City of Perris Housing Element

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Prepared for:

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1. INTRODUCTION TO HOUSING IN PERRIS

1. HOUSING HISTORY

For thousands of years, indigenous populations hunted and gathered across the dry, hot region of where the City of Perris now stands. The Cahuilla and Luiseño were the two largest population groups, sharing overlapping territories in the Perris Valley. The Luiseño range extended west to the coast, while the Cahuilla extended into the San Jacinto Mountains and Colorado Desert. The first pioneering farmers and businessmen came to Perris in the 1880s, drawn by the lure of cheap land and opportunities to make a good living. The settlement, once a stopover on the California Southern and later Santa Fe Railroad, made its reputation as a grain, fruit and vegetable basket in Riverside County and throughout the region. Alfalfa, potatoes, onions, and later grapes would sprout from the soil around Perris.[1] Things changed, however, when Spanish and Mexican miners found gold deposits in the surrounding hills. Prospectors tramped over ridge and ravine and staked off claims in every direction. Sheep continued to roam the valley, but, as the mines expanded to include tin, coal and even clay, more people discovered what Perris Valley had to offer: moderate climate, rich soil, and plenty of flat land.

In the 1880s, the arrival of the California Southern Railroad led to the founding of the City around the new depot. The railroad was built through the future town site in 1882 to open a rail connection between the present-day cities of Barstow and San Diego. With the completion of the railroad, settlers began flocking to the valley staking out homesteads and buying railroad land at Pinacate. At one point, Pinacate was reported to have a population of 400 people. However, due to a land title dispute at Pinacate, most of its citizens moved two miles north on the railroad and established the town of Perris in 1885. The town was named in honor of Fred T. Perris, chief engineer of the California Southern Railroad.

The town site of Perris was officially named a station on the Transcontinental Route of the Santa Fe on April 1, 1886. By 1887, six passenger trains and two freight trains stopped at Perris daily. During the fall and winter of 1887 and 1888 the town doubled its population. To support the growing number of residents, a drug store, physician's office, post office and several general stores were constructed. Much of the commercial development occurred in the downtown area of the City, where a traditional street grid was established. While there were several elite white businessmen proactively developing the town, a majority of the settlers came into the valley because they were poor and could not afford to pay the speculative prices asked for land in better known localities. The fertility of the soil and its adaptability to grain culture enabled low-income settlers to make a living and improve their quality of life.

The City of Perris' history was also shaped by the Sherman Indian School, California's first off-reservation boarding school. The school was founded in 1892 with the purpose of assimilating Indian youth from elementary school through high school. Students ranged in age from 5 to 20 and included children and youth from across California, the Pacific Northwest, southwest, and the Plains. Students were forced to work long hours and were subject to corporal punishment. The school was eventually moved to the City of Riverside due to the lack of water in the City.

The railroad may have provided the location on which Perris was built, but it was the need for a water system that prompted the impetus for local government. In early 1911, residents of the then unincorporated community of Perris submitted a petition to Riverside County supervisors seeking incorporation. On April 18, 1911, the community voted on the petition; 101 votes were cast, a majority for

[1] Ammenheuser, Maura. 2012. PERRIS: City once had the top gold mine in Southern California – Press Enterprise.

cityhood. On May 26, 1911, Perris became an officially incorporated City. The best guess of the City's population at incorporation-about 300.

In 1918, the March Air Force Base was developed directly north of the City. It was one of 32 Air Service training camps established after the United States entry into World War I in April 1917. March Field served as a base for primary flight training with an eight-week course from April until August 1918. With the sudden end of World War I on November 11, 1918, the future operational status of March Field was unknown; however, March Field remained quiet for only a short time. In July 1926, Congress created the Army Air Corps and approved the Army's five-year plan which called for an expansion in pilot training and the activation of tactical units. Accordingly, funds were appropriated for the reopening of March Field in March 1927. The Attack on Pearl Harbor in December 1941 quickly brought March Field back into the business of training aircrews. After the war, the base has remained active, training flight crews for the Korean War in the 1950s and Cold War and Vietnam War in the 1960s.

While the City had a predominantly agricultural history and slow population growth in the early 20th century, examples of less overt forms of racism exist in the City. In the 1920s, Perris Valley was predicted to become a center for onion growing. [2] By 1926, the railroad town boasted a population of 700 people, with most of the City's development from San Jacinto Avenue to 8th and D Street to Perris Boulevard (east of the rail line).[3] Not even a decade later, the southern line of the Transcontinental Route of the Santa Fe railroad was abandoned, and the City transformed from a railroad junction point to a way station.[4] The 1930s also brought Dust Bowl refugees, migrating West on the heels of the Great Depression, in the pursuit of cheap and fertile agricultural land, which was readily available in cities across Riverside County.

In more urban cities across the region, including Pomona and Claremont, racially restrictive housing covenants and redlining prevented people of colors moving into more middle-class residential neighborhoods. In Perris, privacy and tranquility drew many Black families to area as early as the 1930s.[5] Black families, however, were more likely to buy vacant land in the less desirable neighboring area of Mead Valley. This is notable, as the local high school in Perris would later bus Black youth from the Mead Valley as part of a federal school integration mandates in the 1970s. Additionally, other systemic discriminatory practices excluded people of color from accessing homeownership opportunities. #

By the 1940s, the United States government had also initiated the Bracero program, providing a source of cheap labor from Mexico to support farmers in the region. Despite their contributions to the community, many of these workers were not welcome in communities throughout the region. In 1958, Harry H. Ward, a Perris realtor and farmer, expressed opposition to low-cost housing in Riverside County, terming the housing 'temporary dwelling for transient labor' and raising concerns about its transformation into slum areas.[6] Throughout the 1950s, Perris continued to grow alfalfa, king potatoes, and sugar beets, which inspired the town's Rods, Rails, and Potato Festival. Perris had a pattern of sleepy growth until the mid-20th century. In 1963, the highway (not an Interstate), presently I-215, opened as part of U.S. Route 395 (US 395). With the construction of Lake Perris in the 1960s and 1970s, water activities made Perris an attractive entertainment location. Since then, Perris has also become known for their air sports, such as sky diving services and hot air balloon rides.

