APNs: 313-074-003, 004, 005, 009

Description: This parcel is located west of C Street and south of 3rd Street.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 30 units. The City's Staff would coordinate with developers to market, find qualified low-income tenants, and administer their resale

controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.

Site J



General Plan Designation: Specific Plan
Zoning Designation: Neighborhood
Acreage: 2.37 acres
Existing Land Use: Vacant
Estimated Housing Potential: 47 units
APNs: 313-256-001

Description: This parcel is located east of B Street between 9th and 10th.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 47 units. The City's Staff would coordinate with developers to market, find qualified

low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.



Site K



General Plan Designation: Specific Plan
Zoning Designation: Suburban
Acreage: 2.10 acres
Existing Land Use: Vacant
Estimated Housing Potential: 32 units
APNs: 310-131-001

Description: This parcel is located north of Commercial Street between South Perris Boulevard and G Street.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 32 units. The City's Staff would

coordinate with developers to market, find qualified low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.



Site L



General Plan Designation: Specific Plan
Zoning Designation: Suburban
Acreage: 1.40 acres
Existing Land Use: Vacant
Estimated Housing Potential: 21 units
APNs: 313-302-028

Description: This parcel is located north of Ellis Avenue between B Street and the flood channel.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 21 units. The City's Staff would coordinate with developers to market, find qualified

low-income tenants, and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.



Accommodation of the 2014-2021 RHNA

The Downtown Specific Plan area has incredible potential as a transit-oriented, multi-modal village for the City of Perris. Much of the area is currently vacant and underutilized, however the addition of the Perris Valley Metrolink line will encourage reinvestment and create a positive change. In order for the Downtown to be revitalized and grow, the population needs to be increased in a strategic pattern of residential development. The Downtown Specific Plan provides the policies and zoning for this to occur. Table VII-7 provides a summary of development potential within the Specific Plan area on vacant as well as developed parcels. To accommodate their 2014-2021 RHNA allocation, the City has identified the entire Specific Plan area which includes vacant as well as developed and underutilized parcels. Generally, vacant land opportunities have been given priority as they are more readily available to accommodate new development; however the City does expect redevelopment of older and underutilized parcels to occur (see Housing Opportunity Sites). To complete Table VII-7, the acreage and development capacity for vacant sites within each district were removed from the total acreage and build out assumption to determine the potential number of units on developed parcels. These generalizations are intended to show how the City can more than accommodate their RHNA allocation and are not based on real development projects. Generally, vacant land opportunities have been given priority as they are more readily available to accommodate new development; however the City does expect redevelopment of older and underutilized parcels to occur (see Housing Opportunity Sites). Consequently, Table VII-7 first shows the acreage and development capacity for vacant sites within each district which were then subtracted from the total acreage and build out assumption to determine the potential number of units on developed parcels. These generalizations are intended to show how the City can more than accommodate their RHNA allocation and are not based on real development projects.

TABLE VII-7
PERRIS DOWNTOWN SPECIFIC PLAN BUILD-OUT SUMMARY

Land Use District	Assumed Density	Vacant		Developed/ Underutilized		Maximum Buildout
		Acres	Potential Units	Acres	Potential Units	
Semi-Rural	2 du/ac	11.73	6	6.77	0	6
Suburban	15 du/ac	32.64	491	112.36	307	798
Neighborhood	20 du/ac	8.03	80	55.67	301	381
Urban Village	35 du/ac	35.39	929	48.61	1,989	2,918
4th Street Gateway	20 du/ac	5.75	58	40.85	30	88
Plaza Mercado	26 du/ac	1.75	23	3.15	163	186
Downtown Promenade	35 du/ac	2.62	46	13.68	523	569
TOTAL		97.91	1,633	281.09	3,313	4,946

As shown in Table VII-8, the City is more than able to accommodate their 2014-2021 RHNA allocation of 4,280 units. Based on the permitted densities, vacant land in the Harvest Landing Specific Plan, New Perris Specific Plan, Downtown Specific Plan, and the Green Valley Specific Plan can accommodate the City's moderate income RHNA allocation of 759 units. These planning areas all allow for densities between 15 and 20 dwelling units per acre. To accommodate their lower income RHNA, including the very low and low income allocations, totaling 1,707, the City has identified opportunities in the Downtown Specific Plan area where development products are anticipated to average at least 35 dwelling units per acre. Table VII-8 also shows that there are numerous opportunities for market rate housing throughout the City both in and outside of Specific Plan areas. As mentioned previously, a parcel-specific listing of the sites is provided in Appendix A. In total, the City has zoning in place to



accommodate roughly 15,504 units which amounts to a surplus of 11,224 units beyond the City’s 2014-2021 RHNA allocation.

TABLE VII-8
ACCOMMODATION OF THE 2014-2021 RHNA

	Density Range	Income Category				Total
		Very Low	Low	Moderate	Above Moderate	
2014-2021 RHNA Allocation		1,026	681	759	1,814	4,280
Harvest Landing Specific Plan	12-22		855	230	420	1,505
Parkwest Specific Plan	6.5-11.5				2,193	2,193
New Perris Specific Plan	5-20			140	1,866	2,006
Downtown Specific Plan	1-35	1,743	1,744	1,453	6	4,946
Green Valley Specific Plan	4.5-15			714	1,486	2,200
River Glen Specific Plan	6.2-6.4				1,786	1,786
Outside Specific Plan areas	14				868	868
TOTAL		(717)	(1,918)	(1,778)	(6,811)	(11,224)

Note: Totals shown in parentheses indicate a surplus of units.

To further encourage the development of affordable units the City anticipates offering development incentives, such as reductions in parking standards to facilitate lot consolidation of smaller sites to create opportunities for more intense residential development in the downtown area. This lot consolidation coupled with development incentives will facilitate the economies of scale necessary for the development of affordable housing. Action 1.12 of the housing plan implements development incentives to promote lot consolidation.

Environmental Constraints

Potential environmental constraints to future development of sites identified in Tables VII-2, VII-3, and VII-4 include the Multiple Species Habitat Conservation Plan (MSHCP) and seismic and flooding hazards, which are addressed in the Non-Governmental Constraints Section of the Housing Element. Locations identified in the Sites Inventory were compared with all hazards maps included in the City’s Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried in Tables VII-2, VII-3, and VII-4 already have a residential land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are little additional constraints that would impede the development of new housing units in the future on the identified sites.

Infrastructure

The City’s Land Use Element indicates that several improvements are needed through the Year 2030 to address: unimproved or deteriorated roadways and roadways without sufficient capacity for anticipated new development; inadequate storm drain infrastructure; insufficient parkland and recreation facilities; and inadequate public safety facilities. The City understands that improvements can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel or tentative tract maps, or development proposals that includes extension of an existing street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is enough capacity to service new



developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

B. RESOURCES

Implementation Tools

A variety of federal, State and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. Table VII-9 summarizes financial resources available to the City, private and non-profit parties to preserve/create housing that is affordable.

In previous years, the primary source of funds for affordable housing activities in Perris was from the 20 percent Redevelopment Agency housing set-aside fund. The Consolidated Plan 2009–2014 allocated funding for housing programs during that period, as indicated below:

Provide Assistance to Enable Homeownership

- Homeowners Assistance Program
- Foreclosure Acquisition Program

Rehabilitate and Preserve Ownership Housing

- Substantial Rehabilitation Program
- Senior-Home Repair
- Residential Beautification Program

Expand Affordable Housing through New Construction

- Affordable Housing

On December 29, 2011 the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. Per Resolution CRA 141, the City of Perris Redevelopment Agency was dissolved. The Perris Housing Authority was selected to be the Successor Agency responsible for all of enforceable obligations owed.

The City previously relied on estimated redevelopment housing set-aside revenues ranging from \$624,720 to \$656,720 annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is currently implementing and administering programs provided by the State of California, such as the HOME Investment Partnership Program to assist first time home buyers and to provide loans for the rehabilitation of owner-occupied residences, and the HUD Neighborhood Stabilization Program to fund new construction of single-family homes and to facilitate new ownership of foreclosed homes through the City's acquisition, rehabilitation and resale of these homes.



TABLE VII-9
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF PERRIS

Program	Description	Eligible Activities
<i>Local Resources</i>		
Density Bonus	The City allows an increase in density to developers who set-aside at least 25% of their project to low- and moderate-income persons, in conjunction with at least one financial and one development incentive	<ul style="list-style-type: none"> • Density Bonus
Tax-Exempt Bonds	The Perris Housing Authority and the City have the authority to issue tax-exempt bonds. When available, bond proceeds will be used to develop affordable housing. There is no bonding ability at this time.	<ul style="list-style-type: none"> • Housing Development
City/Agency Owned Land	If available and appropriate, City or Agency owned land may be made available	<ul style="list-style-type: none"> • Housing • Community Facilities
Lease Purchase Program	Lease Revenue Pass-Through Obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease-purchase program that will assist homebuyers countywide.	<ul style="list-style-type: none"> • Homebuyers Assistance
County of Riverside Resources	Housing Improvement Program, Rental Rehab Program, Senior Home Repair (minor and enhanced), First Time Homebuyers Program, Multi-family Revenue Bonds, and Shelter Care Plus.	<ul style="list-style-type: none"> • Rental Assistance • Home and Rental Rehabilitation Assistance • First Time Home Buyers Assistance
Perris Housing Authority	The Perris Housing Authority was created to address the City's need for safe and sanitary affordable housing opportunities for its residents. It was created in response to the dissolution of the City's redevelopment agency.	<ul style="list-style-type: none"> • Implementation and administration of state and federal programs that: • Provide Loans to First Time Home Buyers • Rehabilitate substandard owner-occupied homes • Build new affordable housing • Purchase, repair and sell foreclosed homes
<i>State Resources</i>		
Mortgage Credit Certificate (MCC)	Federal tax credit for low and moderate income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County	<ul style="list-style-type: none"> • First Time Home Buyer Assistance
California Community Reinvestment Corporation (CCRC)	Private, non-profit mortgage banking consortium that provides long term debt financing for affordable multi-family rental housing	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of Properties



TABLE VII-9
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF PERRIS

Program	Description	Eligible Activities
California Department of Housing & Community Development Predevelopment Loan Program	Low interest loans for the development of affordable housing with non-profit agencies	<ul style="list-style-type: none"> • Predevelopment Loans
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services	<ul style="list-style-type: none"> • Support Services
Mobile Home Park Conversion Program (M Prop)	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership	<ul style="list-style-type: none"> • Acquisition • Rehabilitation
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multiple family and elderly housing. Tax-exempt bonds provide below-market mortgage money	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of Properties
California Housing Rehabilitation Program	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> • Rehabilitation • Repair of Code Violations • Property Improvements
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to provide below-market loans to first time homebuyers. Program is operated through participating lenders that originate loans purchased by CHFA	<ul style="list-style-type: none"> • Homebuyer Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, of which the proceeds are utilized for housing development	<ul style="list-style-type: none"> • Rehabilitation • New Construction • Acquisition
<i>Federal Resource -Entitlement</i>		
Community Development Block Grant (CDBG)	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low and moderate income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	<ul style="list-style-type: none"> • Section 108 Loan Repayments • Historic Preservation • Admin. & Planning • Code Enforcement • Public Facilities Improvements • Economic Development • Housing Activities (i.e. acquisition, rehabilitation)



TABLE VII-9
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF PERRIS

Program	Description	Eligible Activities
HOME Investment Partnership Program	A flexible grant program for housing. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters	<ul style="list-style-type: none"> • Multi-Family Acquisition/Rehab • Single-Family • CHDO Assistance • Administration
HUD Neighborhood Stabilization Program	The program targeted emergency assistance to states and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. This program is authorized under Title III of the Housing and Economic Recovery Act of 2008.	<ul style="list-style-type: none"> • Assist in the redevelopment of abandoned and foreclosed homes and vacant properties • The City of Perris was allocated \$1,342,449 of NSP3 funds • Funds will be used to develop affordable housing within specific target areas
Emergency Shelter Grants (ESG)	Annual grant funds are allocated on a formula basis. Funds are intended to assist with the provision of shelter and social services for homeless	<ul style="list-style-type: none"> • Homelessness Prevention • Essential Services • Operating Expenses
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to Lake Elsinore on behalf of all jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons with HIV/AIDS.	<ul style="list-style-type: none"> • Rental Assistance • Supportive Social Services • Administration
Mortgage Credit Certificate Program	Under the MCC Program, first-time homebuyers receive a tax credit for the year based on a percentage of the interest paid on their mortgage. This program may be used alone or in conjunction with a Down Payment Assistance Loan.	<ul style="list-style-type: none"> • Home Buyer Assistance
Low-income Housing Credit (LIHTC)	Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects.	<ul style="list-style-type: none"> • New Construction • Housing Rehabilitation • Acquisition
<i>Federal Resources – Competitive</i>		
Supportive Housing Grant	Grants to improve quality of existing shelters and transitional housing. Increase shelters and transitional housing facilities for the homeless	<ul style="list-style-type: none"> • Housing Rehabilitation
Section 8 Rental Assistance	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent.	<ul style="list-style-type: none"> • Rental Assistance



TABLE VII-9
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF PERRIS

Program	Description	Eligible Activities
Section 811/202	Grants to non-profit developers of supportive housing for the elderly and persons with disabilities. Section 811 can be used to develop group homes, independent living, facilities, and intermediate care facilities.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction • Rental Assistance • Support Services
Section 811	Grants to non-profit developers of supportive housing for person with disabilities, including group homes, independent living facilities and intermediate care facilities	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction • Rental Assistance
Shelter Care Plus	Provides grants for rental assistance for permanent housing and case management for homeless individuals with disabilities and their families	<ul style="list-style-type: none"> • Rental Assistance • Homeless Prevention
Home Ownership for People Everywhere (HOPE)	HOPE program provides grants to low income people to achieve homeownership. The three programs are: <i>HOPE I</i> —Public Housing Homeownership Program <i>HOPE II</i> —Homeownership of Multi-family Units Program <i>HOPE III</i> —Homeownership for Single-family Homes	<ul style="list-style-type: none"> • Homeownership Assistance
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdiction must pledge its future CDBG allocations for loan repayment. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 twenty years.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Home Buyer Assistance • Homeless Assistance
<i>Private Resources</i>		
Federal National Mortgage Association (Fannie Mae)	<ul style="list-style-type: none"> • Community Home Buyer Program – Fixed rate Mortgages 	<ul style="list-style-type: none"> • Homebuyer Assistance
	<ul style="list-style-type: none"> • Community Home Improvement Mortgage Program – Mortgages for purchase and rehabilitation of a home 	<ul style="list-style-type: none"> • Homebuyer Assistance/Rehab
	<ul style="list-style-type: none"> • Fannie Neighbor – Under served low-income minorities are eligible for low down-payment mortgages for the purchase of single-family homes 	<ul style="list-style-type: none"> • Expand Home Ownership for Minorities



TABLE VII-9
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF PERRIS

Program	Description	Eligible Activities
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multi-family rental housing	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	<ul style="list-style-type: none"> • New Construction • Expand Home Ownership for Lower Income Persons
Savings Association Mortgage Company (SAMCO)	Statewide loan pool that provides thirty-year permanent loans for affordable housing projects, serving persons earning up to 120% of the median income.	<ul style="list-style-type: none"> • Construction • Redevelopment

Administrative Resources

The primary Agencies and Officials Responsible for the implementation of the City’s housing programs and activities lies within the City of Perris Development Services.

City of Perris Development Services

The Department of Development Services within Perris includes the Planning Division, Building Safety Division, Fire Marshal’s Office, Housing Division and Economic Development. The Planning Division and Building Services are directly related to all City housing related issues and policies.

The Planning Division uses long-range planning and physical development of the City to promote livability and appearance. The Division ensures the City’s viability through enforcement of land use, construction, health, safety, and environmental regulations. This involves land use and development standards, building codes, economic vitality, and adherence to the General Plan policies. The Division is ultimately responsible for the administration of the General Plan and implementation of the Zoning Ordinance and Specific Plans.

The Building Safety Division enforces state laws that effect, regulate and control the design and construction of all structures proposed within the City of Perris. Additionally, the Building Division ensures that minimum safeguards are followed with regard to life, health, property and public welfare for the residents of the City of Perris.



VIII. PROGRESS REPORT

The Progress Report reviews the previous Housing Element's goals, policies, and implementation actions that were to be implemented during the previous planning period. The City of Perris' previous Housing Element identified seven goals that the City anticipated to achieve during the previous planning period. Each program has specific policies that were to be accomplished to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. Each policy consists of implementation actions with quantified objectives that were to accomplish the goals established in the Housing Element. Each implementation action had a timeframe for completion along with a responsible agency to monitor the policies.

The accomplishments are listed on the right column of the table and display the progress, effectiveness, and appropriateness of the program. Pursuant to Government Code Section 65588, local governments shall review their Housing Element and evaluate the following:

- 1) The progress of the City or County in implementation of the Housing Element;
- 2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- 3) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

The following table reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals since 2008.



[This page intentionally left blank]



Program	Accomplishments
<i>Goal 1: Promote and maintain a variety of housing types for all economic segments of the City.</i>	
<p>Policy 1.1: Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes.</p> <p>Policy 1.2: Promote development within specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.</p> <p>Policy 1.3: Avoid concentrating housing constructed expressly for lower income households in any single portion of any planning area.</p> <p>Policy 1.4: Locate higher density residential development in close proximity to public transportation, services and recreation.</p> <p>Policy 1.5: Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).</p>	
<p>Action 1.1: Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed.</p> <p>Timeline for Implementation: Continued implementation</p> <p>Responsibility: Redevelopment Agency / City of Perris Planning Division</p>	<p>Progress: The updated City of Perris General Plan was adopted April 26, 2005. The City's General Plan was updated to continue providing a range of residential development opportunities through land use and zoning designations, and specific plan implementation. The City has adopted a density bonus ordinance to provide incentives for developers to pursue low-income and senior housing development.</p> <p>Effectiveness: Since the last General Plan Update, on December 13, 2011, City Council approved the Downtown Specific Plan Update, certification of the Final EIR and General Plan Amendment. The purpose of the update was to accommodate the changing dynamics of an evolving community, growth trends, and the future operation of the Metrolink Station Perris Valley Line located in downtown Perris. The updated plan provides a framework of tools to implement the community's vision of Downtown Perris.</p> <p>Appropriateness: The City will continue to implement the goals, policies and implementation measures to guide development in the City.</p>



Program	Accomplishments
<p>Action 1.2: Encourage opportunities for development of housing in lower density land use designations through various Overlay Zone alternatives (Senior Housing, Planned Development) or with the density bonus incentives.</p> <p>Timeline for Implementation: Continued Implementation</p> <p>Responsibility: City of Perris Planning Division</p>	<p>Progress: A proposal to develop a 497-unit senior housing mixed-use project known as the Bella Vista Senior Apartments was submitted on July 7, 2011 to the Planning Division. The project includes a zone change for a senior housing overlay and requires one unit to be set aside for very low-, low-, and moderate-income tenants. The project was approved by City Council on August 28, 2012.</p> <p>Effectiveness: The City's adopted ordinances offer incentives to facilitate mixed uses and varying densities. The adoption of a density bonus into the City's Zoning Code encourages higher density in lower density land use designations.</p> <p>Appropriateness: The City will continue to encourage development of housing for seniors and low-income households through provision of a density bonus or other equivalent incentives. The Zoning Code includes the Senior Housing Overlay zone to encourage mixed-use development and incorporate a variety of low and high density land uses.</p>
<p>Action 1.3: The City of Perris will use available grants and/or CDBG allocations to provide the following incentives which may be applied to "D" Street Improvement Projects: 1) Lease or purchase of City/Agency owned property at low rates; 2) Provision of off-site improvements.</p> <p>Timeline for Implementation: Continued Implementation</p> <p>Responsibility: Redevelopment Agency / City of Perris Economic Development</p>	<p>Effectiveness: The City will complete remaining Redevelopment Agency projects in the pipeline, and use available grants and/or CDBG allocations to provide funding to complete "D" Street Improvement Projects, and restore "D" Street storefronts back to its historical façade content through the Commercial Façade Program.</p> <p>Appropriateness: The City will continue to use available sources to fund remaining phases of the "D" Street Improvement Project in order to revitalize the downtown and create a pedestrian-oriented corridor. The City will also continue land and building transfers with Riverside County to eliminate incompatible land uses and non-conforming structures.</p>



Program	Accomplishments
<p>Action 1.4: Require a mixture of diverse housing types and densities in new developments, guided by specific plans, around the downtown and throughout the City. Focus development activity within the Downtown Specific Plan area where suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing.</p> <p>Timeline for Implementation: Continued Implementation</p> <p>Agencies and Officials Responsible: City of Perris Housing and Planning Divisions</p>	<p>Progress: Between 2009 and 2010 an objective of constructing form-based mixed-use dwellings in the Downtown Specific Plan area was established. An 84-unit affordable mixed-use senior and commercial development known as the Station Apartments was approved on November 18, 2009, and on May 19, 2010, the Mercado apartments, a 60-unit affordable housing mixed-used development was approved. Both projects are located on D Street within the Downtown Specific Plan. Both sites were previously vacant and underutilized.</p> <p>Effectiveness: The City has prepared the Downtown Specific Plan to transform the downtown into a regional destination for the City of Perris. This civic venture will create a signature transit and pedestrian-oriented corridor, along with many shops and other attractions. A key feature of the revitalization project is the introduction of the Metro-Link commuter train system that will connect Perris to Riverside. The rehabilitation of two duplexes and one single-family dwelling by the South L.A. Development Group was completed in the area. Also, down payment assistance has been provided to four Perris cottages located in the downtown area. In 2006, the Parkwest Specific Plan located north of the 215 Freeway and west of the San Jacinto River was adopted. This Specific Plan will incorporate a diverse range of housing densities.</p> <p>Appropriateness: In 2009 and 2010, the Planning Commission approved affordable housing mixed-use developments within the Downtown Specific Plan. These projects will enhance the appearance of the Downtown Perris and provide housing opportunities to low- and moderate-income families. Architectural elements entail Contemporary Santa Barbara, building height ranges from 2 to 3 stories, and unit sizes range from 700 sq ft to 1,050 sq ft. Phase I of the Mercado Apartments project has been completed and occupied, and Phase II anticipates City Council approval in February of 2013. The Mercado Park across from the apartments is currently under construction. The Station Apartments are currently under construction (1-25-2013).</p>



Program	Accomplishments
<p>Action 1.5: Support the use of innovative building techniques and construction materials for residential development.</p> <p>Timeline for Implementation: <i>Ongoing 2008-2014</i></p> <p>Responsibility: City of Perris Planning Division and Redevelopment Agency / Housing Authority</p>	<p>Progress: Green Building and sustainability is being practiced and encouraged by the City. Title 24 energy standards are applied to all new construction and remodeled residences. Additionally, the City has implemented a Sustainable Community section into the Conservation Element of the General Plan. This section will address building techniques and methods to facilitate and preserve sustainable development in the City.</p> <p>Effectiveness: The City approved the Green Light for Savings Program in 2009. The program ended in 2011 with a total of 33 homeowners assisted from 2010 to 2012. The program is aimed to assist low- to moderate-income homeowners improve the energy and water efficiency of their homes. In 2011, 28 homeowners were assisted through the program. In addition, Building & Safety Division issued 5 permits to homeowners for the installation of solar panels on the roofs of their homes. The 2010 California Green Building Codes were adopted by the City of Perris on January 1, 2011.</p> <p>Appropriateness: The City will continue to pursue innovative building techniques for both residential and non-residential development. As new building techniques are developed, the City will recommend techniques that practice sustainability and conservation. Title 24 energy standards will continue to be required for all residential and non-residential development.</p> <p>In 2011, the City participated in the Mobile/Manufactured Home Energy Efficiency Program available through the Western Riverside Energy Leadership Partnership (WRELP) which offered free energy efficiency products to mobile home residents. Products include low flow shower heads, faucet aerators, carbon monoxide testing and interior and exterior fluorescent light bulbs. A total of 498 City mobile home residents were served under the program.</p>



Program	Accomplishments
<p>Action 1.6: Work with Habitat for Humanity to identify and acquire vacant infill lots for single-family development to provide housing for lower and moderate-income families and individuals.</p> <p>Timeline for Implementation: Complete</p> <p>Responsibility: Redevelopment Agency / Housing Authority, City of Perris Planning Division</p>	<p>Effectiveness: The City has a very successful partnership with Habitat for Humanity Inland Valley. In 2011, Habitat for Humanity and the City acquired an infill lot in the Downtown and developed a single-family unit. The completed home is 1,088 sq. ft with three bedrooms and is now occupied. Habitat for Humanity, in partnership with the City, is currently constructing another single-family home with the same floor plan in the Downtown on a vacant lot on 11th Street. It is expected to be move-in ready in June of 2013. In 2010 Habitat for Humanity rehabilitated an existing home in central Perris. Habitat for Humanity Inland Valley also recently received a grant of \$3,000 for home repairs and maintenance from the Community Foundation specifically for Perris called “A Brush with Kindness.” These repairs will begin in 2013.</p> <p>Appropriateness: The City has applied for HOME and Neighborhood Stabilization Program funds to develop this single-family project and increase homeownership opportunities for low- and moderate-income families.</p>
<p>Action 1.7: Utilize the Residential Beautification Program to assist in rehabilitating and moderate-income households in need of exterior home repair, such as painting, and door and window renovation.</p> <p>Timeline for Implementation: Completed</p> <p>Responsibility: Redevelopment Agency</p>	<p>Progress: In 2011, 24 homeowners were assisted through the Residential Beautification Program.</p> <p>Effectiveness: The residential beautification program was completed in 2012.</p>
<p>Action 1.8: Continue to track affordable housing units city-wide. This includes monitoring the method by which units remain affordable to lower-income households (i.e. covenants, deed restrictions, loans, etc).</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Building Division and Redevelopment Agency / Housing Authority</p>	<p>Progress: In 2011, a total of 55 CC&R’s, 2nd Deeds of Trust, Promissory Notes, and Loan Agreements were recorded with the Riverside County Clerk’s Office. Staff also maintains files of recorded documents for each property, including an affordable housing database, pursuant to AB-987, which is available on the City’s website.</p> <p>Effectiveness: CC&Rs-covenant of 45 years, 2nd Deed of Trust, Promissory Note & Loan Agreement are recorded with the Riverside County Clerk’s Office in properties that were rehabbed through the City’s Substantial Rehabilitation Loan Program, or purchased through the City Homebuyer Assistance Program.</p> <p>Appropriateness: The City Development Services Department and Public Works Administration have all administration and monitoring responsibilities for the CDBG federal entitlement program. The city operates in accordance with the monitoring plan development for the CDBG program.</p>



Program	Accomplishments
<p>Action 1.9: Provide a progress report on the 2008-2014 Housing Element programs and quantified objectives as part of the annual General Plan status reports to the State.</p> <p>Timeline for Implementation: Ongoing 2008-2014; Submitted first report July 2010 (annual reporting)</p> <p>Responsibility: City of Perris Planning Division and Redevelopment Agency / Housing Authority</p>	<p>Progress: The 2011 Annual Progress report was completed and submitted to HCD on April 1, 2012. On September 25, 2012, the City Council of the City of Perris approved the 2011-2012 third program year Consolidated Annual Performance and Evaluation Report.</p>
<p>Action 1.10: The Planning Division and Redevelopment Agency will utilize design, development, impact fee, processing and streamlining incentives, such as reduction in setbacks, parking requirements, and other standards, and deferral or lowering of development fees to encourage residential uses and to promote more intense residential development in the Downtown Specific Plan area. Information on these financial and regulatory incentives will be made available on the City's website and in public places at City Hall.</p> <p>Timeline for Implementation: Ongoing 2008-2014; Sites will be made available within 12-36 months.</p> <p>Responsibility: City of Perris Planning Division and Redevelopment Agency / Housing Authority</p>	<p>Progress: During the planning period, the Development Impact Fees are publically posted each year.</p> <p>Effectiveness: The City Municipal Code, General Plans, Specific Plans, development applications and fees are made available to the public at the Development Service Department counter and City's website. The City will continue to encourage and promote residential development in downtown Perris.</p> <p>Appropriateness: The city will utilize streamlining incentives to encourage residential use and promote more intense residential development in the Downtown Specific Plan Area.</p>
<p>Action 1.11: Reduce parking standards for senior and affordable housing developments that are located in proximity to transit stops.</p> <p>Timeline for Implementation: Complete</p> <p>Responsibility: City of Perris Planning Division and Redevelopment Agency / Housing Authority</p>	<p>Progress: On November 8, 2009, the City approved reduction in parking requirements for an 84-unit senior affordable housing development, Perris Station Apartments, located adjacent to the multi-modal transit station.</p> <p>Effectiveness: This project was approved with reduced parking standards. Parking is provided for 75 senior residents. Commercial customers will park in various Downtown lots.</p>



Program	Accomplishments
<p>Action 1.12: To encourage the development of residential and mixed-used projects within the Downtown Specific Plan area, the City will establish a lot consolidation program, which offers incentives such as reduction in development standards (i.e. lot size, parking, and open space requirements). While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.</p> <p>Timeline for Implementation: Ongoing 2008-2014.</p> <p>Responsibility: City of Perris Planning Division and Redevelopment Agency / Housing Authority</p>	<p>Appropriateness: The City will continue to promote and encourage residential and mixed-use developments in the Downtown by encouraging property owners to consolidate adjacent properties to develop larger projects.</p> <p>Effectiveness: The City will utilize incentives such as flexibility in development standards to encourage larger residential development projects.</p>



Program	Accomplishments
<p><i>Goal 2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.</i></p>	
<p>Policy 2.1: Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.</p> <p>Policy 2.2: Work with non-profit agencies and private sector developers to encourage the development of senior housing.</p> <p>Policy 2.3: Provide access to emergency shelter with emergency support for city residents, including disadvantaged groups.</p> <p>Policy 2.4: Support innovative public, private and non-profit efforts in the development of affordable housing, particularly for the special needs groups.</p> <p>Policy 2.5: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.</p> <p>Policy 2.6: Promote the utilization of the City's density bonus ordinance through advertisements and incentives to potential developers.</p>	
<p>Action 2.1: Utilize resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate income households.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / Housing Authority</p>	<p>Effectiveness: The City will continue to provide lower income housing opportunities through incentives and assistance. The City approved the Foreclosure Homeownership Program in December 2008, to acquire, rehabilitate and sell foreclosed properties to low-income households utilizing redevelopment set-aside funds. The program entails a partnership with private developers, local real estate agents, mortgage home lenders, and nonprofit agencies to facilitate homebuyer workshops. In 2011, 5 foreclosed properties were purchased and sold through the program.</p> <p>Appropriateness: The Perris Housing Authority will utilize programs such as the HUD Neighborhood Stabilization Program to continue the construction of affordable homes and to acquire, rehabilitate, and sell foreclosed properties to low-income households. Whenever possible, the Perris Housing Authority will provide incentives to encourage affordable housing to meet the City's fair share housing needs.</p>
<p>Action 2.2: The Redevelopment Agency should facilitate discussions between developers and local financing agencies to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to the developers involved in projects designed to provide lower and moderate-income housing opportunities.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / Housing Authority</p>	<p>Progress: The City has implemented a density bonus ordinance to encourage the development of affordable housing.</p> <p>Effectiveness: To meet fair share housing needs, the City has used incentives such as flexible development standards and density bonuses to encourage developers to construct affordable housing.</p> <p>Appropriateness: The City will continue to provide incentives to encourage affordable housing to meet the City's fair share housing needs.</p>