[2] 1920. California News Items in Brief. Del Norte Triplicate. Vol. IX (2). 9 January 1920. California Digital Newspaper Collection.
[3] Sanborn maps
[4] Dodge, Richard. 1959. Perris and it's Railroad. DISPATCHER November 15, 1959, Issue 29. Retrieved from: California Southern Railway History (sdrm.info)
[5] 1987. Blacks migrating from LA to Riverside County. Black Voice News. Vol 15 (39) 9 Oct 1987.
[6] 1958. Low Rent Housing Issues Fail to Get on June 3 Ballot. The Desert Sun. 27 March 1958

It is only in recent history that the City has started seeing significant development transitioning the land within the City from largely agricultural uses to a mix of residential and industrial warehouses. Since the 1990s, the pattern of development in the City has focused predominantly on specific plans with either single family housing or industrial uses, which can exclude lower income households from access to homeownership due to cost. A majority of the land in the City, outside of Specific Plan areas, has not been subdivided and remains as larger size parcels that are anywhere from 5 to 20 acres. Historically, the cost of land in Perris had meant that larger parcel sizes were not a constraint to the development of housing. In the last 20 years, development in the City has tended to shift toward more industrial, logistics, and warehouse uses, predominantly in areas of the City where land uses are restricted by the airport safety zones. These areas are not suitable for residential development and are required to have low concentrations of population and employees to avoid casualties should there be an aircraft incident.

The City's population growth was small but stable each decade up until 1980. Perris experienced its first major growth period from 1980 to 1990, when the total population grew more than three-fold, from 6,800 to 21,500 residents.[7] During that stretch of time, the non-Latino population grew 185 percent, while the Latino population grew 284 percent.[8] Perris' population has become increasingly diverse over the last three decades. Most notable among the changes is the increase in Perris' Hispanic population and decrease in White population. In 1990, White residents were the largest racial/ethnic group in the City (nearly 48 percent), with Hispanics representing the next largest group at approximately 36 percent. By 2010, the proportion of Hispanic residents had doubled to 72 percent of the population, making them the predominant racial/ethnic group in Perris.[9] Black families that moved to the Inland Empire from the 1980s to 2000s were driven by three factors: existing family in the region, the perception of getting more for less money, and a concern with growing Latino congestion in urban areas.[10] Concerns with safety, and particularly gang violence, were a primary motivating factor for moving away from the Los Angeles region.[11] While Riverside County experienced a lower rate of White decline than neighboring Orange County, white flight justified concerns over increased congestion, home prices, along with a fear of crime and growing discomfort with the non-White population. [12] Additionally, the impacts of a recession in the 1990s resulted in an economic downturn and loss of jobs across the region. Distant suburbs, like Perris, were favored by Black and Latino communities that could afford the price of housing and began occupying homes left behind by Whites.

This history plays an important role in how and why the City of Perris developed and gives information about the types of residents that have inhabited the City over the years. As the City's demographics continue to change, it is critical to look at land use patterns past and present and how they play a role in the development of housing and whether the needs of residents were and are being met.

[7] 2019-2024 City of Perris Analysis of Impediments.
[8] Allenworth, E. and et. al. 1996. White Exodus, Latino Repopulation, and Community Well-Being: Trends in California's Rural Communities. Research Report. No. 13. Michigan State University.
[9] Analysis of Impediments
[10] Pfeiffre, Deirdre. 2012. African Americans' search for "more for less" and "peace of mind" on the exurban frontier. Urban Geography, 2012, 33, 1, pp. 64–90.
[11] Pfeiffre, Deirdre. 2012. Moving to Opportunity: African Americans' Safety Outcomes in the Los Angeles Exurbs. Journal of Planning Education and Research 33(1) 49–65
[12] Allen, James P. Turner, Eugene J. 2002. Changing faces, changing places: mapping Southern Californians. California State University, Northridge. Center for Geographical Studies.

2. HOUSING ELEMENT 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 2029.

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.

3. 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.

4. General Plan Consistency

The Housing Element goals, policies, standards, and policy actions relate directly to, and are consistent with, all other elements of the City's General Plan. The City's Housing Element identifies policy actions and resources required for the preservation, improvement, and development of housing to meet the existing and projected housing needs of its population. Goals, policies, and implementation actions contained in the Housing Elements and other 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 defines 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 roadway system that accommodates not only cars and trucks, but also, public transit, bicycles, and pedestrians. The element also provides policies that ensure that sewer, water, storm drainage facilities, are available to serve new development. Managing the circulation system ensures that new development, including housing, improves the quality of life in the City.

The Housing Element utilizes the most current data available and includes 2020 California Department of Finance and 2019 American Community Survey 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.

5. Housing Element Organization

The 2021-2029 Housing Element is designed to meet several key objectives. These include provisions to ensure internal consistency with the recently adopted General Plan elements; 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 actions to implement these goals and policies are identified in the Housing Plan section of the document. The updated Perris Housing Element is comprised of the following major components:

- 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;
- An inventory of potential housing sites in the community; and
- An assessment of past housing accomplishments.

6. NEW STATE LEGISLATION

The Perris Housing Element was last adopted on August 27, 2013, and is currently being updated for the years 2021 to 2029 as part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with Connect SoCal, the 2020-2045 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, but are not limited to:

- **SB 330 - Housing Crisis Act of 2019 and Changes to Permit Streamlining Act & Housing Accountability Act** - is designed to speed up housing construction by slashing the time it takes to obtain building permits, limiting fee increases on housing applications, and requiring that a local agency makes specified written findings based on evidence to deny an affordable housing development.
- **AB 678, AB 1515, AB 3194, SB 330 - Housing Accountability Act** - Expands and strengthens the provisions of the Housing Accountability Act by establishing limitations on a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.
- **AB 1397, AB 1486, AB 686, SB 6 - Housing Element Sites Inventory** - Modifies the format and level of scrutiny required when evaluating a jurisdiction's inventory of land suitable and available for residential development to meet the regional housing need by income level.
- **AB 686 - Affirmatively Furthering Fair Housing** - All housing elements must now include an analysis and programs that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes.
- **AB 881, AB 68, and SB 13 - Accessory Dwelling Units** - Updates and clarifies requirements and laws regarding the creation of accessory dwelling units (ADU) and junior accessory dwelling units (JADU) to address barriers to development.
- **AB 1763 - Density Bonuses for Affordable Housing** - Provides increased density and incentives for the production of developments that include moderate-income housing and additional incentives for affordable developments within ½ mile of a transit stop.