Program	Accomplishments
<p>Action 2.3: Consider pursuing a program through the Redevelopment Agency, if sources of funding are available, or through interested CHDO's and/or non-profit organizations, to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that 50% of the units would be affordable to very low-income households.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / Housing Authority</p>	<p>Progress: All multi-family units have deed restrictions mandating that a percentage of the units shall remain affordable.</p> <p>Effectiveness: With the dissolution of the RDA, funding will not be used from the RDA to construct affordable units featuring long term covenant restricted units. The deed restrictions placed on multi-family units mandate that a percentage of units are rented within affordable limits for low-income families.</p> <p>Appropriateness: The City will continue to require that multi-family complexes consist of units with affordability covenants ensuring that the units remain affordable.</p>
<p>Action 2.4: The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / Housing Authority</p>	<p>Progress: The City promotes lenders who participate in the CHFA First-Time Homebuyers Program.</p> <p>Effectiveness: The City is ongoing in documenting how many lenders participate in CHFA assistance programs.</p> <p>Appropriateness: The City will continue to promote and support the CHFA lenders in assisting families with the purchasing of a home.</p>
<p>Action 2.5: Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage the expansion of rental projects participating in the program, as well as provision of at least 20 units of public housing within the City.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / Housing Authority</p>	<p>Progress: A regional task force is researching the problem of homelessness in Riverside County and the different measures cities can take in assisting the homeless. The City of Perris is has amended the Zoning Code to accommodate transitional and supportive housing and emergency shelters in the City, as well as working with other non-profit organizations to provide housing and other services for the homeless.</p> <p>Effectiveness: Currently, there are no organizations that have constructed transitional and supportive housing or emergency shelters in the City. The Riverside County Housing Authority and Fair Housing Council have programs available to assist the homeless.</p>



Program	Accomplishments
<p>Action 2.6: Provide incentives for development for lower income housing through the density bonus program in conjunction with mixed-use projects in the downtown, for senior housing, and within Specific Plans.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Planning Division</p>	<p>Progress: During the planning period, the City has provided support for reasonable accommodation procedures through the Senior Housing Overlay zone and amended the Zoning Code to include formal reasonable accommodation procedures.</p> <p>Appropriateness: In 2009, the City Council approved Ordinance number 1264 to provide density bonus to projects that meet the requirements for density bonus in accordance with the City of Perris Zoning Ordinance, chapter 19.57.</p>
<p>Action 2.7: Continue to support the City’s effort of encouraging multi-family developments with affordability covenants on units through offering development incentives. These incentives could include reduction in development standards, waiving of development fees, and expedited permit processing.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / Housing Authority</p>	<p>Effectiveness: With the dissolution of the RDA, the Perris Housing Authority will seek funding through development incentives to encourage multi-family development.</p> <p>Appropriateness: The City will provide development incentives to encourage multi-family developments that include affordability covenants on units.</p>
<p>Action 2.8: Continue to support reasonable accommodation procedures through the Senior Housing Overlay zone. Reasonable accommodation provides senior and disabled individuals equal housing opportunity through residential unit modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Planning Division / Housing Authority</p>	<p>Progress: During the planning period, 25 grants (\$7,500/grant) were awarded. In Fiscal Year 2011 and 2012, 23 total households were repaired using the Senior Home Repair Program.</p> <p>Appropriateness: The City will continue to support reasonable accommodation procedures through the new Reasonable Accommodation Ordinance.</p>
<p>Action 2.9: Prioritize resources such as HOME funds, California Finance Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs for the development of rental projects that provide units with three or more bedrooms.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Housing Division</p>	<p>Progress: The City has applied for HOME funding and allocation of NSP funds to develop affordable housing projects in the downtown area. In 2011, one single-family home was constructed in downtown Perris through NSP funds. In 2012, the Mercado apartments, a 60-unit development, consisting of two- and three-bedroom units which are all dedicated to affordable housing were built.</p> <p>Appropriateness: The City will continue to prioritize resources for the development of rental projects that provide units with three or more bedrooms.</p>



Program	Accomplishments
<p>Action 2.10: To facilitate development of affordable housing and to accommodate the remaining RHNA of 1,707 lower-income households, the City will identify and rezone approximately 100 acres of underutilized and vacant land within the Downtown Specific Plan area, allowing exclusively residential uses and at a minimum density of 30 units per acre. At least 50 percent of the remaining need (513) units will be accommodated on sites designated for exclusively residential uses. The City will identify sites for exclusively residential uses during the amendment of the Specific Plan. Rezoned sites will be selected from the Downtown Specific Plan are parcel listings (Appendix A), will have the capacity for at least 16 units and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and rental and multifamily residential development is provided allowed by right and in accordance with subdivision (f) of Section 65589.5 of the Government Code allowed “by right”.</p> <p>Timeline for Implementation: Revise Zoning Code 1-2 years</p> <p>Responsibility: City of Perris Planning Division</p>	<p>Progress: During the planning period, the Downtown Specific Plan was adopted, allowing exclusively residential uses at a minimum density of 30 units per acre.</p> <p>Appropriateness: Through the use of NSP funding, the City will pursue affordable housing projects to provide housing opportunities and meet The City’s RHNA.</p>



Program	Accomplishments
<p><i>Goal 3: Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.</i></p>	
<p>Policy 3.1: When feasible, consider the reduction, subsidy or deferral of development fees to facilitate the provision of affordable housing.</p> <p>Policy 3.2: Periodically review and revise City development standards to facilitate high quality housing at rates within the means of the incomes of lower and moderate-income households.</p> <p>Policy 3.3: Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.</p> <p>Policy 3.4: Monitor all regulations, ordinances, department processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.</p>	
<p>Action 3.1: The City shall expedite and prioritize development processing time of applications for new construction and rehabilitation of housing for lower and moderate-income households and seniors. Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint to the development of affordable units by adding to the overall cost of the project.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Planning Division</p>	<p>Progress: The City has established in its Zoning Code that all applications received will be reviewed in a timely manner depending upon the size and specified use of the project.</p> <p>Effectiveness: To date, no prioritization criteria has been incorporated into the Zoning Code for specific affordable housing projects.</p> <p>Appropriateness: The City will expedite and prioritize development processing time of applications for new construction of affordable housing developments.</p>
<p>Action 3.4: Continue to permit manufactured housing on permanent foundations in residential zones if it meets compatibility criteria.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Planning Division</p>	<p>Progress: According to building permit activity for 2011, three permits were issued to install permanent foundations to mobile homes. Building permit activity indicates four building permits were issued to install permanent foundations on mobile homes in 2012.</p> <p>Appropriateness: The City will continue to permit manufactured housing on permanent foundations in residential zones where feasible.</p>
<p>Action 3.5: Amend the approval process for Second Dwelling Units by removing discretionary review and public hearing requirements in Section 19.81 of the Perris Zoning Ordinance.</p> <p>Timeline for Implementation: Completed</p> <p>Responsibility: City of Perris Planning Division</p>	<p>Progress: As of January 2010, Section 19.81 complies with State law regarding the approval process for second units.</p> <p>Appropriateness: The City has complied with State law to recognize second units as an affordable housing option and continues to expedite the processing of these applications.</p>



Program	Accomplishments
<p>Action 3.6: In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2008-2014 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Perris.</p> <p>Timeline for Implementation: By June 2013</p> <p>Responsibility: City of Perris Planning Division.</p>	<p>Progress: The City delivered a copy of the 2008-2014 Housing Element to water and sewer agencies serving city residents.</p> <p>Appropriateness: The City will deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Perris.</p>



Program	Accomplishments
<i>Goal 4: Provide increased opportunities for homeownership.</i>	
Policy 4.1: Pursue a variety of private, local, state and federal assistance options to support development or purchase of housing within the income limits of lower income households.	
<p>Action 4.1: Continue to provide favorable home purchasing options to low and moderate-income households through the County of Riverside’s First-Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: County of Riverside Housing Authority</p>	<p>Progress: In 2011, the City assisted 53 first time homebuyers with down payment and closing cost assistance through the Homebuyer Assistance Program.</p> <p>Appropriateness: With the elimination of RDA, the City will continue to implement a down payment assistance program through State HOME funds.</p>
<p>Action 4.2: Continue to work with Habitat for Humanity in the development of single-family homes for lower income families. Continue to work with WIA (formerly the JTPA) in the provision of single-family homes for lower income households. Target 6 units over the planning period.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / Housing Authority and Planning Division</p>	<p>Progress: The City has worked with Habitat for Humanity in the development of single-family homes for lower income families.</p> <p>Effectiveness: From 2010 to 2012, the City, in partnership with Habitat for Humanity rehabilitated an existing home in central Perris, completed construction of one single-family home in Downtown Perris, and began construction on a second single-family home to provide home ownership opportunities to lower income households.</p> <p>Appropriateness: The City will continue working with these non-profit organizations and secure funding to increase homeownership opportunities for low- and moderate-income households. The City is establishing relationships with local lenders, developers, realtors, and non-profit organizations to continue support for additional lower income homeownership opportunities.</p>
<p>Action 4.3: The City of Perris shall provide support to the California Housing Finance Agency (CHFA) program used for the construction of new owner-occupied units in conjunction with non-profit organizations and/or private developer’s thorough advertisement and referral to the program.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / City of Perris Housing Authority</p>	<p>Progress: The City participates with CHFA to promote the various programs that are available to assist in the purchase of a home.</p> <p>Effectiveness: The First-Time Homebuyer Program is offered through the CHFA. The City of Perris distributes information on CHFA and the programs that are offered to assist in the purchase of a home.</p> <p>Appropriateness: The City will continue to establish relationships with lenders that participate in CHFA First-Time Homebuyer Program.</p>



Program	Accomplishments
<p>Action 4.4: Continue participation in the Western Riverside County Joint Powers Authority with nine other cities to implement the new Lease-to-Own program which provides down payment assistance and closing costs for eligible households up to 140 percent of the median income.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / City of Perris Housing Authority</p>	<p>Progress: In December 2008, City Council approved the Homebuyer Assistance Program to assist first time homebuyers with up to \$25,000 for down payment and closing costs needed to secure financing on the purchase of homes in Perris. In 2011, 53 families were assisted through the program.</p> <p>Appropriateness: The City will continue to provide down payment assistance for low-income household through CDBG funding.</p>
<p>Action 4.5: The City shall establish relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through community outreach workshops that emphasize specific ideas, issues, and expectations for future development in Perris.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / City of Perris Housing Authority</p>	<p>Progress: The City continues to establish relationships with local lenders, developers, realtors, and nonprofit organizations through the City. The City maintains a City approved list for lenders and contractors, which is made available for the public. The City continues partnership with the Fair Housing Council of Riverside County to provide monthly, HUD-approved homebuyer education workshops at no charge to the public at the City Senior Center. In 2011, 12 home buyer workshops were offered, with approximately 65-75 participants at each workshop.</p> <p>Appropriateness: With the elimination of RDA, the City will continue to implement a down payment assistance program through State HOME funds. The City is still awaiting final approval from HCD.</p>



Program	Accomplishments
<p><i>Goal 5: Enhance the quality of existing residential neighborhoods in Perris, through maintenance and preservation, while minimizing displacement impacts.</i></p>	
<p>Policy 5.1: Through the neighborhood Preservation Program, correct housing deficiencies, improve overall housing conditions in Perris and bring substandard units into compliance with City codes.</p> <p>Policy 5.2: Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.</p> <p>Policy 5.3: Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential development.</p> <p>Policy 5.4: Using HOME funds create plans and programs to maintain or improve the character and quality of existing housing and housing environments.</p> <p>Policy 5.5: Preserve units affordable to lower and moderate-income households which are “at-risk” of converting to market rate through Federal, State, and County funding mechanisms.</p>	
<p>Action 5.1: Through the Housing Division, refer homeowners for rehabilitation assistance through the County of Riverside Home Improvement Program and Rental Rehab Program and City Residential Beautification Program.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Housing Authority, Riverside County Housing Authority and Redevelopment Agency</p>	<p>Progress: The City has provided grants up to \$7,500 to assist low income homeowners, with exterior façade improvements to their homes.</p> <p>Effectiveness: During the planning period, 158 homeowners have been assisted through the rehabilitation assistance program.</p> <p>Appropriateness: The Riverside County Housing Authority and City of the Perris Housing Authority will continue to refer homeowners for rehabilitation assistance.</p>
<p>Action 5.2: Refer low-income senior citizens to the Senior Home Repair program and the Enhanced Senior Home Repair Program administered by the County of Riverside.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Riverside County Housing Authority and Redevelopment Agency / Housing Authority</p>	<p>Progress: The City provided grants of up to \$5,000 to assist low-income senior citizens make health and safety repairs to their home interior through the Senior Home Repair Program.</p> <p>Effectiveness: During the planning period, 120 seniors were assisted through the program.</p> <p>Appropriateness: Due to lack of funding, the Senior Home Repair Program no longer exists. Additionally, the Enhanced Senior Home Repair Program administered by the County of Riverside does not provide assistance to Perris. The Riverside County Housing Authority and City of Perris Housing Authority will need to refer low-income senior citizen households for other funding sources.</p>



Program	Accomplishments
<p>Action 5.3: Provide loans or grants up to a fixed amount per unit through the State Home Investment Partnership Grant Program funds.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: The City of Perris Housing Division</p>	<p>Progress: Non-federal funds budgeted for the Fiscal Year 2012-2013 includes \$780,000. These funds can be used through the Homebuyer Assistance Program and Substantial Rehabilitation Program.</p> <p>Appropriateness: With the dissolution of the City's Redevelopment Agency and the taking of RDA funds, the City has limited funding available to fund the program and will rely on Grant Program funds.</p>
<p>Action 5.4: Maintain code compliance to ensure building safety and integrity of residential neighborhoods. Enforce the building code through issuance of a permit prior to construction.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Planning and Building Division</p>	<p>Progress: The City Planning and Building Divisions enforce all Municipal Code and Building Code standards. All projects must be in compliance with Municipal Code and Building Code standards prior to final issuance of a permit and certificate of occupancy.</p> <p>Effectiveness: The City is ongoing in maintaining the safety and integrity of residential neighborhoods. City Building inspectors conduct site visits prior to finalizing a building permit to verify that the structure is in compliance with building code.</p> <p>Appropriateness: The City of Perris strives to insure that all new development is constructed in accordance with the most current standards of safety, and that all existing structures are maintained in a safe condition.</p>
<p>Action 5.5: Detect deficiencies and remove all unsafe, substandard dwellings which cannot be economically repaired by monitoring activities.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Building and Housing Divisions</p>	<p>Progress: According to the building and safety activity summary, during the planning period, five dwelling units were demolished due to fire damage, abandoned, and unsafe conditions.</p> <p>Effectiveness: Monitoring activities are intended to be proactive so that deficiencies can be detected early and immediately corrected, and performance can continually improve.</p> <p>Appropriateness: The City will continue to monitor and detect deficiencies and remove all unsafe, substandard dwellings to promote the welfare of the City.</p>



Program	Accomplishments
<p>Action 5.6: Establish an educational program which makes available an inventory of, and facilitates utilization of all Federal, State, and local programs which can assist lower income homeowners in rehabilitations efforts to properly maintain their units. Publicize the availability of the Home Improvement, Rental Rehabilitation, and Senior Home Repair Programs administered by the County of Riverside.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Housing Division</p>	<p>Progress: The City has distributed information to the public about various property maintenance programs. The City produces the quarterly “On Track in Perris” newsletter which includes regular articles and listings highlighting the various housing programs available to income eligible residents; such as the City of Perris Senior Home Repair program and the Residential Beautification program.</p> <p>Effectiveness: The Housing Division conducts public presentations of affordable housing programs at community meetings (e.g. rotary club and chamber of commerce), and at local City or community events. Program information is also posted in the City’s website, Facebook, and Twitter internet sites.</p> <p>Appropriateness: The City will continue to pursue programs assisting low-income households through rehabilitation using CDBG funding.</p>



Program	Accomplishments
<p>Action 5.7: Support the County of Riverside Department of Community Action (DCA) in providing utilities and weatherization assistance. Encourage maximum utilization of Federal, State and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Housing Division and County of Riverside</p>	<p>Progress: The City has been cooperating with outside conservation groups to distribute information to the public about various energy conservation programs. The Neighborhood Preservation Program has three inspectors that enforce the City’s Municipal Code. Before a new renter or owner can move into a home, a Special Utility Inspection must occur. This inspection reviews the utilities in the home and checks compliance with Title 24 energy standards. Inspectors offer suggestions as to how homeowners may reduce energy costs through energy conservation building materials.</p> <p>Effectiveness: The City’s Green Light Savings Program helps eligible homeowners reduce water and energy costs by providing financial assistance to upgrade their utilities. The City continues to acquire funds from public and private sources, along with the City’s general fund, to promote and educate the public about energy conservation. The City distributes brochures that educate the public about energy saving tips. The brochures are available at City Hall. The Building Division preserves the housing stock of the City through routine inspections associated with permit issuance. All electrical, mechanical, plumbing and structural residential retrofits require a permit and must be inspected prior to final issuance of the permit. Additionally, City staff at the Perris Senior Center coordinate with the Riverside County Community Action Partnership to assist eligible persons apply for assistance in the federally funded low income Home Energy Assistance Program (LIHEAP) and Weatherization Programs.</p> <p>Appropriateness: The City will continue to assist homeowners in retrofitting homes to reduce energy expenditure for heating and cooling, through the Riverside County Community Action program and enforcement of Title 24 energy standards.</p>
<p>Action 5.8: Assist in the permanent preservation of 76 units at-risk of converting from affordable housing to market rate housing.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / Housing Division</p>	<p>Progress: During the planning period, these units were not converted to market rate housing. Instead, the units have been made permanently affordable with tax credit financing.</p> <p>Effectiveness: The City coordinates with the Riverside County Fair Housing Council to monitor conversions.</p> <p>Appropriateness: The City will continue to preserve these units as permanently affordable through tax credit financing to residents in need of affordable housing.</p>



Program	Accomplishments
<i>Goal 6: Encourage energy conservation activities in all neighborhoods.</i>	
<p>Policy 6.1: Comply with all adopted federal and state actions to promote energy conservation.</p> <p>Policy 6.2: Promote development of public policies and regulations that achieve a high level of energy conservation in new and rehabilitate housing units.</p> <p>Policy 6.3: Promote the Sustainable Community section in the Conservation Element of the General Plan.</p>	
<p>Action 6.1: Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency and Development Services Division</p>	<p>Progress: Literature for the public on energy saving programs offered by local utility companies are available in City Hall offices and on the City's website.</p> <p>Appropriateness: The City will continue to encourage homeowners and landlords to incorporate energy conservation within construction and remodeling projects.</p>
<p>Action 6.2: Facilitate sustainable development in the City by enforcing the goals, policies, and implementation ordinances to reflect and encourage the guidelines contained within the Sustainable Community Section in the Conservation Element.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Development Services Division</p>	<p>Progress: The City has been encouraging sustainable development in new units to reflect and encourage the guidelines contained within the Sustainable Community Section in the Conservation Element.</p> <p>Effectiveness: In August 2012, the Mercado Apartments were certified as a LEED Platinum project by the US Green Building Council. The Mercado apartments are 60 affordable units that have been constructed with a strong focus on sustainable building and design.</p> <p>Appropriateness: The City will continue to implement the goals and objects of the Sustainable Community section of the Conservation Element for development within the City.</p>
<p>Action 6.4: The City shall consider updating its Zoning Code and Building Code and all other applicable ordinances to reflect and encourage the guidelines contained within the Sustainable Community section in the Conservation Element.</p> <p>Timeline for Implementation: Complete</p> <p>Responsibility: Development Services Division</p>	<p>Progress: The City adopted the California Green Building Standards Code as part of the Building Code update on December 14, 2010, and it was implemented on January 1, 2011.</p> <p>Effectiveness: The adopted Zoning Code and Building Code reflect and encourage guidelines contained within the Sustainable Community Section of the Conservation Element.</p> <p>Appropriateness: All future developments will adhere to the California Green Building Code as a result of the code update.</p>



Program	Accomplishments
<p>Action 6.5: Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Development Services Division</p>	<p>Progress: According to the Building Division permit activity summary, in 2010, four permits were issued to homeowners for the installation of solar panel systems to their homes. Twenty permits were issued in 2011 for residential solar panel systems, and 34 permits were issued to homeowners for the installation of solar panel systems in 2012.</p> <p>Effectiveness: Energy conservation devices are strongly encouraged by the City after the adoption of the Sustainable Community Section of the General Plan, and adoption of the 2010 California Green Building Code.</p> <p>Appropriateness: The City will continue to educate and encourage the installation of energy conservation devices for future residential projects.</p>
<p>Action 6.6: The city shall develop a local action plan for reduction of greenhouse gas emissions.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: City of Perris Planning Division</p>	<p>Progress: During the planning period, the City of Perris participated in the Western Riverside County Climate Action Plan (CAP) work effort. The City has a contract with Western Riverside County of Governments (WRCOG) to establish a plan that will establish policies and properties to enable successful implementation that fulfill requirements of AB 32 and SB 375. The City also approved an Urban Forestry Establishment and Care Ordinance in October 2009, and adopted an Ordinance Establishing Landscape Water Use Efficiency Requirements in January 2010.</p> <p>Effectiveness: The City Council instituted a program to install energy-efficient lighting, heaters, and air-conditioners and programmable thermostats, resulting in 243,000-kilowatt hours of savings. City of Perris has installed drought-resistant landscaping at City Hall and a low-flow irrigation system along those planting trees and shrubs to provide cooling and shade. In July of 2011, Perris initiated a program with WRCOG and Edison to help mobile home owners retrofit their residences with energy-saving devices like low-flow shower heads, faucet aerators and new refrigerators. The tree and landscape ordinances encourage the planting and proper care of trees, which contribute to the reduction of greenhouse gas through absorption of carbon dioxide, reducing the heat island effect through shade provided by trees, and lessening energy consumption by strategic tree location.</p> <p>Appropriateness: Perris is developing a local Climate Action Plan to support the reduction of Greenhouse Gas Emissions.</p>



Program	Accomplishments
<p><i>Goal 7: Equal housing opportunity for all residents of Perris, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.</i></p>	
<p>Policy 7.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale of housing.</p>	
<p>Action 7.1: Support the activities of the Fair Housing Council of the County of Riverside through actively pursuing any complaints of housing discrimination in the City. The City, in conjunction with the Riverside Fair Housing Council, shall support efforts dedicated to working toward the elimination of the discrimination of housing. Information detailing fair housing practices will be made available at City Hall and on the City's website. Additionally, the City will participate with the Riverside County Fair Housing Council to conduct workshops and seminars about landlord and tenant responsibilities and rights.</p> <p>Timeline for Implementation: Ongoing 2008-2014</p> <p>Responsibility: Redevelopment Agency / Housing Division and Riverside County Fair Housing Council</p>	<p>Progress: The City supports the activities of Fair Housing Council of Riverside County, and activities are contracted through the CDBG program. The City has a contract with Fair Housing Council of Riverside County to provide education and training classes, advocacy services, investigate allegations of housing discrimination, and mediate landlord-tenant complaints.</p> <p>Effectiveness: The Fair Housing Council of Riverside County (FHCRC) helped to overcome the effects of impediments by the following actions: providing mediation services for tenant-landlord issues, monitored local housing advertisements and tested the availability of housing, investigated allegations of differential treatment faced by people with disabilities in the rental market, investigated allegations of differential treatment faced by African Americans in the rental market, investigated allegations of substandard conditions faced by Hispanic households in the rental market, held educational workshops for landlords and residents regarding housing discrimination, and examined home mortgage lending patterns with minority lending.</p> <p>Appropriateness: As a recipient of federal entitlement grant funds (CDBG), the City of Perris is required to develop a fair housing program with specific actions and procedures which will aid in preventing, reducing, or eliminating housing discrimination and other barriers to equal housing choice based on race, color, religion, sex, national origin, ancestry, familial status or physical or mental handicap.</p>



APPENDIX A – LAND INVENTORY

Please note that estimates of potential capacity on land designated Specific Plan, and vacant or underutilized land are based on a ratio of 85 percent, which was established in the City's General Plan as the average rate for residential development (not including a density bonus) to account for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure and public facilities.

As discussed in Section VI, Housing Constraints Analysis, portions of the City are located within the Airport Influence Area (AIA) of the March Air Reserve Base (MARB), formerly March Air Force Base (AFB). The Airport Land Use Commission (ALUC) utilizes the Air Installation Compatibility Use Zone study (AICUZ) as a resource in evaluating development applications within the AIA. Airport Zone maps were adopted in 1986, but the maps relate back to the categories in the 1984 Riverside County Airport Land Use Plan (ALUP). Park West Specific Plan (Map 3), Harvest Landing Specific Plan (Map 2), and a portion of the New Perris Specific Plan (Map 3) are constrained under the existing ALUP. The City overruled ALUC's determinations of inconsistency for the Park West and Harvest Land Specific Plans. The adopted 1984 ALUP is undergoing on update and the current draft text for the new MARB Airport Land Use Compatibility Plan (ALUCP), the Harvest Landing and Park West Specific Plans are proposed to be exempted from the Plan's density limits.

Perris Valley Airport (PVA) is a privately-owned, public-use airport generally located southeast of the intersection of Ellis Avenue and Goetz Road within the City of Perris. A conflict between the Perris Valley ALUCP and Specific Plan land use designations occurs within portions of the Green Valley Specific Plan (Map 5). Coordination between the City of Perris and ALUC has resulted in the provision of additional Compatibility Policies that allow for development at a greater density and intensity in areas northerly of Ellis Avenue, including the Downtown Specific Plan (Map 4), than would otherwise have been provided pursuant to County-wide criteria. The Downtown Specific Plan was reviewed by ALUC and determined to be consistent with applicable plans in 2010, the Perris Valley ALUCP was designed to recognize the consistency determination of that Plan.

The Housing Element Land Inventory identifies (via the Airport Constraints column) those parcels whose residential development potential is constrained by the density restrictions included in either the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, or the Perris Valley Airport Land Use Compatibility Plan. Once the Draft MARB ALUCP is adopted, constraints from the MARB will be modified which will result in less constrained parcels. It must be noted that current airport constrained parcels are not relied on to meet the City's RHNA.

It is also important to note for the Downtown Specific Plan, that in some instances the parcel specific tables may not exactly match the total number of acres or units shown in the Housing Resources section of the Housing Element. Inconsistencies in the acreage of a district are attributed to the removal of parcels classified as right of way from the district total and in most instances results in only a small discrepancy. With regard to unit capacity, the tables shown in this appendix calculate the maximum development capacity for each individual parcel within the Specific Plan area. Based on this, the total unit capacity for a given district may exceed the build out assumptions shown in Table VII-2 of the Housing Resources section. When the total number of units accommodated in a district exceeds the maximum build out assumptions, the maximum build out assumptions take precedence and cannot be exceeded.



Map 1
Underutilized Land Inventory

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraints
308200014	1.45	14 du/ac	17	MFR-14	SFR	Yes	No	No
308200015	0.88	14 du/ac	10	MFR-14	SFR	Yes	No	No
308200013	0.95	14 du/ac	11	MFR-14	SFR	Yes	No	No
308200011	0.86	14 du/ac	10	MFR-14	SFR	Yes	No	No
308200010	0.92	14 du/ac	11	MFR-14	SFR	Yes	No	No
308200009	1.50	14 du/ac	18	MFR-14	SFR	Yes	No	No
308200012	0.95	14 du/ac	11	MFR-14	SFR	Yes	No	No
308200001	1.15	14 du/ac	14	MFR-14	SFR	Yes	No	No
308200002	1.10	14 du/ac	13	MFR-14	SFR	Yes	No	No
308200003	1.06	14 du/ac	13	MFR-14	SFR	Yes	No	No
308200004	1.09	14 du/ac	13	MFR-14	SFR	Yes	No	No
308200005	1.03	14 du/ac	12	MFR-14	SFR	Yes	No	No
308200006	1.09	14 du/ac	13	MFR-14	SFR	Yes	No	No
308200007	1.09	14 du/ac	13	MFR-14	SFR	Yes	No	No
308200008	1.30	14 du/ac	15	MFR-14	SFR	Yes	No	No
Total	16.4		194					

Map 2
Specific Plan Land Inventory (Harvest Landing Specific Plan)

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity**	On-Site Constraints	Airport Constraints
305070003	17.6	12 du/ac	180	SP (MDR)	Vacant	Yes	No	Yes
305070003	15.73	22 du/ac	295	SP (HDR)	Vacant	Yes	No	Yes
305110015	0.5	12 du/ac	5	SP (MDR)	Vacant	Yes	No	Yes
305110016	0.65	12 du/ac	7	SP (MDR)	Vacant	Yes	No	Yes
305110022	3.15	12 du/ac	32	SP (MDR)	Vacant	Yes	No	Yes
305110023	0.83	12 du/ac	8	SP (MDR)	Vacant	Yes	No	Yes
305110024	0.83	12 du/ac	8	SP (MDR)	Vacant	Yes	No	Yes
305110025	0.83	12 du/ac	8	SP (MDR)	Vacant	Yes	No	Yes
305110026	1.96	12 du/ac	20	SP (MDR)	Vacant	Yes	No	Yes
305110027	6.84	12 du/ac	70	SP (MDR)	Vacant	Yes	No	Yes
305110032	0.88	12 du/ac	16	SP (MDR)	Vacant	Yes	No	Yes
305110032	0.6	15 du/ac	8	SP (MHDR)	Vacant	Yes	No	Yes
305110033	4.93	12 du/ac	50	SP (MDR)	Vacant	Yes	No	Yes
305110034	4.03	15 du/ac	51	SP (MHDR)	Vacant	Yes	No	Yes
305110035	1.55	12 du/ac	16	SP (MDR)	Vacant	Yes	No	Yes
305110035	1.24	15 du/ac	16	SP (MHDR)	Vacant	Yes	No	Yes
305140012	0.33	15 du/ac	4	SP (MHDR)	Vacant	Yes	No	Yes
305140027	0.67	15 du/ac	9	SP (MHDR)	Vacant	Yes	No	Yes
305140031	0.98	15 du/ac	12	SP (MHDR)	Vacant	Yes	No	Yes
305140032	0.94	15 du/ac	12	SP (MHDR)	Vacant	Yes	No	Yes
305140034	2.51	15 du/ac	32	SP (MHDR)	Vacant	Yes	No	Yes
305140053	0.39	15 du/ac	5	SP (MHDR)	Vacant	Yes	No	Yes
305140054	0.48	15 du/ac	6	SP (MHDR)	Vacant	Yes	No	Yes
305140055	0.66	15 du/ac	8	SP (MHDR)	Vacant	Yes	No	Yes
305140056	0.87	15 du/ac	11	SP (MHDR)	Vacant	Yes	No	Yes
305140057	1.08	15 du/ac	14	SP (MHDR)	Vacant	Yes	No	Yes



APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity**	On-Site Constraints	Airport Constraints
305140058	1.12	15 du/ac	14	SP (MHDR)	Vacant	Yes	No	Yes
305140059	1.06	15 du/ac	14	SP (MHDR)	Vacant	Yes	No	Yes
305140060	0.94	15 du/ac	12	SP (MHDR)	Vacant	Yes	No	Yes
305160003	0.05	22 du/ac	1	SP (HDR)	Vacant	Yes	No	Yes
305160024	0.99	22 du/ac	19	SP (HDR)	Vacant	Yes	No	Yes
305160025	3.82	22 du/ac	71	SP (HDR)	Vacant	Yes	No	Yes
305160026	0.46	22 du/ac	9	SP (HDR)	Vacant	Yes	No	Yes
305160027	0.99	22 du/ac	19	SP (HDR)	Vacant	Yes	No	Yes
305190014	0.73	22 du/ac	14	SP (HDR)	Vacant	Yes	No	No
305190019	1.08	22 du/ac	20	SP (HDR)	Vacant	Yes	No	No
305190020	1.3	22 du/ac	24	SP (HDR)	Vacant	Yes	No	No
305190028	0.53	22 du/ac	10	SP (HDR)	Vacant	Yes	No	No
305190029	0.73	22 du/ac	14	SP (HDR)	Vacant	Yes	No	No
305190030	0.91	22 du/ac	11	SP (HDR)	Vacant	Yes	No	No
305190031	0.96	22 du/ac	18	SP (HDR)	Vacant	Yes	No	No
305190032	8.64	22 du/ac	162	SP (HDR)	Vacant	Yes	No	No
305220011	1.49	22 du/ac	28	SP (HDR)	Vacant	Yes	No	No
305220020	0.09	22 du/ac	2	SP (HDR)	Vacant	Yes	No	No
305220021	0.03	22 du/ac	1	SP (HDR)	Vacant	Yes	No	No
305220049	0.86	22 du/ac	16	SP (HDR)	Vacant	Yes	No	No
305220050	0.86	22 du/ac	16	SP (HDR)	Vacant	Yes	No	No
305220051	2.59	22 du/ac	48	SP (HDR)	Vacant	Yes	No	No
305220052	2.87	22 du/ac	54	SP (HDR)	Vacant	Yes	No	No
Total	104.16		1,505					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.