- **AB 1505 - Rental Inclusionary Housing Ordinances** - Authorizes the legislative body of any city or county to adopt an inclusionary housing ordinance that requires new residential developments to include residential rental units affordable to lower- and moderate-income households.
- **SB166 - No Net Loss Law** - Requires jurisdictions to maintain an inventory of sufficient adequate sites that can meet their remaining unmet housing needs based on their Regional Housing Needs Allocation, especially for lower- and moderate- income households.
- **AB 101 and SB 234 - Established "Uses by Right"** - Requires jurisdictions to amend the Zoning Code to allow Low Barrier Navigation Center development to be a use by right, as defined, in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements and allows large family daycare home to be treated as a residential use of property for purposes of all local ordinances.
- **AB 1486, SB 6, and AB 1255 -** Expansion of Surplus Land Act and Reporting - Promotes changes to the Surplus Land Act to turn unused public land into a public good by redeveloping unused public land into sites for affordable housing.

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

7. 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. To engage with residents of protected classes or that may be underrepresented the City generally utilizes the following strategies:

- General posting to City website, department web pages as appropriate, and social media posts (Facebook, Instagram, Twitter)
- Promotion and distribution through faith-based and community-oriented partner organizations – this includes forwarding program information, flyers, surveys, etc., as well as coordinated presentations at regular meetings held by each respective partner organization
    - School districts (Perris Elementary School District, Perris Union High School District, Val Verde Unified School District) through Peach Jar, newsletters, and District English Learner Advisory Committee (DELAC)/Parent Teacher Association Meetings
    - Local Community-based organizations and nonprofits, such as the Family Resource Center, and TODEC, Boys and Girls Club.
    - County organizations that promote affordable housing particularly the Riverside County Housing Authority and the Fair Housing Council
    - Business organizations, including the Perris Valley Chamber of Commerce, Hispanic Association of Small Businesses, and the Perris Chapter of the Riverside County Black Chamber of Commerce

- Email blasts to existing applicants and recipients of City Housing Assistance – staff keeps a running email distribution list of all applicants, and we continually send emails to the full list with information on upcoming projects, assistance programs, and community engagement activities, such as the survey link.
- Physical outreach – The City hosts housing assistance pop-up events, where City Staff engage with the community, providing information on programming and asking for residents to participate in available surveys. Staff coordinates these events in parks with high foot traffic, in lower income neighborhoods, and targeted outreach to parks near to affordable housing developments. For instance, pop-up events have been held at Mercado Park, which is adjacent to the Mercado/Verano affordable housing apartment complexes.

During the preparation of the 2021-2029 Housing Element Update, the City engaged with several organizations and agencies that directly provide housing or housing-related services to residents. 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
- Housing and Homeless Coalition for Riverside County
- Inland Valley Habitat for Humanity
- Volunteers of America
- TODEC Legal Center
- El Sol Neighborhood Educational Center
- Perris Historical Society

Due to the risks to public health caused by the possible spread of the COVID-19 virus at public gatherings, the City of Perris, utilized a variety of technological platforms to conduct an extensive public participation program prior to the submittal of this Housing Element draft to the California State Department of Housing and Community Development (HCD) for informal review. Prior to June 15, 2021, meetings were held virtually on Zoom or a comparable platform. After June 15th, meetings were held in-person with the option to participate or observe virtually. The following meetings and events occurred during the Housing Element update process.

STAKEHOLDER ROUNDTABLE – FEBRUARY 2, 2021

On February 2, 2021, the City held a virtual stakeholder roundtable via Zoom from 2-3pm. The event was noticed on the City's website, Facebook page and Instagram account and an invite was sent out a week prior to the event to stakeholder groups, including developers, non-profits,

service providers and other organizations that serve residents in the City. The meeting was attended by ten individuals including representatives from Habitat for Humanity Inland Valley, SoCal Gas, the Perris Communist Coalition, and the City Housing, Planning and Economic Development divisions. During the meeting City Staff gave a presentation on the Community Development Block Grant (CDBG) Program priorities and National CORE gave a presentation on the Housing Element update. Questions and comments during the meeting focused on identifying housing activities that can be prioritized, whether the City can use imminent domain and/or funds to increase opportunities for affordable housing, and how environmental justice would be incorporated into the Housing Element.

PLANNING COMMISSION INFORMATIONAL WORKSHOP – FEBRUARY 3, 2021

The first meeting with the Planning Commission took place on February 3, 2021 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 posting the meeting notice on the City's website, Facebook, and Instagram and directly emailing information about the meeting to stakeholder groups. There were approximately 12 participants including City Staff, National CORE, and Planning Commissioners. 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. Generally, it was expressed that there is a need for additional types of housing in the City to ensure that residents that grow up in the City can stay in the area and find affordable housing and that there is an increasing need for multifamily housing to balance the single-family homes in the City.

HABITAT FOR HUMANITY INTERVIEW – FEBRUARY 5, 2021

On February 5, 2021, a one-hour one-on-one meeting with Habitat for Humanity was held with the purpose of identifying progress areas relevant to the 2014-2021 Housing Element progress report and identify future program opportunities. Habitat for Humanity remains an invested ally in home production and community assistance programs particularly for affordable, entry-level housing. The meeting included a discussion of removing barriers to housing production in the City. Ideas discussed included streamlining the planning and permitting process to provide swift application reviews. Another idea was to potentially explore an in-lie or inclusionary housing ordinance to stimulate affordable housing production and/or create a funding source for affordable housing within City. Some of the largest impediments to building entry-level housing remain land availability and funding opportunities for entry-level and/or subsidized homes.