**Infrastructure improvements anticipated during development of the specific plan area.

**Map 3
Specific Plan Land Inventory (Parkwest Specific Plan)**

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraints
310180047	25.33	4.7 du/ac	101	SP (R-6,000)	Vacant	Yes	No	Yes
310180008	3.77	4.7 du/ac	15	SP (R-6,000)	Vacant	Yes	No	Yes
310180020	5.90	4.7 du/ac	23	SP (R-6,000)	Vacant	Yes	No	Yes
310180033	33.91	4.7 du/ac	135	SP (R-6,000)	Vacant	Yes	No	Yes
310180011	20.00	4.7 du/ac	80	SP (R-6,000)	Vacant	Yes	No	Yes
310190009	158.33	6.5 du/ac	874	SP (R-5,000)	Vacant	Yes	No	Yes
310190005	0.16	6.5 du/ac	1	SP (R-5,000)	Vacant	Yes	No	Yes
310190008	31.10	6.5 du/ac	171	SP (R-5,000)	Vacant	Yes	No	Yes
310190015	0.80	6.5 du/ac	4	SP (R-5,000)	Vacant	Yes	No	Yes
310200004	7.42	11.5 du/ac	72	SP (MF Townhomes)	Vacant	Yes	No	No
310200006	62.80	11.5 du/ac	613	SP (MF Townhomes)	Vacant	Yes	No	No
310210013	1.11	11.5 du/ac	10	SP (MF Townhomes)	Vacant	Yes	No	No
310210003	1.11	11.5 du/ac	10	SP (MF Townhomes)	Vacant	Yes	No	No
310210008	1.11	11.5 du/ac	10	SP (MF Townhomes)	Vacant	Yes	No	No
310200005	5.97	11.5 du/ac	58	SP (MF Townhomes)	Vacant	Yes	No	No
310210007	1.12	11.5 du/ac	10	SP (MF Townhomes)	Vacant	Yes	No	No
Total	359.94		2,193					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.



**Map 3
Specific Plan Land Inventory (New Perris Specific Plan)**

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraints
310180048	0.52	5 du/ac	2	SP (SFR)	Vacant	Yes	No	Yes
310180016	0.73	5 du/ac	3	SP (SFR)	Vacant	Yes	No	Yes
310200014	139.29	5 du/ac	591	SP (SFR)	Vacant	Yes	No	No
310210001	9.69	5 du/ac	41	SP (SFR)	Vacant	Yes	No	No
310210011	8.62	5 du/ac	36	SP (SFR)	Vacant	Yes	No	No
310210002	1.11	5 du/ac	4	SP (SFR)	Vacant	Yes	No	No
310210009	1.11	5 du/ac	4	SP (SFR)	Vacant	Yes	No	No
310210004	1.11	5 du/ac	4	SP (SFR)	Vacant	Yes	No	No
310210005	1.12	5 du/ac	4	SP (SFR)	Vacant	Yes	No	No
310210022	3.76	5 du/ac	15	SP (SFR)	Vacant	Yes	No	No
310220003	9.43	5 du/ac	40	SP (SFR)	Vacant	Yes	No	No
310220047	45.76	5 du/ac	194	SP (SFR)	Vacant	Yes	No	No
310220048	27.18	5 du/ac	115	SP (SFR)	Vacant	Yes	No	No
310220049	110.74	5 du/ac	470	SP (SFR)	Vacant	Yes	No	No
310220029	1.45	5 du/ac	6	SP (SFR)	Vacant	Yes	No	No
310170005	4.42	5 du/ac	18	SP (SFR)	Vacant	Yes	No	No
310170006	8.26	20 du/ac	140	SP (MFR)	Vacant	Yes	No	No
310220027	0.64	5 du/ac	2	SP (SFR)	Vacant	Yes	No	No
310220028	1.26	5 du/ac	5	SP (SFR)	Vacant	Yes	No	No
310220050	68.42	5 du/ac	290	SP (SFR)	Vacant	Yes	No	No
310220034	2.56	5 du/ac	10	SP (SFR)	Vacant	Yes	No	No
310220030	0.33	5 du/ac	1	SP (SFR)	Vacant	Yes	No	No
Total	447.51		2,006					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.

**Map 4
Vacant Residentially Zoned Land Inventory**

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraints
310180035	1.49	14 du/ac	18	MFR-14	Vacant	Yes	No	Yes
310180034	0.67	14 du/ac	8	MFR-14	Vacant	Yes	No	Yes
310180010	12.31	14 du/ac	147	MFR-14	Vacant	Yes	No	Yes
310180009	9.83	14 du/ac	117	MFR-14	Vacant	Yes	No	Yes
310180006	5.94	14 du/ac	71	MFR-14	Vacant	Yes	No	Yes
310180029	5.04	14 du/ac	60	MFR-14	Vacant	Yes	No	Yes
310180030	0.13	14 du/ac	2	MFR-14	Vacant	Yes	No	Yes
310180031	0.13	14 du/ac	2	MFR-14	Vacant	Yes	No	Yes
310180032	0.13	14 du/ac	2	MFR-14	Vacant	Yes	No	Yes
310180043	3.85	14 du/ac	46	MFR-14	Vacant	Yes	No	Yes
310180044	3.87	14 du/ac	46	MFR-14	Vacant	Yes	No	Yes
310180024	7.83	14 du/ac	93	MFR-14	Vacant	Yes	No	Yes
310180025	2.72	14 du/ac	32	MFR-14	Vacant	Yes	No	Yes
310180026	2.73	14 du/ac	32	MFR-14	Vacant	Yes	No	Yes
Total	56.68		674					



Map 4
Specific Plan Land Inventory (Downtown Specific Plan)

Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Fourth Street Gateway									
	310042035	0.15	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310051015	0.13	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122032	0.37	32 du/ac	6	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070047	2.19	32 du/ac	35	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313101009	0.33	32 du/ac	5	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310051013	0.34	32 du/ac	5	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121009	0.06	32 du/ac	1	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310041011	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313132011	0.17	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310042036	0.15	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121020	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313102013	0.85	32 du/ac	14	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070045	1.25	32 du/ac	20	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070053	0.89	32 du/ac	14	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122037	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310042032	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
F	310082009	2.74	32 du/ac	44	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070046	0.96	32 du/ac	15	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313101017	0.12	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310052037	0.77	32 du/ac	12	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313132044	0.08	32 du/ac	1	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310081010	0.37	32 du/ac	6	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310042038	0.30	32 du/ac	5	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313102030	0.03	32 du/ac	1	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131018	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310042029	0.58	32 du/ac	9	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310041015	0.10	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070075	0.68	32 du/ac	11	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310052035	0.15	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070052	0.62	32 du/ac	10	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131020	0.23	32 du/ac	4	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131021	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131023	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313132045	0.08	32 du/ac	1	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070056	0.41	32 du/ac	7	DTSP - 4th Street Gateway	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Fourth Street Gateway									
	313101008	0.27	32 du/ac	4	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310052034	0.16	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313101019	0.39	32 du/ac	6	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121022	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122034	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070043	0.71	32 du/ac	11	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070076	5.15	32 du/ac	82	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310082030	0.93	32 du/ac	15	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121024	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310052033	0.15	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310051018	0.30	32 du/ac	5	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310042034	0.15	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122009	0.10	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310041014	0.43	32 du/ac	7	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310051017	0.31	32 du/ac	5	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131025	0.08	32 du/ac	1	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070057	0.09	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121025	0.26	32 du/ac	4	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121016	0.23	32 du/ac	4	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070054	0.29	32 du/ac	5	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122033	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310041012	0.65	32 du/ac	10	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313132037	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310082020	0.59	32 du/ac	9	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131019	0.24	32 du/ac	4	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313101018	0.21	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313102028	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131017	0.08	32 du/ac	1	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131022	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121026	0.04	32 du/ac	1	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313132041	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310061016	0.53	32 du/ac	8	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121017	0.44	32 du/ac	7	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310042037	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310052024	0.15	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122036	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310081011	0.90	32 du/ac	14	DTSP - 4th Street Gateway	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Fourth Street Gateway									
	313122031	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121021	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122035	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310042033	0.15	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313132048	0.63	32 du/ac	10	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310041009	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313102029	0.10	32 du/ac	2	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313132036	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313132033	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313102027	0.72	32 du/ac	12	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310052032	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122010	0.07	32 du/ac	1	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310070055	0.46	32 du/ac	7	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310041010	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121019	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313121018	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313101014	0.17	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310081008	0.53	32 du/ac	8	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122029	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313101015	0.25	32 du/ac	4	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310082023	0.53	32 du/ac	9	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310082029	1.68	32 du/ac	27	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310082014	0.61	32 du/ac	10	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310051014	0.30	32 du/ac	5	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310041013	0.20	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131024	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313122030	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Developed	Yes	No	No
	310051016	0.49	32 du/ac	8	DTSP - 4th Street Gateway	Developed	Yes	No	No
	313131016	0.32	32 du/ac	5	DTSP - 4th Street Gateway	Developed	Yes	No	No
Subtotal		40.96		655					
H**	310082026	1.28	32 du/ac	21	DTSP - 4th Street Gateway	Vacant	Yes	No	No
	313121023	0.16	32 du/ac	3	DTSP - 4th Street Gateway	Vacant	Yes	No	No
	313131028	0.11	32 du/ac	2	DTSP - 4th Street Gateway	Vacant	Yes	No	No
	313131027	0.13	32 du/ac	2	DTSP - 4th Street Gateway	Vacant	Yes	No	No
	310052030	0.16	32 du/ac	2	DTSP - 4th Street Gateway	Vacant	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Fourth Street Gateway									
	313132038	0.46	32 du/ac	7	DTSP - 4th Street Gateway	Vacant	Yes	No	No
	310082031	1.03	32 du/ac	17	DTSP - 4th Street Gateway	Vacant	Yes	No	No
H**	310082011	1.21	32 du/ac	19	DTSP - 4th Street Gateway	Vacant	Yes	No	No
	313132046	0.12	32 du/ac	2	DTSP - 4th Street Gateway	Vacant	Yes	No	No
	313131026	0.19	32 du/ac	3	DTSP - 4th Street Gateway	Vacant	Yes	No	No
	310052031	0.16	32 du/ac	2	DTSP - 4th Street Gateway	Vacant	Yes	No	No
H**	310082021	0.62	32 du/ac	10	DTSP - 4th Street Gateway	Vacant	Yes	No	No
	Subtotal	5.61		90					
	Total	46.6		745					

Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Downtown Promenade									
	313103007	0.10	35 du/ac	2	DTSP - Downtown Promenade	Developed	Yes	No	No
	313112002	0.09	35 du/ac	2	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093015	0.16	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093023	0.96	35 du/ac	17	DTSP - Downtown Promenade	Developed	Yes	No	No
	313081010	0.46	35 du/ac	8	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092014	0.16	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092015	0.16	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092011	0.16	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093009	0.16	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093003	0.07	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313112005	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313101020	0.07	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092009	0.15	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313113013	0.15	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313112006	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092018	0.16	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313113003	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093017	0.26	35 du/ac	5	DTSP - Downtown Promenade	Developed	Yes	No	No
	313102002	0.07	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Downtown Promenade									
	313103006	0.03	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313081007	0.19	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313112004	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313113006	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094016	0.11	35 du/ac	2	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094010	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092023	0.35	35 du/ac	6	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093024	0.52	35 du/ac	9	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094003	0.06	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313103008	0.07	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313081009	0.45	35 du/ac	8	DTSP - Downtown Promenade	Developed	Yes	No	No
	313101002	0.06	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313111001	0.35	35 du/ac	6	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093011	0.18	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313103002	0.06	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313112011	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313102001	0.24	35 du/ac	4	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093014	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094007	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313113004	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092007	0.47	35 du/ac	8	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094004	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313102003	0.07	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093004	0.28	35 du/ac	5	DTSP - Downtown Promenade	Developed	Yes	No	No
	313091001	0.65	35 du/ac	11	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092001	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093010	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313081006	0.09	35 du/ac	2	DTSP - Downtown Promenade	Developed	Yes	No	No
	313112008	0.23	35 du/ac	4	DTSP - Downtown Promenade	Developed	Yes	No	No
	313111011	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092008	0.51	35 du/ac	9	DTSP - Downtown Promenade	Developed	Yes	No	No
	313113005	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094005	0.11	35 du/ac	2	DTSP - Downtown Promenade	Developed	Yes	No	No
	313102005	0.43	35 du/ac	8	DTSP - Downtown Promenade	Developed	Yes	No	No
	313113001	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Downtown Promenade									
	313103010	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313103009	0.07	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092020	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313082002	0.24	35 du/ac	4	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093006	0.18	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313112007	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094002	0.16	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313101003	0.12	35 du/ac	2	DTSP - Downtown Promenade	Developed	Yes	No	No
	313113002	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313082005	0.18	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313113007	0.19	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313081005	0.18	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313082007	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094018	0.52	35 du/ac	9	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094001	0.11	35 du/ac	2	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093002	0.06	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093016	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313101001	0.14	35 du/ac	2	DTSP - Downtown Promenade	Developed	Yes	No	No
	313103004	0.07	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313103005	0.07	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313093008	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094009	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094014	0.34	35 du/ac	6	DTSP - Downtown Promenade	Developed	Yes	No	No
	313102004	0.15	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313103001	0.14	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313082008	0.04	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092010	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313082009	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313112003	0.05	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313103003	0.06	35 du/ac	1	DTSP - Downtown Promenade	Developed	Yes	No	No
	313094008	0.17	35 du/ac	3	DTSP - Downtown Promenade	Developed	Yes	No	No
	313092013	0.35	35 du/ac	6	DTSP - Downtown Promenade	Developed	Yes	No	No
Subtotal	13.81			241					
	313081001	0.39	35 du/ac	7	DTSP - Downtown Promenade	Vacant	Yes	No	No
	313092019	0.35	35 du/ac	6	DTSP - Downtown Promenade	Vacant	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Downtown Promenade									
	313092022	0.39	35 du/ac	7	DTSP - Downtown Promenade	Vacant	Yes	No	No
	313092012	0.15	35 du/ac	3	DTSP - Downtown Promenade	Vacant	Yes	No	No
	313093020	0.51	35 du/ac	9	DTSP - Downtown Promenade	Vacant	Yes	No	No
	313081004	0.10	35 du/ac	2	DTSP - Downtown Promenade	Vacant	Yes	No	No
	313092021	0.16	35 du/ac	3	DTSP - Downtown Promenade	Vacant	Yes	No	No
	313093001	0.14	35 du/ac	3	DTSP - Downtown Promenade	Vacant	Yes	No	No
	313082006	0.15	35 du/ac	3	DTSP - Downtown Promenade	Vacant	Yes	No	No
	313093005	0.15	35 du/ac	3	DTSP - Downtown Promenade	Vacant	Yes	No	No
Subtotal		2.49		46					
TOTAL		16.3		287					

Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Neighborhood									
	313282009	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313071009	0.35	20 du/ac	7	DTSP - Neighborhood	Developed	Yes	No	No
	313102016	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133005	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310042019	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310052022	0.11	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313282016	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313282011	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313102022	0.09	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313133002	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310052021	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	310043004	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313073019	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313072011	0.24	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313073027	0.16	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313124011	0.20	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	310052018	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313102021	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Neighborhood									
	313123007	0.35	20 du/ac	7	DTSP - Neighborhood	Developed	Yes	No	No
	310053025	0.51	20 du/ac	10	DTSP - Neighborhood	Developed	Yes	No	No
	313072034	0.21	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313282017	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313263024	0.16	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313132016	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313263019	0.16	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313132015	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313262024	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313263021	0.15	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310043007	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313132013	0.31	20 du/ac	6	DTSP - Neighborhood	Developed	Yes	No	No
	310043022	0.35	20 du/ac	7	DTSP - Neighborhood	Developed	Yes	No	No
I	313074009	0.34	20 du/ac	7	DTSP - Neighborhood	Developed	Yes	No	No
	313263033	0.16	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313073016	0.07	20 du/ac	1	DTSP - Neighborhood	Developed	Yes	No	No
	313103016	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313124025	0.20	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313263030	0.11	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313262019	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313102026	0.50	20 du/ac	10	DTSP - Neighborhood	Developed	Yes	No	No
	313102018	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313122023	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313073018	1.04	20 du/ac	21	DTSP - Neighborhood	Developed	Yes	No	No
	313122028	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313132014	0.03	20 du/ac	1	DTSP - Neighborhood	Developed	Yes	No	No
	313133010	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310042023	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310042021	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313282006	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133009	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313263022	0.16	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313254006	0.52	20 du/ac	10	DTSP - Neighborhood	Developed	Yes	No	No
	313073017	0.10	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313074006	0.41	20 du/ac	8	DTSP - Neighborhood	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Neighborhood									
	313102020	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313073013	0.31	20 du/ac	6	DTSP - Neighborhood	Developed	Yes	No	No
	313122022	0.34	20 du/ac	7	DTSP - Neighborhood	Developed	Yes	No	No
	310053007	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133007	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313282008	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310052019	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313132018	0.26	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313132017	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313103029	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	310150010	0.08	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313282013	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313262022	0.51	20 du/ac	10	DTSP - Neighborhood	Developed	Yes	No	No
	313132023	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310043008	0.52	20 du/ac	10	DTSP - Neighborhood	Developed	Yes	No	No
	313073021	0.15	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133004	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313124026	0.23	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313263031	0.15	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313282003	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	310042024	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133001	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313282020	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313103017	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133006	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310052020	0.86	20 du/ac	17	DTSP - Neighborhood	Developed	Yes	No	No
	310043023	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313073026	0.20	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313282012	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310042039	0.34	20 du/ac	7	DTSP - Neighborhood	Developed	Yes	No	No
	313290020	6.04	20 du/ac	121	DTSP - Neighborhood	Developed	Yes	No	No
	313132022	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310042020	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313122026	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310053004	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Neighborhood									
	313282005	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	310042022	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133003	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313123004	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313261001	0.52	20 du/ac	10	DTSP - Neighborhood	Developed	Yes	No	No
	313071032	0.35	20 du/ac	7	DTSP - Neighborhood	Developed	Yes	No	No
	313071030	0.43	20 du/ac	9	DTSP - Neighborhood	Developed	Yes	No	No
	313103028	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313262021	0.26	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313103012	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313123001	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313072033	0.14	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313102023	0.25	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313123008	0.30	20 du/ac	6	DTSP - Neighborhood	Developed	Yes	No	No
	313103027	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313123024	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313123022	0.14	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313122017	0.10	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313133013	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313263023	0.16	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313262016	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313132021	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310150008	16.15	20 du/ac	323	DTSP - Neighborhood	Developed	Yes	No	No
	313263029	0.11	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313282018	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313102019	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133012	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313254007	0.43	20 du/ac	9	DTSP - Neighborhood	Developed	Yes	No	No
	313103026	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313123003	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313114001	0.66	20 du/ac	13	DTSP - Neighborhood	Developed	Yes	No	No
	313262017	0.11	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	310043003	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313122027	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313282021	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Neighborhood									
	313282004	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313263020	0.16	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310043002	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313262018	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133011	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313122024	0.26	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313102017	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133008	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313262020	0.24	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313282022	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
I	313074003	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313282010	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313133014	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313282019	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	310053005	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310052023	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313123002	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313282014	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313282015	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313263032	0.16	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313132028	0.52	20 du/ac	10	DTSP - Neighborhood	Developed	Yes	No	No
	313124012	0.12	20 du/ac	2	DTSP - Neighborhood	Developed	Yes	No	No
	313262023	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313122021	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310053006	0.18	20 du/ac	4	DTSP - Neighborhood	Developed	Yes	No	No
	313282048	0.25	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313123005	0.34	20 du/ac	7	DTSP - Neighborhood	Developed	Yes	No	No
	313132032	0.26	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313282007	0.13	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	310042031	0.69	20 du/ac	14	DTSP - Neighborhood	Developed	Yes	No	No
	313262025	0.17	20 du/ac	3	DTSP - Neighborhood	Developed	Yes	No	No
	313073020	0.52	20 du/ac	10	DTSP - Neighborhood	Developed	Yes	No	No
	313072032	0.27	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	313122025	0.26	20 du/ac	5	DTSP - Neighborhood	Developed	Yes	No	No
	Subtotal	55.53		1,111					



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Neighborhood									
	310053010	0.18	20 du/ac	4	DTSP - Neighborhood	Vacant	Yes	No	No
	310053009	0.17	20 du/ac	3	DTSP - Neighborhood	Vacant	Yes	No	No
	313122019	0.07	20 du/ac	1	DTSP - Neighborhood	Vacant	Yes	No	No
J	313256001	2.37	20 du/ac	47	DTSP - Neighborhood	Vacant	Yes	No	No
	313103036	0.16	20 du/ac	3	DTSP - Neighborhood	Vacant	Yes	No	No
	310052016	0.18	20 du/ac	4	DTSP - Neighborhood	Vacant	Yes	No	No
	313122018	0.07	20 du/ac	1	DTSP - Neighborhood	Vacant	Yes	No	No
	310053011	0.16	20 du/ac	3	DTSP - Neighborhood	Vacant	Yes	No	No
	313261006	0.09	20 du/ac	2	DTSP - Neighborhood	Vacant	Yes	No	No
	313123011	0.08	20 du/ac	2	DTSP - Neighborhood	Vacant	Yes	No	No
	313262026	0.11	20 du/ac	2	DTSP - Neighborhood	Vacant	Yes	No	No
	310043006	0.17	20 du/ac	3	DTSP - Neighborhood	Vacant	Yes	No	No
	310053008	0.18	20 du/ac	4	DTSP - Neighborhood	Vacant	Yes	No	No
	313122020	0.09	20 du/ac	2	DTSP - Neighborhood	Vacant	Yes	No	No
	310053012	0.18	20 du/ac	4	DTSP - Neighborhood	Vacant	Yes	No	No
	310043005	0.17	20 du/ac	3	DTSP - Neighborhood	Vacant	Yes	No	No
	313103011	0.18	20 du/ac	4	DTSP - Neighborhood	Vacant	Yes	No	No
	313123009	0.25	20 du/ac	5	DTSP - Neighborhood	Vacant	Yes	No	No
	310150002	0.22	20 du/ac	4	DTSP - Neighborhood	Vacant	Yes	No	No
	313123012	0.08	20 du/ac	2	DTSP - Neighborhood	Vacant	Yes	No	No
	310052015	0.16	20 du/ac	3	DTSP - Neighborhood	Vacant	Yes	No	No
	310052017	0.16	20 du/ac	3	DTSP - Neighborhood	Vacant	Yes	No	No
	313103035	0.19	20 du/ac	4	DTSP - Neighborhood	Vacant	Yes	No	No
I	313074004	0.51	20 du/ac	10	DTSP - Neighborhood	Vacant	Yes	No	No
	313263025	0.96	20 du/ac	19	DTSP - Neighborhood	Vacant	Yes	No	No
	313103034	0.35	20 du/ac	7	DTSP - Neighborhood	Vacant	Yes	No	No
	313123010	0.08	20 du/ac	2	DTSP - Neighborhood	Vacant	Yes	No	No
I	313074005	0.52	20 du/ac	10	DTSP - Neighborhood	Vacant	Yes	No	No
	Subtotal	8.10		162					
	TOTAL	63.7		1,273					



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Plaza Mercado									
	313262028	0.25	26 du/ac	3	DTSP - Plaza Mercado	Developed	Yes	No	No
	313114003	0.25	26 du/ac	3	DTSP - Plaza Mercado	Developed	Yes	No	No
	313262029	0.25	26 du/ac	3	DTSP - Plaza Mercado	Developed	Yes	No	No
	313104006	0.50	26 du/ac	7	DTSP - Plaza Mercado	Developed	Yes	No	No
	313114004	0.60	26 du/ac	8	DTSP - Plaza Mercado	Developed	Yes	No	No
Subtotal		1.85		24					
	313104026	0.25	26 du/ac	3	DTSP - Plaza Mercado	Vacant	Yes	No	No
	313261014	0.40	26 du/ac	5	DTSP - Plaza Mercado	Vacant	Yes	No	No
	313104005	0.15	26 du/ac	2	DTSP - Plaza Mercado	Vacant	Yes	No	No
	313261003	0.25	26 du/ac	3	DTSP - Plaza Mercado	Vacant	Yes	No	No
	313261004	0.25	26 du/ac	3	DTSP - Plaza Mercado	Vacant	Yes	No	No
	313104004	0.20	26 du/ac	3	DTSP - Plaza Mercado	Vacant	Yes	No	No
	313261015	0.25	26 du/ac	3	DTSP - Plaza Mercado	Vacant	Yes	No	No
	313114005	0.80	26 du/ac	10	DTSP - Plaza Mercado	Vacant	Yes	No	No
Subtotal		2.55		33					
TOTAL		4.40		57					

Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Semi-Rural									
	311100012	6.89	2 du/ac	14	DTSP - Suburban	Vacant	Yes	No	No
Subtotal		6.89		14					
	311100013	3.72	2 du/ac	7	DTSP - Suburban	Developed	Yes	No	No
	311100009	1.43	2 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	311100019	1.43	2 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	311100008	1.43	2 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	311100011	1.43	2 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
Subtotal		9.44		19					
TOTAL		16.33		33					