CITY OF PERRIS YOUTH ADVISORY COUNCIL – MARCH 16, 2021

On March 16, 2021, a presentation was given to the City of Perris Youth Advisory Council (YAC) to inform youth leaders of the focused General Plan update and obtain feedback relating to their respective communities. The YAC is comprised of students living in the City of Perris and they range in age from 13 to 18 years, representing a range of races and ethnicities. After the informational presentation, an online interactive and anonymous survey, using Poll Everywhere, was administered live to solicit input from participants and identify housing needs and opportunities. The questions asked included:

1. Are you a resident of the City?
2. What do you like most about the City of Perris?
3. What issues do you see in your neighborhood?

4. Which of the following would improve your community?

For each question a set of potential answers were provided. Participants were also given the opportunity after the survey to provide additional comments and information. The results of the survey indicated that 86 percent of the respondents lived in the City and 14 percent attended school in the City but lived in another jurisdiction. In responding to the second question, 33 percent of respondents liked that the City indicated is an affordable place to live, 20 percent like that it is diverse, 13 percent liked that they know their neighbors. The remaining responses showed that respondents liked that it feels safe, there are shopping and dining options, and that the neighborhoods are well maintained. For the third question, 25 percent of respondents indicated that noise, fumes, or chemicals from nearby industrial uses were an issue in their neighborhood. Other prominent issues were air pollution from freeways (19 percent), housing near factories and warehouses (19 percent), followed by trash in creeks or open spaces (13 percent), vehicle traffic (13 percent), wildfires (6 percent) and lack of grocery stores (6 percent). In response to the fourth question, the factors that students thought would improve their community the most common response was street repairs to fill potholes and fix sidewalks (26 percent), better lighting for pedestrians and bikers (17 percent), community gardens or farmers markets (13 percent) and more parks or community centers (13 percent). The responses from the survey indicate the need to ensure that housing is in close proximity to parks, schools, stores and other amenities and that the City focuses on infrastructure improvements in neighborhoods that are impacted by their proximity to industrial uses and high amounts of truck traffic.

VAL VERDE UNIFIED SCHOOL DISTRICT – MARCH 18, 2021

Continuing efforts to reach a broad range of community stakeholders, a thirty-minute meeting via Zoom was held with the Val Verde Unified School District staff to identify potential partnership opportunities to disseminate information to teachers, parents, staff, and students living in the city, as well as obtaining feedback relating to the Housing Element. Items discussed including marketing the survey through Peach Jar, the district information distribution portal, as well as on the District's social media platforms to encourage an increase in responses. Materials were provided to school district families in English and Spanish. Due to the Covid-19 pandemic, the school district conducted instruction virtually for the 2020-2021 school year, therefore online response and marketing platforms appeared to work best in trying to reach stakeholders.

CITY OF PERRIS PUBLIC HEALTH DEPARTMENT – APRIL 6, 2021

On April 6, 2021, a meeting with the City's Public Health Department was held on Zoom to identify additional outreach opportunities. Ideas discussed included distributing survey flyers through their email list and at upcoming community events. City Staff also suggested including the survey link at the end of online recreational classes so participants are aware and can participate. Staff also shared informational brochures and information on programs that are available to residents.

PERRIS VALLEY CHAMBER OF COMMERCE – APRIL 7, 2021

On April 7, 2021, a presentation was given, and survey was administered to the Perris Valley Chamber of Commerce to provide stakeholders with an overview and update of the City's focused General Plan update, including the Housing Element update. Approximately 20 individuals attended the meeting representing a range of businesses in the City. After the informational presentation, an online interactive and anonymous survey was administered to identify housing needs and opportunities. The questions asked were the same as those asked to the YAC. In contrast to the YAC, 50 percent of respondents work in the City of Perris, 38

percent live in the City and 13 percent were a stakeholder or service provider. Like the responses of the YAC participants the top two reasons Chamber members like the City is that its affordable (31 percent) and that it is diverse (31 percent). Another 15 percent of respondents like that there are many local amenities including parks. With regard to the issues, Chamber members experience in the City, 33 percent were concerned that there aren't many local groceries stores, 33 percent expressed that vehicular traffic was an issue, 22 percent were concerned about factories and warehouses being built near homes and 11 percent saw trash piling up in natural and open spaces. To improve quality of life for Perris residents, respondents indicated that street and sidewalk repairs (27 percent), increased access to grocery stores (27 percent), more parks and community centers (13 percent), community gardens (13 percent), and better lighting for pedestrians and bikers (13 percent) were needed. These responses were very similar to those from the YAC.

PLANNING COMMISSION WORKSHOP – MAY 5, 2021

A second workshop with the Planning Commission occurred on May 5, 2021, and was focused on the specific sections included in the draft Housing Element update, i.e., the Housing Plan and Housing Resources sections. The meeting was held virtually due to COVID, but residents were able to participate remotely and provide comments via email or by phone. The Planning Commission noted the importance of having a variety of housing types in the City, that there is an abundance of single-family homes, and a need for multifamily housing. Translation services are offered at all public meetings; however, services were not requested. No public comments were submitted during the meeting.

CITY COUNCIL WORKSHOP – JUNE 8, 2021

On June 8, 2021, a workshop was held with the City Council to discuss the sites inventory. A presentation on the Housing Element process, the City's Regional Housing Needs Allocation (RHNA) and potential housing sites were presented. No public comments were made during the meeting, however, the Councilmembers expressed interest in creating more opportunities for accessory dwelling units and well as concerns over putting multifamily housing by single family homes. Translation services are offered at public meetings; however, services were not requested. Following the meeting, additional materials, showing the proposed sites were distributed to the Council and a follow up meeting scheduled for July 8th to further discuss the housing opportunity sites in more detail.