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313061014	0.36	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313062006	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313244003	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313244022	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061021	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313283018	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313230056	0.05	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312019	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311020	0.10	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311034	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311022	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313312028	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313133028	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313124021	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313104011	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242020	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313124004	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310053020	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310054013	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313062004	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313134022	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310043014	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313062028	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301004	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061035	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313302018	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313062012	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310121005	0.20	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310044030	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313281005	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313133018	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313133017	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313242030	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310043011	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282039	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313282025	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063010	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311019	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313134011	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241023	0.37	15 du/ac	6	DTSP - Suburban	Developed	Yes	No	No
	310054001	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310121028	0.22	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313244020	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313255001	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313244021	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313281006	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313312017	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313283030	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063007	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313283005	0.17	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243026	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313061033	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313071015	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313302022	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313124017	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313262005	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044027	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313071002	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313062011	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311028	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311048	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313134012	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313124023	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313103019	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313242006	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313062010	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301022	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313262007	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310053024	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310054003	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	310121040	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313230029	0.27	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313310001	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313262027	0.32	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313124003	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310121024	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	310044011	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061022	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311001	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310044032	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313071021	0.26	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313243016	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313312018	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063026	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313301030	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283002	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313283028	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313302013	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311025	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283034	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311031	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313103037	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313243027	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313251003	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310054004	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044031	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313071027	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313244024	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301011	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311004	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313310015	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312009	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311042	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313134005	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241003	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313124002	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313253013	0.23	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313253014	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313310009	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313310002	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310054027	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243020	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313230007	0.22	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313253016	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310043009	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282026	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311049	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313302024	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313241026	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313251012	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063009	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282042	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313244007	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061029	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313283017	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311006	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313302016	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313064014	0.25	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313262004	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313253015	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310123022	0.21	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301024	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313312003	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311046	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313242002	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061012	0.26	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313312021	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313103022	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313072024	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313062021	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313230006	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282032	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311021	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313064004	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311008	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313063017	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313134026	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313251005	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242029	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310054007	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311036	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313241016	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061023	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313134025	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313310013	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313251008	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313073022	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313064003	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313262003	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313282031	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313282044	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313104025	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313104017	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310054012	0.20	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310044026	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242017	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313302009	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313061031	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313071020	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313302006	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313243017	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313312011	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313301023	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311051	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313302020	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313312012	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313133024	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313134015	0.22	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313104023	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313251023	0.32	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313241008	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313244005	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313281011	0.23	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313312023	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313134014	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313133019	0.21	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313134021	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313262011	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313255006	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310122014	0.23	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313283007	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313283036	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301026	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313073002	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313134001	0.31	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313242023	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310043012	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313064005	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282023	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313282028	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311027	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313302021	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242014	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061024	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313062001	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313302014	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313241011	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313253006	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313253005	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313062026	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313243006	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063023	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313302019	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313283033	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063016	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313124001	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242007	0.25	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313243011	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313244010	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313072021	0.35	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313301034	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044012	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313134008	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044029	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313062013	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313283009	0.17	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313281014	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313252010	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313072025	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313251015	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242004	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313062020	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313283008	0.17	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313310012	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312007	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313241018	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241001	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313104020	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310121044	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313230032	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313310008	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313301017	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313123018	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313242031	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313251017	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	310044022	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063002	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313124020	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313103021	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313301027	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313064016	0.21	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313312006	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313301003	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310140001	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313134016	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313061037	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313062008	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313253009	0.26	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313063024	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313283029	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301012	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313310003	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313123016	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313103018	0.33	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313133016	0.26	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313241007	0.20	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313262006	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313310007	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313062017	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282043	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061026	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313063003	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301021	0.10	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313062027	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310121019	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313282036	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063012	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313282034	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310053014	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313312029	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313134003	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242021	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044033	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313281008	0.20	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313072003	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313071018	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313281009	0.21	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311010	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313243001	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313133022	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313312030	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313062019	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313062024	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313072035	0.35	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313230011	0.31	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313061006	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301008	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301013	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242011	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313244012	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311023	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313281002	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311026	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313302002	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310054011	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313123020	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313251019	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241017	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044015	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310054008	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313072008	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313133029	0.29	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	310121007	0.20	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310121020	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313244011	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313242018	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301029	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283024	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313073004	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313062003	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313252005	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301010	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283012	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283032	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313253010	0.25	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313302003	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312015	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313310004	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311024	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283003	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313302011	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313063025	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311043	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313242010	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313104021	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044001	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044009	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044021	0.10	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061013	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311012	0.10	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313244008	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310053023	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310054005	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061025	0.26	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313062025	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313244014	0.26	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313062018	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313071022	0.26	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313301005	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243009	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313283004	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313230025	0.40	15 du/ac	6	DTSP - Suburban	Developed	Yes	No	No
	313311032	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313301015	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311040	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313301014	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301020	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313302025	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311003	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313104015	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313123019	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313241014	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313252001	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313242028	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242022	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313104029	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243007	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313073006	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282040	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061015	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313072031	0.51	15 du/ac	8	DTSP - Suburban	Developed	Yes	No	No
	313312002	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311018	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313252008	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241013	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310054025	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301031	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242008	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313253007	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243021	0.23	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313063022	0.68	15 du/ac	10	DTSP - Suburban	Developed	Yes	No	No
	313282024	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313282027	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310054019	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313252011	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313241010	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241024	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241015	0.32	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313064007	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313255007	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301036	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313282041	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311035	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312026	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310043010	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301007	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313073007	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313281012	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313073003	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313104016	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313123017	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313243025	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313301002	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283023	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313103020	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301025	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313310014	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313262012	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310053021	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313071031	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313230027	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313062016	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313104013	0.93	15 du/ac	14	DTSP - Suburban	Developed	Yes	No	No
	313243023	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313242026	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061036	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282035	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313302017	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311030	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313063019	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313124019	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313251020	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313252002	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313243010	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311033	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310054009	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313072028	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311014	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313243002	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313243015	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243029	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044023	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310122001	0.40	15 du/ac	6	DTSP - Suburban	Developed	Yes	No	No
	313283026	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243005	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061016	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313310010	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313283035	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313103038	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313262015	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310121018	0.35	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313071003	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063011	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313062022	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313242001	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242015	0.25	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313244016	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283015	0.17	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313281013	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313062009	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313062007	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301035	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313244025	0.23	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310131004	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313312010	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313062015	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313063013	0.28	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313134023	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313133015	0.25	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313134013	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313104019	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310053015	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310044005	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044003	0.05	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313283016	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313134027	0.31	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313124006	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313251007	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310121041	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313063008	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313072006	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313312022	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313283013	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313104028	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313251018	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044028	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243022	0.23	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313252004	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313281004	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313072007	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313061018	0.26	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313104012	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044020	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313244006	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313230010	0.32	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313311009	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312005	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313251016	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313252006	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313124005	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	310044014	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310121047	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313230024	0.01	15 du/ac	0	DTSP - Suburban	Developed	Yes	No	No
	313301009	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044006	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063015	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313230034	0.54	15 du/ac	8	DTSP - Suburban	Developed	Yes	No	No
	313124008	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241027	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241025	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310043017	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313243014	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242019	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313072029	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313134006	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313133027	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310054002	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310122010	0.20	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310054020	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313282037	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313072001	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311044	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310043016	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310043015	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313063004	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311029	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311013	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312001	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313124007	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242025	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313230031	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313072027	0.35	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313302007	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283025	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283031	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313104024	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313251006	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310053013	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310054028	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044025	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061028	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313252003	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313230008	0.82	15 du/ac	12	DTSP - Suburban	Developed	Yes	No	No
	313282038	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313302008	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313283010	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313312014	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312004	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313301018	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310122007	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313310006	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313073005	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313124018	0.31	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313134020	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313134017	0.35	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313104030	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301028	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313104010	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313244009	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243028	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313230001	0.71	15 du/ac	11	DTSP - Suburban	Developed	Yes	No	No
	313103039	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	310054029	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063020	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301032	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313302023	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313134004	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310121027	0.02	15 du/ac	0	DTSP - Suburban	Developed	Yes	No	No
	313301001	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241009	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313244017	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311045	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313301019	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313073023	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313244018	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061034	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282049	0.30	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313311017	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310121021	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313312025	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310044002	0.05	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313253008	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313071019	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313281010	0.22	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313064015	0.31	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313242012	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313252007	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243013	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243008	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313310011	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313252009	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313302001	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283027	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301016	0.10	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313312008	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313302026	0.10	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313262010	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313255005	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310043018	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310123021	0.20	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	310121046	0.07	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313302015	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312024	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313241002	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310044016	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313062023	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313230030	0.24	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313283006	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311037	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313242013	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313251004	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313073001	0.34	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	310054010	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310121042	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310121045	0.06	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313244015	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313064008	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313123015	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313123021	0.35	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313134007	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313242027	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313283001	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311016	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311047	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313104022	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061009	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311050	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311005	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311038	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313064013	0.27	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313133023	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313251024	0.32	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	313072002	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313283037	0.66	15 du/ac	10	DTSP - Suburban	Developed	Yes	No	No
	313302027	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310121043	0.10	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313281003	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311007	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313253002	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310043024	0.29	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313061020	0.26	15 du/ac	4	DTSP - Suburban	Developed	Yes	No	No
	313302005	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313071017	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313302012	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312020	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313241019	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310043013	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313312016	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313310005	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313242009	0.11	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313262030	0.33	15 du/ac	5	DTSP - Suburban	Developed	Yes	No	No
	310053022	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313244013	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313255002	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313062002	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313302010	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311011	0.08	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313311041	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313244004	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310122011	0.20	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313244019	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313061019	0.18	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313311039	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310044013	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313124022	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313134024	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313243019	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311002	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	310054006	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313072004	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313283011	0.17	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313253001	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313134018	0.16	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063014	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313244023	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313283014	0.17	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313311015	0.12	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063018	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313064006	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313282033	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313063021	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313230004	0.19	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313230003	0.20	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313301006	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310053016	0.17	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	310053019	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313302004	0.13	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313301033	0.14	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
	313062005	0.17	15 du/ac	3	DTSP - Suburban	Developed	Yes	No	No
	313312013	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313312027	0.09	15 du/ac	1	DTSP - Suburban	Developed	Yes	No	No
	313241022	0.48	15 du/ac	7	DTSP - Suburban	Developed	Yes	No	No
	313134019	0.15	15 du/ac	2	DTSP - Suburban	Developed	Yes	No	No
Subtotal		111.65		1,675					
	310132019	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310121010	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310123011	0.47	15 du/ac	7	DTSP - Suburban	Vacant	Yes	No	No
	310140011	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313230045	0.12	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230048	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310121014	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313251011	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310121026	0.19	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	313230049	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310132003	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313104014	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313251009	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230051	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310132004	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313104008	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310054018	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230041	0.16	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310140004	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313255008	0.14	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230036	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313251014	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310121015	0.36	15 du/ac	5	DTSP - Suburban	Vacant	Yes	No	No
	310132027	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310123003	0.20	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310132010	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132008	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132018	0.23	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313230037	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310132016	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132015	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310121016	0.03	15 du/ac	1	DTSP - Suburban	Vacant	Yes	No	No
	310140009	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310054024	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310121009	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132011	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313071029	0.35	15 du/ac	5	DTSP - Suburban	Vacant	Yes	No	No
	310132026	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310140013	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310122008	1.37	15 du/ac	21	DTSP - Suburban	Vacant	Yes	No	No
	310140002	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310121008	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310121012	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313251013	0.10	15 du/ac	1	DTSP - Suburban	Vacant	Yes	No	No
	310123012	0.46	15 du/ac	7	DTSP - Suburban	Vacant	Yes	No	No
	313064002	0.18	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310131003	0.63	15 du/ac	9	DTSP - Suburban	Vacant	Yes	No	No
	313230055	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230040	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230038	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313230044	0.12	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313251010	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313061004	0.18	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310140014	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310123015	0.83	15 du/ac	13	DTSP - Suburban	Vacant	Yes	No	No
	310053017	0.18	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	313064001	0.17	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310122012	1.08	15 du/ac	16	DTSP - Suburban	Vacant	Yes	No	No
	310121025	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132025	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132020	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310121017	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310140010	0.23	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	313104027	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313255009	0.14	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310132021	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313061005	0.20	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310140008	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313230039	0.12	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310132007	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310123014	0.22	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	313230042	0.12	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310122015	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310140012	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310140006	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313230033	0.93	15 du/ac	14	DTSP - Suburban	Vacant	Yes	No	No
	313230046	0.12	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310044018	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310053018	0.17	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	313241021	0.16	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230047	0.14	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230043	0.12	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230053	0.13	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310132013	0.14	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310132017	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	310123006	0.19	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310121013	0.24	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132012	0.22	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310054021	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310140003	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310121011	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313230050	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313230054	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310132009	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313230052	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310132005	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	313071016	0.20	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310121022	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132006	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132001	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310140005	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132002	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132023	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310054016	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	310122004	0.20	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310123005	0.20	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310122013	0.93	15 du/ac	14	DTSP - Suburban	Vacant	Yes	No	No
	310054017	0.15	15 du/ac	2	DTSP - Suburban	Vacant	Yes	No	No
	313072005	0.17	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310131002	1.01	15 du/ac	15	DTSP - Suburban	Vacant	Yes	No	No
	310122003	0.40	15 du/ac	6	DTSP - Suburban	Vacant	Yes	No	No
L	313302028	1.40	15 du/ac	21	DTSP - Suburban	Vacant	Yes	No	No
	313071001	0.15	15 du/ac	1	DTSP - Suburban	Vacant	Yes	No	No
	310140007	0.25	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310132022	0.25	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	313104007	0.19	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310123001	0.20	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
K	310131001	2.10	15 du/ac	32	DTSP - Suburban	Vacant	Yes	No	No
	310132024	0.25	15 du/ac	4	DTSP - Suburban	Vacant	Yes	No	No
	310132014	0.21	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Suburban									
	313072026	0.21	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
	310123002	0.20	15 du/ac	3	DTSP - Suburban	Vacant	Yes	No	No
Subtotal		33.36		498					
TOTAL		145.0		2,172					

Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Urban Village									
B**	310022006	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
**	310061003	0.67	35 du/ac	23	DTSP - Urban Village	Developed	Yes	No	No
B**	310022004	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
	313261005	0.13	35 du/ac	4	DTSP - Urban Village	Developed	Yes	No	No
B**	310022005	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
**	310021019	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
**	310023011	0.26	35 du/ac	9	DTSP - Urban Village	Developed	Yes	No	No
	310021012	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
	310034009	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
	311120022	3.42	35 du/ac	120	DTSP - Urban Village	Developed	Yes	No	No
	310023003	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
	310024003	0.52	35 du/ac	18	DTSP - Urban Village	Developed	Yes	No	No
	313271002	0.38	35 du/ac	13	DTSP - Urban Village	Developed	Yes	No	No
	313272008	0.20	35 du/ac	7	DTSP - Urban Village	Developed	Yes	No	No
	313272018	0.13	35 du/ac	5	DTSP - Urban Village	Developed	Yes	No	No
**	310023017	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
B**	310022016	0.35	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No
**	310021018	0.50	35 du/ac	18	DTSP - Urban Village	Developed	Yes	No	No
	310061017	1.51	35 du/ac	53	DTSP - Urban Village	Developed	Yes	No	No
B**	310022018	0.35	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No
D**	310061008	1.06	35 du/ac	37	DTSP - Urban Village	Developed	Yes	No	No
C**	310032016	4.43	35 du/ac	155	DTSP - Urban Village	Developed	Yes	No	No
	310023004	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
	313271003	0.12	35 du/ac	4	DTSP - Urban Village	Developed	Yes	No	No
**	310021020	0.16	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Urban Village									
E**	310033001	0.52	35 du/ac	18	DTSP - Urban Village	Developed	Yes	No	No
	313272002	0.12	35 du/ac	4	DTSP - Urban Village	Developed	Yes	No	No
**	310023001	0.35	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No
G	310090013	1.82	35 du/ac	64	DTSP - Urban Village	Developed	Yes	No	No
	313272011	0.13	35 du/ac	5	DTSP - Urban Village	Developed	Yes	No	No
	310070073	1.37	35 du/ac	48	DTSP - Urban Village	Developed	Yes	No	No
E**	310033002	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
**	310021014	0.08	35 du/ac	3	DTSP - Urban Village	Developed	Yes	No	No
	310021011	0.33	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No
	313272012	0.13	35 du/ac	5	DTSP - Urban Village	Developed	Yes	No	No
	313272019	0.33	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No
**	310021016	0.21	35 du/ac	7	DTSP - Urban Village	Developed	Yes	No	No
	310024002	0.34	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No
	310021013	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
	310070060	0.85	35 du/ac	30	DTSP - Urban Village	Developed	Yes	No	No
B**	310022011	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
E**	310033005	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
E	310033012	0.34	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No
	310023005	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
E	310033011	2.43	35 du/ac	85	DTSP - Urban Village	Developed	Yes	No	No
B**	310022003	0.16	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
E	310033010	0.09	35 du/ac	3	DTSP - Urban Village	Developed	Yes	No	No
	313272006	0.62	35 du/ac	22	DTSP - Urban Village	Developed	Yes	No	No
B**	310022002	0.28	35 du/ac	10	DTSP - Urban Village	Developed	Yes	No	No
**	310023007	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
E	310033009	0.09	35 du/ac	3	DTSP - Urban Village	Developed	Yes	No	No
	310024004	0.34	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No
	310034010	0.86	35 du/ac	30	DTSP - Urban Village	Developed	Yes	No	No
	310023002	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
	313271004	0.14	35 du/ac	5	DTSP - Urban Village	Developed	Yes	No	No
	310021010	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No
**	310031008	1.21	35 du/ac	42	DTSP - Urban Village	Developed	Yes	No	No
	313263001	0.46	35 du/ac	16	DTSP - Urban Village	Developed	Yes	No	No
**	313263027	0.23	35 du/ac	8	DTSP - Urban Village	Developed	Yes	No	No
	313272014	0.13	35 du/ac	5	DTSP - Urban Village	Developed	Yes	No	No
	313272023	0.13	35 du/ac	5	DTSP - Urban Village	Developed	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint		
Urban Village											
**	310034001	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
**	310023014	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
A**	311120023	1.42	35 du/ac	50	DTSP - Urban Village	Developed	Yes	No	No		
**	310034002	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
B**	310022001	1.11	35 du/ac	39	DTSP - Urban Village	Developed	Yes	No	No		
	313271005	0.13	35 du/ac	4	DTSP - Urban Village	Developed	Yes	No	No		
	310024005	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
B**	310022010	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
**	310023013	0.34	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No		
	310034008	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
**	313272004	0.12	35 du/ac	4	DTSP - Urban Village	Developed	Yes	No	No		
**	310021017	0.21	35 du/ac	7	DTSP - Urban Village	Developed	Yes	No	No		
	310061022	6.16	35 du/ac	216	DTSP - Urban Village	Developed	Yes	No	No		
	310023012	0.43	35 du/ac	15	DTSP - Urban Village	Developed	Yes	No	No		
	313272010	0.13	35 du/ac	5	DTSP - Urban Village	Developed	Yes	No	No		
**	313263028	0.29	35 du/ac	10	DTSP - Urban Village	Developed	Yes	No	No		
	310024001	0.34	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No		
**	310021015	0.33	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No		
B**	310022017	0.19	35 du/ac	7	DTSP - Urban Village	Developed	Yes	No	No		
**	310034003	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
**	310021009	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
	310061021	0.73	35 du/ac	26	DTSP - Urban Village	Developed	Yes	No	No		
	313272022	0.13	35 du/ac	5	DTSP - Urban Village	Developed	Yes	No	No		
B**	310022007	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
**	310023008	0.17	35 du/ac	6	DTSP - Urban Village	Developed	Yes	No	No		
**	310034004	0.35	35 du/ac	12	DTSP - Urban Village	Developed	Yes	No	No		
Subtotal		45.32								1,586	
**	313263012	0.06	35 du/ac	2	DTSP - Urban Village	Vacant	Yes	No	No		
B**	310022008	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No		
**	310023010	0.52	35 du/ac	18	DTSP - Urban Village	Vacant	Yes	No	No		
**	313263013	0.06	35 du/ac	2	DTSP - Urban Village	Vacant	Yes	No	No		
**	313272021	0.13	35 du/ac	5	DTSP - Urban Village	Vacant	Yes	No	No		
E**	310033003	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No		
	310031014	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No		