CITY OF PERRIS HOUSING AUTHORITY POP-UP EVENTS – JUNE 2021

In June 2021, as COVID restrictions started to ease, the City held multiple pop-up events at Copper Creek and Paragon Park. A comment card was distributed to participants with questions on key issues and recommendations for improving the City. At the June 24th event at Paragon Park, City Staff actively approached residents seeking input. Many of the respondents identified safety issues in and around Paragon Park, including street races, drugs, and loiterers, and the need for quality spaces to walk and play. Housing resources and affordability were also an important issue. In general, responses aligned with the broader community survey that was submitted online, although most respondents to the comment card were Latino.

CITY COUNCIL WORKSHOP – JULY 8, 2021

On July 8, 2021, a second workshop was held with the City Council to discuss the sites inventory in additional detail. A presentation on the City's Regional Housing Needs Allocation (RHNA) and potential housing sites was given by Planning Staff. One public comment was made during the meeting, suggesting that multifamily housing would be preferred to the development of

additional warehouses, particularly near existing single-family neighborhoods. There was also discussion amongst the Councilmembers about the sites and suggestions on sites to expand and remove from the inventory. Translation services are offered at public meetings; however, services were not requested. As the Councils request, following the meeting, a revised set of maps showing the revised sites were provided and Housing Element was added to the agenda for the regularly, public noticed City Council meeting on July 27th to finalize the opportunity sites.

CITY COUNCIL WORKSHOP – JULY 27, 2021

On July 27, 2021, a third workshop was held with the City Council to discuss the sites inventory and to finalize the opportunity sites. A presentation was given on the City's Regional Housing Needs Allocation (RHNA), what approach the City will use to meet the RHNA and a discussion on the specific housing opportunity sites. During the meeting the Council approved the opportunity sites presented by Staff and directed the consultant team to finalize the draft Housing Element for public review. No public comments were made during the Housing Element discussion item, however on previous agenda items, there were discussions about locating warehouses and industrial uses, close to residential neighborhoods. This input was taken into consideration in the sites selection process. Translation services are offered at public meetings; however, services were not requested.

INFORMATIONAL MATERIALS AND HOUSING SURVEY – FEBRUARY TO MAY 2021

Following the February outreach events, the City posted additional informational materials on their website and social media platforms. These materials included a Housing Element 101 video, Frequently Asked Questions (FAQ) on the Housing Element update process, a demographic flyer on Perris, and a survey with questions specific to housing and environmental justice. These materials were posted in English and Spanish and were available throughout the update process for residents to access.

In late March 2021, the City of Perris reopened its doors to the public thereby presenting an opportunity to further distribute a flyer advertising the focused General Plan update to reach a broader audience. Printed copies of the flyer were left at the utility payment counter and front desk upon entering City Hall. The City also printed enlarged infographics with QR codes leading to the online survey at their main Covid-19 vaccination site to encourage the public to take the survey while they wait in line for their vaccine. In addition, City staff partnered with the local senior center which distributes meals to seniors every week on Wednesdays. Printed survey flyers were included in bags with the packaged meals to encourage survey participation. To reach its online audiences, the City posted the survey flyer on the landing page and circulated an infographic on its Instagram page. In all instances materials were distributed in English and Spanish and contact information was provided for residents seeking additional information.

Participants included people that live and/or work in Perris. In addition to stakeholder meetings, the community survey was distributed across various outlets (e.g., City website, social media, school district newsletter, at City Hall, at vaccine distribution events, and via stakeholder groups), specifically targeting wider representation from the community. The survey was also discussed at the February Planning Commission meeting and distributed to members of the Planning Commission and City Council.

The survey received a total of 116 responses. While participants identified affordability of housing, proximity of parks and amenities, and the diversity as positive attributes of the City, the following issues were identified as impacting the lives of residents:

- Need for affordable rental and housing ownership options
- More homeownership opportunities
- First time homebuyer programs (e.g., down payment assistance, buyer guide)
- Greater diversity of housing opportunities
- Shelters + programs to support the homeless
- Updates and repairs to housing that result in unhealthy conditions

Prior to sending the Housing Element draft to the State Department of Housing and Community Development (HCD) for review, the Draft Housing Element was made available to the public starting September 20, 2021. The Housing Element was posted to the City's website along with the revised Safety Element and a new Environmental Justice Element. A hard copy of the Housing Element was made available at City Hall, and a link to the draft document was provided via email to stakeholder groups and posted on the City's website and a notice of availability on the City's social media pages. The City has received comments from Riverside University Health System-Public Health (RUHS-PH), the City of Perris Public Health Department and the Hispanic Association of Small Businesses. The comments from RUHS-PH pertained to health and wellness, including adopting smoke free environments, food deserts and over concentration of fast food and will be addressed in the Environmental Justice Element. The comments from the Hispanic Association of Small Businesses focused on ways to keep the city clean and promote the development of small businesses, which will also be addressed in the Environmental Justice Element.

The Housing Element is still available on the City's website and the City has been and continues to be opened to accepting comments on the draft during HCD's review period. Should additional comments be received prior to the adoption of the Element, Staff will incorporate comments as appropriate and correspond with the commenter. Any revised versions of the Housing Element will be posted on the City's Housing Element website.

After HCD has reviewed the Draft Element, additional hearings are planned before both the Planning Commission and City Council. Notification for these hearings will be published in the local newspaper, posted at prominent public facilities, posted on social media, and provided on the City's website in advance of each hearing.

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2. HOUSING PLAN

The Housing Plan includes goals, policies, and policy actions 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 to meet their established objectives. 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: Enhance the quality of existing residential neighborhoods in Perris, through maintenance and preservation, while minimizing displacement impacts.

Policy 1.1: Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.

Policy 1.2: Preserve property values and improve overall housing conditions in Perris by identifying housing deficiencies and requiring that substandard units be brought into compliance with City codes.

Policy 1.3: Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.

Policy 1.4: Create plans and programs to maintain or improve the character and quality of existing housing and neighborhoods.

Policy 1.5: Promote development of public policies and regulations that achieve a high level of energy conservation in new and rehabilitated housing units and encourage renovation of existing housing to meet energy conservation policies and regulations.

Policy 1.6: Promote the Sustainable Community section in the Conservation Element of the General Plan.

GOAL 1 ACTIONS AND PROGRAMS:

ACTION 1.1: CODE ENFORCEMENT

The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Code Enforcement Division is responsible for performing field inspections of properties to ensure compliance with applicable building, zoning, safety, nuisance codes and ordinances. Code Enforcement Officers proactively target areas of concentrated rehabilitation needs within the City and will continue to respond to complaints and enforce the zoning ordinance; housing, fire and building codes; and standards for landscaping to maintain safe and decent housing. It is the goal of the Code Enforcement Division through public education to direct attention to any existing code violations, which could have a negative effect on individual properties, a neighborhood, and the City of Perris overall. The Code Enforcement Division employs Staff fluent in English and Spanish and offers translation when requested.

As part of this policy action, Code Enforcement Division Staff will monitor the substandard dwellings which cannot be economically repaired and remove when necessary and feasible. On an annual basis City Staff will also meet with Habitat for Humanity – Inland Valley who are actively monitoring housing units in the region for minor rehabilitation. When appropriate, Code Enforcement Officers

will refer eligible residents to City assistance programs to complete any required repairs. These programs are targeted at low- and moderate-income households in general. Additionally, Housing Division staff conducts targeted outreach and promotion to special needs groups such as seniors, female headed households, and persons with disabilities.

***Responsible Agency**: City of Perris Building Safety Division*
***Timeframe**: Annually allocate funding for code enforcement activities from 2021-2029.*
***Potential Funding Source**: Community Development Block Grant (CDBG) Funding General Fund*
***Objective**: Continue to monitor the existing housing stock, prioritizing Low Resource neighborhoods, including census tracts 427.06, 426.17 and 426.18, to correct violations and provide homeowners with information about available funding to complete home improvements. Aim to assist approximately 5 households annually.*

ACTION 1.2: HOME IMPROVEMENT PROGRAMS

To maintain the existing housing stock, the City conducts proactive and compliant-based code enforcement activities and when appropriate refers residents to the Minor Home Repair Program or Senior Minor Home Maintenance Program. Both programs offer grants to qualified homeowners. To operate these programs the City allocates CDBG funding annually for the Senior Minor Home Maintenance Program and the Minor Home Repair Program. The Housing Authority will continue to apply for funding to support these programs on an annual basis and will generally target areas of the City that has been identified as Low Resource, including census tracts 427.06, 426.17 and 426.18, and/or census tracts with concentrations of substandard units or lower-income households. City Staff will prioritize the use of rehabilitation grants to maintain and upgrade existing stock. These programs will be available to eligible households based on U.S. Department of Housing and Urban Development (HUD) income limits and will be marketed to residents of protected classes and in underrepresented neighborhoods via online platforms, partnerships with local service organizations, and via City Staff.

***Responsible Agency**: Perris Housing Authority*
***Timeframe**: Annually allocate funding for home improvement activities from 2021-2029.*
***Potential Funding Source**: Community Development Block Grant (CDBG) Funding*
***Objective**: Assist an estimated 5 households annually through the Minor Home Repair Program and 5 households annually through the Senior Minor Home Maintenance Program.*

ACTION 1.3: RIVERSIDE COUNTY ASSISTANCE PROGRAMS

As a means of further leveraging housing assistance, the City will continue to cooperate with the Riverside County Housing Authority to promote resident awareness and application for County-run housing assistance programs. These programs include Rental Rehabilitation Program, Department of Community Action (DCA) Utilities, and the 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 continuing to provide program information on the City's website, in the City's newsletter, online through social media, and at City Hall. To reach residents in underrepresented neighborhoods the City will partner with local non-profit and service organizations, such as TODEC, El Sol, Cops and Clergy, and other groups to provide information about eligibility.

***Responsible Agency**: Perris Housing Authority and County of Riverside Housing Authority*
***Timeframe**: Review program information annually, 2021-2029.*
***Potential Funding Source**: General Fund*
***Objective**: Ensure residents are aware of funding available from the County to assist with home improvements and review and annually update program information on the City's website.*

ACTION 1.4: MONITOR EXISTING AFFORDABLE HOUSING UNITS

The City of Perris will continue to track housing units with deed-restrictions on affordability throughout the planning period. This includes monitoring the method by which units remain affordable to lower-income households (i.e., covenants, deed restrictions, loans, etc.). The City will continue to update their AB 987 table in compliance with State law. The Housing Authority will continue to provide on-going technical assistance and education to tenants, property owners and the community at large on the need to preserve naturally occurring affordable housing (NOAA) that is not deed-restricted but may be at-risk.

As the covenants restriction the affordability of San Jacinto Vista II are set to end in 2028, the City will outreach to the property owner, Community Housing Opportunities Corporation to preserve the property's affordable units. In December 2021, in email correspondence about the status of the San Jacinto Vista II property, CHOC confirmed that the deed restrictions are set to expire in 2028, but that CHOC plans to maintain ownership and refinance the property with affordable housing financing, maintaining the affordability of the units. To support the preservation of San Jacinto Vista II as an affordable housing community, the City will:

- Monitor at-risk projects on an ongoing basis, and proactively reach out to the owners at least every three months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
- Request that if the owner wants to opt-out of a project-based Housing Choice voucher contract, prepay a HUD-subsidized mortgage, or sell their property within five years of the expiration of the rental subsidy that they provide 18-24 months' advance notice.

- Respond to any federal and/or state notices, including "notice of intent to prepay," "owner plans of action," or "opt-out" notices filed on local projects.

- Support applications for funding and provide information to owners or potential buyers about available funding sources for mortgage refinancing, acquisition, rehabilitation, gap funding for affordable development, and rental subsidy assistance.

- Annually meet with stakeholders and housing interests to participate and support federal, state, and local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities.

If it is determined that the owner would like to sell the property, the City will take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. The City of Perris will assist CHOC with compliance of state preservation notice law ((Gov Code 65863.10, 65863.11, 65863.13) within 3 years, 6 months, and 12 months before expiration of deed restrictions.