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Urban Village									
**	310023009	0.34	35 du/ac	12	DTSP - Urban Village	Vacant	Yes	No	No
**	313272016	0.13	35 du/ac	5	DTSP - Urban Village	Vacant	Yes	No	No
	313272003	0.25	35 du/ac	9	DTSP - Urban Village	Vacant	Yes	No	No
**	310024006	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
H**	310090007	0.96	35 du/ac	34	DTSP - Urban Village	Vacant	Yes	No	No
D**	310061018	0.56	35 du/ac	20	DTSP - Urban Village	Vacant	Yes	No	No
**	313271012	0.53	35 du/ac	19	DTSP - Urban Village	Vacant	Yes	No	No
D**	310061020	0.43	35 du/ac	15	DTSP - Urban Village	Vacant	Yes	No	No
	310031010	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
H**	310090005	0.96	35 du/ac	34	DTSP - Urban Village	Vacant	Yes	No	No
**	310021008	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
	310031016	0.34	35 du/ac	12	DTSP - Urban Village	Vacant	Yes	No	No
**	310021003	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
**	310021007	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
**	310024007	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
H**	310090011	3.39	35 du/ac	119	DTSP - Urban Village	Vacant	Yes	No	No
**	310031007	1.02	35 du/ac	36	DTSP - Urban Village	Vacant	Yes	No	No
B**	310022009	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
H**	310090010	0.96	35 du/ac	34	DTSP - Urban Village	Vacant	Yes	No	No
H**	310090004	0.96	35 du/ac	33	DTSP - Urban Village	Vacant	Yes	No	No
**	310021004	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
**	310031006	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
A**	311120007	1.70	35 du/ac	59	DTSP - Urban Village	Vacant	Yes	No	No
	313272009	0.20	35 du/ac	7	DTSP - Urban Village	Vacant	Yes	No	No
**	313263014	0.06	35 du/ac	2	DTSP - Urban Village	Vacant	Yes	No	No
	310031013	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
**	310021005	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
	313271015	0.26	35 du/ac	9	DTSP - Urban Village	Vacant	Yes	No	No
E**	310033006	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
H**	310090009	0.96	35 du/ac	34	DTSP - Urban Village	Vacant	Yes	No	No
	313271006	0.96	35 du/ac	34	DTSP - Urban Village	Vacant	Yes	No	No
**	313263017	0.06	35 du/ac	2	DTSP - Urban Village	Vacant	Yes	No	No
**	310021006	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
G	310090014	2.53	35 du/ac	88	DTSP - Urban Village	Vacant	Yes	No	No
**	310031005	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
	313271007	0.85	35 du/ac	30	DTSP - Urban Village	Vacant	Yes	No	No



Site	APN	Acres	Permitted Density	Realistic Unit Capacity	General Plan/Zoning	Development Status	Infrastr. Capacity	On-site Constraint	Airport Constraint
Urban Village									
	313261007	1.74	35 du/ac	61	DTSP - Urban Village	Vacant	Yes	No	No
**	313272015	0.13	35 du/ac	5	DTSP - Urban Village	Vacant	Yes	No	No
**	313263016	0.06	35 du/ac	2	DTSP - Urban Village	Vacant	Yes	No	No
	313271013	0.12	35 du/ac	4	DTSP - Urban Village	Vacant	Yes	No	No
	313271014	0.14	35 du/ac	5	DTSP - Urban Village	Vacant	Yes	No	No
**	313263026	0.06	35 du/ac	2	DTSP - Urban Village	Vacant	Yes	No	No
	313272007	0.12	35 du/ac	4	DTSP - Urban Village	Vacant	Yes	No	No
**	310021001	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
	313272001	0.12	35 du/ac	4	DTSP - Urban Village	Vacant	Yes	No	No
D**	310070002	0.91	35 du/ac	32	DTSP - Urban Village	Vacant	Yes	No	No
**	310023006	0.18	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
D	310070003	0.96	35 du/ac	33	DTSP - Urban Village	Vacant	Yes	No	No
**	310023016	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
B**	310022014	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
H**	310090008	2.88	35 du/ac	101	DTSP - Urban Village	Vacant	Yes	No	No
H	310090012	0.89	35 du/ac	31	DTSP - Urban Village	Vacant	Yes	No	No
	313261008	0.46	35 du/ac	16	DTSP - Urban Village	Vacant	Yes	No	No
	313081012	0.75	35 du/ac	26	DTSP - Urban Village	Vacant	Yes	No	No
D**	310070001	0.89	35 du/ac	31	DTSP - Urban Village	Vacant	Yes	No	No
**	310023015	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
	313271001	0.26	35 du/ac	9	DTSP - Urban Village	Vacant	Yes	No	No
**	310021002	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
B**	310022015	0.17	35 du/ac	6	DTSP - Urban Village	Vacant	Yes	No	No
H**	310090006	0.96	35 du/ac	34	DTSP - Urban Village	Vacant	Yes	No	No
	311100015	1.01	35 du/ac	35	DTSP - Urban Village	Vacant	Yes	No	No
**	313272020	0.13	35 du/ac	4	DTSP - Urban Village	Vacant	Yes	No	No
**	313272005	0.13	35 du/ac	4	DTSP - Urban Village	Vacant	Yes	No	No
**	313263015	0.06	35 du/ac	2	DTSP - Urban Village	Vacant	Yes	No	No
Subtotal		36.04	1,262						
TOTAL		81.36	2,848						

Notes: ** Exclusively Residential Sites



Map 5
Specific Plan Land Inventory (Green Valley Specific Plan)

APN	Acre	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity**	On-Site Constraints	Airport Constraints
327200010	17.92	4.5 du/ac	68	SP (Residential)	Vacant	Yes	No	No
327200011	11.97	4.5 du/ac	45	SP (Residential)	Vacant	Yes	No	No
327200012	19.40	4.5 du/ac	74	SP (Residential)	Vacant	Yes	No	No
327200013	0.80	4.5 du/ac	3	SP (Residential)	Vacant	Yes	No	No
327210013	15.18	4.5 du/ac	58	SP (Residential)	Vacant	Yes	No	No
327210014	8.87	4.5 du/ac	33	SP (Residential)	Vacant	Yes	No	No
327210015	4.95	4.5 du/ac	18	SP (Residential)	Vacant	Yes	No	No
327220007	27.27	15 du/ac	347	SP (Mixed Use)	Vacant	Yes	No	No
327220010	7.53	4.5 du/ac	28	SP (Residential)	Vacant	Yes	No	No
327220011	12.70	4.5 du/ac	48	SP (Residential)	Vacant	Yes	No	No
327220017	14.07	15 du/ac	179	SP (Mixed Use)	Vacant	Yes	No	No
327220027	14.71	15 du/ac	187	SP (Mixed Use)	Vacant	Yes	No	No
330110019	22.50	4.5 du/ac	86	SP (Residential)	Vacant	Yes	No	No
330140015	23.72	4.5 du/ac	90	SP (Residential)	Vacant	Yes	No	No
330140016	24.06	4.5 du/ac	92	SP (Residential)	Vacant	Yes	No	No
330140017	28.90	4.5 du/ac	110	SP (Residential)	Vacant	Yes	No	No
330140018	37.69	4.5 du/ac	144	SP (Residential)	Vacant	Yes	No	No
330140019	38.83	4.5 du/ac	148	SP (Residential)	Vacant	Yes	No	No
330150006	12.74	4.5 du/ac	48	SP (Residential)	Vacant	Yes	No	No
330150007	20.57	4.5 du/ac	78	SP (Residential)	Vacant	Yes	No	Yes
330150010	10.75	4.5 du/ac	41	SP (Residential)	Vacant	Yes	No	Yes
330150011	7.80	4.5 du/ac	29	SP (Residential)	Vacant	Yes	No	Yes
330150012	5.09	4.5 du/ac	19	SP (Residential)	Vacant	Yes	No	Yes
330150016	21.24	4.5 du/ac	81	SP (Residential)	Vacant	Yes	No	Yes
330150017	27.65	4.5 du/ac	105	SP (Residential)	Vacant	Yes	No	Yes
330150019	7.86	4.5 du/ac	30	SP (Residential)	Vacant	Yes	No	Yes
Total	444.77		2,189					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.

**Infrastructure improvements anticipated during development of the specific plan area.

Map 5
Specific Plan Land Inventory (River Glen Specific Plan)

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity**	On-Site Constraints	Airport Constraints
327020009	105.60	6.4 du/ac	574	SP (R-5,500)	Vacant	Yes	No	No
327020006	68.64	6.2 du/ac	361	SP (R-6,500)	Vacant	Yes	No	No
327200001	141.77	6.4 du/ac	771	SP (R-5,500)	Vacant	Yes	No	No
327200007	9.76	6.4 du/ac	53	SP (R-5,500)	Vacant	Yes	No	No
327200005	5.00	6.4 du/ac	27	SP (R-5,500)	Vacant	Yes	No	No
Total	330.77		1,786					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.

**Infrastructure improvements anticipated during development of the specific plan area.



APPENDIX B – PUBLIC OUTREACH MATERIALS



Stakeholders Invite List

Housing Authority of the County of Riverside
5555 Arlington Avenue
Riverside CA 92504
Phone: (951) 351-0700

Southern California Association of Non-Profit
Housing
3345 Wilshire Boulevard, Suite 1005
Los Angeles, CA 90010
(213) 480-1249

Fair Housing Council of Riverside County
3933 Mission Inn Avenue
Riverside, CA 92501
(951) 682-6581

Housing and Homeless Coalition for Riverside
County
Attention: Darrel K. Moore
4060 Circle Drive
Riverside, CA

Perris Senior Citizens Center
100 North "D" Street
Perris, CA 92570
(951) 657-7334

Inland Valley Habitat for Humanity
Attention: Tammy Marine
27475 Inez Road #3900
Temecula, CA 92591

Mead Valley Community Center
21091 Rider Street
Perris, CA 92570
(951) 657-2889

Southern California
Volunteers of America
3530 Camino Del Rio North #300
San Diego, CA 92180

Perris Family Care Center
308 E. San Jacinto Avenue
Perris, CA 92570
(951) 940-6700

Riverside County Office on Aging
6296 Rivercrest Drive, Suite K
Riverside, California 92507
(951) 867-3800

National Community Renaissance
9065 Haven Avenue, Ste #100
Rancho Cucamonga, CA 91730
Phone: (909) 483-2444

California Housing Partnership Corporation
28545 Old Town Front Street, Suite 205
Temecula, CA 92590
(951) 506-3377



The City of Perris is in the process of updating the State-required Housing Element.

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Past objectives, policies, and programs accomplished in the previous Housing Element

A Planning Commission meeting and community workshop will be held on:

Wednesday, October 17, 2012 at 6:00 p.m.

**City Council Chamber
101 North "D" Street
Perris, CA 92570**

If you have any questions or would like additional information, please contact Diane Sbardellati at (951) 943 – 5003 or visit the Planning Division of the Development Services Department at <http://www.cityofperris.org/city-hall/departments/development/planning.html>





[This page intentionally left blank]



The City of Perris is in the process of updating the State-required Housing Element.

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Past objectives, policies, and programs accomplished in the previous Housing Element

A Planning Commission meeting and community workshop will be held on:

Wednesday, December 5, 2012 at 6:00 p.m.

**City Council Chamber
101 North "D" Street
Perris, CA 92570**

If you have any questions or would like additional information, please contact Diane Sbardellati at (951) 943 – 5003 or visit the Planning Division of the Development Services Department at <http://www.cityofperris.org/city-hall/departments/development/planning.html>

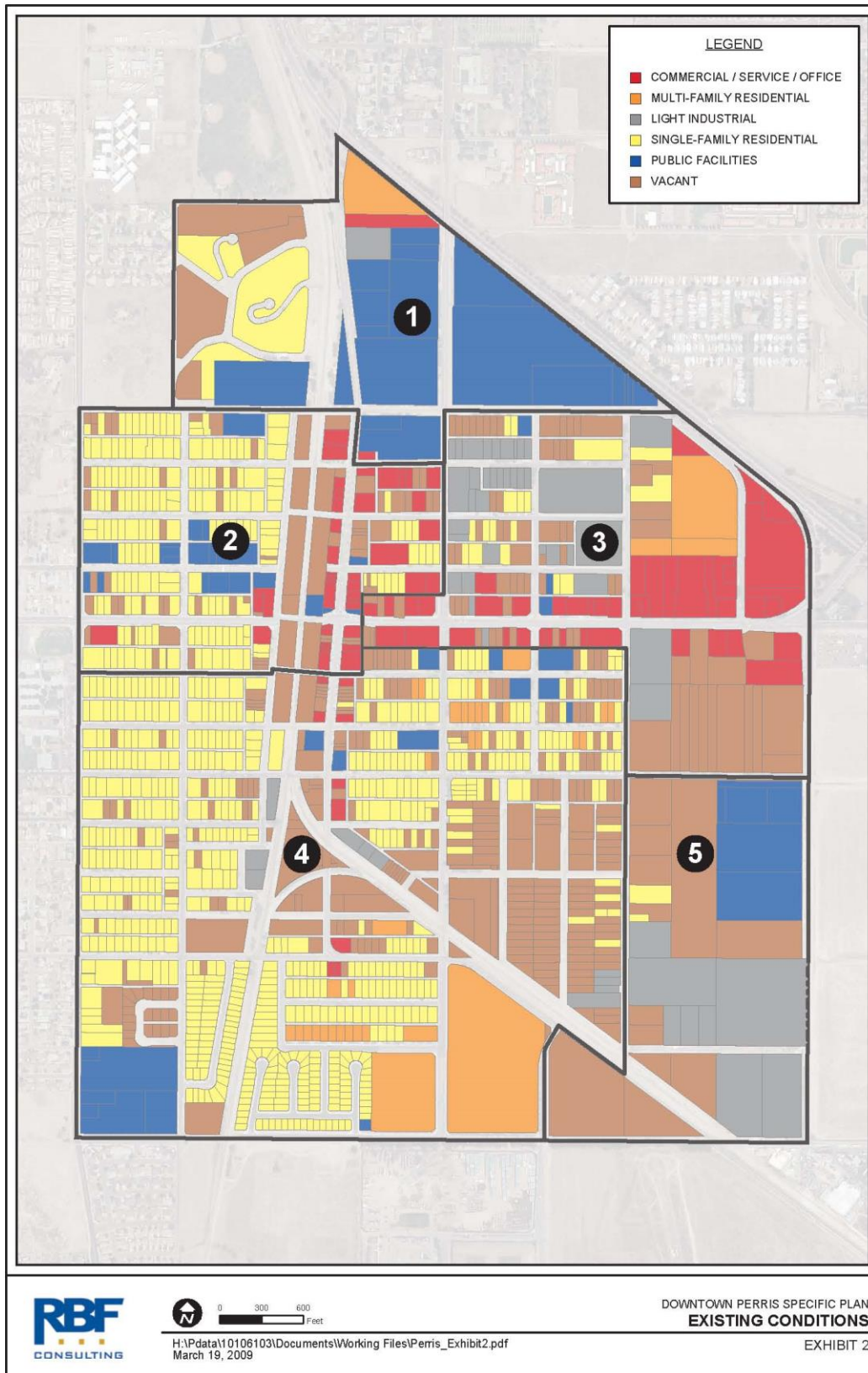




[This page intentionally left blank]



APPENDIX C – DOWNTOWN SPECIFIC PLAN EXISTING USES





[This page intentionally left blank]



City of Perris
2014-2021 Housing Element

City of Perris
101 N. D Street
Perris, CA 92570
www.cityofperris.org

ESA
626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
www.esassoc.com