***Responsible Agency**: City of Perris Housing Authority*
***Timeframe**: Annually review and update the City'AB987 table, 2021-2029*
***Potential Funding Source**: General Fund*
***Objective**: Monitor existing affordable units in the City and add any new developments to the AB987 table to ensure information is easily and publicly available. Preserve all 59 affordable units within San Jacinto Vista II, by supporting Community Housing Opportunities Corporation with refinancing the project. Assist CHOC with compliance with Gov Code 65863.10, 65863.11, 65863.13 within 3 years, 6 months, and 12 months before expiration of deed restrictions.*

ACTION 1.5: ENERGY EFFICIENT HOUSING

The City will review ordinances and recommend changes where necessary, to encourage energy efficient housing design and practices that are consistent with State regulations. The City has information on their website and will annually review and update literature regarding energy conservation, annually, including information on accessing solar power, energy efficient insulation, appliance upgrade programs, and subsidies available from utility companies. The City will encourage energy conservation measures, in addition to those required by current building codes to be provided in new construction and major remodels, including, but not limited to lighting, water heater treatments, and solar energy systems, where they can be feasibly provided. As they become available, Staff will encourage the 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**: City of Perris Planning Division and Perris Housing Authority*
***Timeframe**: Annually review the information on programs and incentives on the City's website and update information throughout the year as new information becomes available, 2021-2029.*
***Potential Funding Source**: City of Perris Housing Authority budget*
***Objective**: Support property owners and developers to implement energy efficient and sustainably designed housing that will decrease costs for the occupant.*

ACTION 1.6: CONSERVATION ELEMENT CONSISTENCY

Facilitate sustainable development in the City by enforcing the goals, policies, and implementation measures established in the Sustainable Community section of the Conservation Element.

***Responsible Agency**: City of Perris Planning Division and Building Division*
***Timeframe**: Review Elements for consistency annually; 2021-2029.*
***Potential Funding Source**: General Fund*
***Objective**: Ensure that the Housing and Conservation Elements are consistent and that the policies and actions are implemented effectively.*

GOAL 2: Assist in the development of housing for all economic segments of the City.

Policy 2.1: 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 2.2: Avoid concentrating housing constructed expressly for lower-income households in any single portion of the City.

Policy 2.3: Locate higher density residential development in close proximity to public transportation, services, and recreation.

Policy 2.4: Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).

Policy 2.5: Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, improve, and maintain housing to accommodate households with lower and moderate incomes.

GOAL 2 ACTIONS AND PROGRAMS

ACTION 2.1: DENSITY BONUS ORDINANCE

The State of California recently passed several bills that change the State Density Bonus law. These include:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower-income households.
- SB 1227 (Density Bonus for Student Housing) – Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) – Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

The Planning Division will review the Affordable Housing Incentives (Chapter 19.57, PMC) and Zoning Regulations and revise them to update density bonus provisions consistent with State law within one year of the Housing Element statutory deadline. 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: *Complete updates to the Zoning Code by October 15, 2022.*
Potential Funding Sources: *General Fund*

Objective: *Comply with State law to allow for increased density and development incentives for proposed projects that provide affordable housing units.*

ACTION 2.2: SENIOR HOUSING OVERLAY

To increase opportunities for the development of affordable housing in lower density land use designations the City will continue to promote and evaluate projects that utilize the Senior Housing Overlay (SHO) zone. The SHO may be combined with any of the City's conventional residential or commercial zone districts and allows for residential uses up to 50 dwelling units to the gross acre and a mix of uses including multifamily residential, attached single-family residential, and detached single-family residential. Development incentives for qualified projects in the SHO include: a reduction in number of parking spaces per dwelling unit, and deferral park development fees. The City will encourage the use of the SHO within high opportunity areas by marketing the program to property owners within High Resource census tracts in the northern portion of the City.

Responsible Agency: *City of Perris Planning Division*
Timeframe: *Develop materials within two years of Housing Element adoption and post them on the City website. Materials will be available and updated annually throughout the planning period, 2021-2029.*
Potential Funding Source: *General Fund*
Objective: *Encourage the development of 200 units affordable to lower-income seniors through the application of the Senior Housing Overlay.*

ACTION 2.3: SPECIFIC PLAN AREAS

To diversify the City's housing stock, the City will require a mixture of diverse housing types and densities in new developments, guided by specific plans, around the downtown and throughout the City. Within the Perris Downtown Specific Plan area, new development should be focused where suitably zoned underutilized land is near transit, services and amenities and the potential for mixed-use projects exists for the development of affordable housing. Within the City's 2021-2029 sites inventory, roughly 90 acres of vacant and underutilized land, zoned for high-density, mixed-use development, has been identified to accommodate the City's Regional Housing Needs Allocation (RHNA). To encourage the development of residential and mixed-use projects within the Perris Downtown Specific Plan area, the City will offer incentives:

- Technical assistance to developers regarding development standards, mixed use zoning and density bonus incentives;
- Fee deferrals for development impact fees and/or permit fast-tracking for projects that include housing affordable to seniors and lower-income households, prioritizing projects that include units affordable to extremely low-income households;

- Higher building intensities, reduced parking requirements, reduced setback and yard requirements, increased building height, and greater floor area ratios to ensure well-planned and designed mixed use development; and
- Staff support with supporting documents for developers proposing to develop a 9% Low-income Housing Tax Credit project for families, which require that at least 25 percent of the units have at least three bedrooms.

The City is committed to informing property owners and developers of the Perris Downtown Specific Plan area incentives for affordable housing and will strive to promote the application to further encourage development. The City is also committed to monitoring the effectiveness of this program by conducting annual reports to determine the level of program participation and committing to discuss potential amendments aimed at removing constraints.

***Responsible Agency**: City of Perris Planning Division and Perris Housing Authority*
***Timeframe**: The City will develop materials and post them on the City website within two years of Housing Element adoption. Materials will be available throughout the planning period.*
***Potential Funding Source**: General Fund, Perris Housing Authority*
***Objective**: Facilitate and support the development of 600 residential units in Specific Plan areas during the planning period.*

ACTION 2.4: ENSURE ADEQUATE SITES TO ACCOMMODATE THE RHNA

For the 2021-2029 planning period the City of Perris was assigned a regional housing needs allocation of 7,805 units, including 3,157 lower-income units. While the City is able to accommodate its above moderate income RHNA through existing projects that are under construction, entitled or permitted, the City has a shortfall of sites to accommodate 3,015 lower income units and 1,017 moderate income units. To address the shortfall, the City will be required to approve amendments to the General Plan, Downtown Specific Plan and Zone Changes establishing a housing opportunity overlay. The overlay will be applied to Areas 1 through 12, as outlined in Chapter 7, Housing Resources, to allow densities of up to 30 units per acre, by right, without discretionary approval. The overlay would apply to roughly 275 acres of land and allow for the development of approximately 5,630 units at 30 units per acre without a density bonus.

To accommodate the lower-income RHNA, rezoned parcels are required to:

- permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which at least 20 percent of the units are affordable to lower-income households.
- accommodate a minimum of 16 units per site
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need (1,508 units) must be accommodated on sites designated for residential use only or on sites

zoned for mixed uses that accommodate all the very low and low-income housing need, if those sites do allow 100 percent residential uses, and

- require residential uses to occupy at least 50 percent of the total floor area of a mixed-use project.

To ensure sufficient residential capacity to accommodate the identified regional need for lower income households is maintained in the Housing Opportunity Areas, the City will develop and implement a monitoring program. The program will track development approvals on identified parcels and for those that contribute to the inventory of affordable units and sites that are developed for non-residential uses.

To encourage the development of residential projects with affordable units, the City will outreach to landowners within one year of Housing Element certification to facilitate redevelopment on vacant parcels and severely underutilized parcels within the Housing Opportunity Areas. To further encourage development, the City will evaluate the feasibility of providing landowners and developers a menu of incentives including streamlined/expedited processing, density bonus incentives, flexible development standards as indicated in the Housing Plan in the year following Housing Element certification. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds for eligible projects. The City will make efforts to prioritize funding for projects that incorporate units for extremely low-income households.

Responsible Agency: *City of Perris Housing Authority and Planning Division*
Timeframe: *Complete rezoning actions and promote information on the Housing Opportunity Areas concurrent with or by October 15, 2022*
Potential Funding Source: *Local Early Action Planning (LEAP) Grant funds, General Fund*
Objective: *Prepare and approve the required General Plan Amendments, Zoning Changes, and Specific Plan Amendments to establish the housing opportunity overlay to allow for the development of high-density mixed use and/or residential developments to accommodate the City's 2021-2029 RHNA. Make the residential sites inventory available to nonprofit and for-profit housing developers on the City's website. Encourage and facilitate the development of units to accommodate 7,805 units, including 3,157 lower-income units, by ensuring that adequately zoned land is available.*

ACTION 2.5: NO NET LOSS OF RESIDENTIAL CAPACITY TO ACCOMMODATE THE RHNA BY INCOME CATEGORY

To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, within two years of adoption of the Housing Element, develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the

remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate sites are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A program to identify the replacement sites and take the necessary actions to make the site(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development.

Responsible Agency: *City of Perris Planning Department*
Timeframe*: Within one year of Housing Element adoption, develop and implement a formal ongoing evaluation procedure pursuant to Government Code section 65863. Subsequent to adopting an evaluation procedure, monitor rezones and development of residential units, and update Housing Element sites inventory. Housing Element sites inventory is posted on the Planning Department's website and will be updated at least once a year*
Potential Funding Source*: General Fund*
Objective*: Create and maintain opportunity for a minimum 3,157 units of owner and rental housing for lower-income households to be developed over the 8-year planning period.*

ACTION 2.6: LOT CONSOLIDATION

Parcels identified as part of the Perris Downtown Specific Plan area are typically smaller in size and in some cases are narrow or shallow, which could be seen as an additional constraint to the development of housing. To encourage the development of residential and mixed-use projects, 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) to merge adjacent lots. The City may also offer to defer a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed-use development on underutilized sites within the Specific Plan area. The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case-by-case basis.

- Reduction in development standards (i.e., lot size, parking, and open space requirements);
- Parking Reduction: Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project;
- Alternative Parking: Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the project; and
- Deferral of development impact fees to promote more intense residential and mixed-use developments with deed-restricted units on parcels with underutilized uses.

The City will advertise the lot consolidation provisions and incentives to existing property owners and prospective mixed use and affordable housing developers, by placing information on the City's website within one year of Housing Element adoption. Marketing actions may include preparation and distribution of informational materials about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, including affordable housing development. The City will monitor the trend of lot consolidation from 2021 to 2024 to ensure incentives are adequate and appropriate to facilitate development of small lots and adjust incentives or utilize other mechanisms as appropriate.

***Responsible Agency**: City of Perris Planning Division*
***Timeframe**: Establish incentives within 1 year of Housing Element adoption.*
***Potential Funding Source**: General Fund*
***Objective**: Encourage lot consolidation of smaller parcels to accommodate viable projects including a minimum of 16 units at a density of at least 30 dwelling units per acre or higher to comply with AB 2348.*

ACTION 2.7: LARGE SITES PROGRAM

Most assisted housing developments utilizing State or federal financial resources include 50 to 150 units on parcels ranging from 3 to 7 acres in size. The City will provide for the inclusion of mixed income housing in future new growth areas of the City through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (that can accommodate 50 to 150 units), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, Downtown Perris Specific Plan, Zoning Code, and master environmental impact report.

The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development (i.e., parcels included in the sites inventory). The City will offer the following incentives for the development of affordable housing on large sites, which may include, but is not limited to:

- Priority processing for subdivision maps that include affordable housing units,
- Expedited review of infrastructure plans within 30 days to streamline final map approvals,
- Ministerial review of lot line adjustments,
- Expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report,

- Financial assistance and/or the deferral of fees (based on availability of federal, State, local foundations, and private housing funds, and providing technical assistance to acquire funding.

The City of Perris will conduct an analysis of incentives and activities that can be offered to encourage and facilitate subdivisions and within one year of Housing Element adoption will prepare and post an informational handout on the subdivision process and incentives offered. To determine the effectiveness of this program, the City will monitor the number of large sites available to be developed for a variety of income groups and administer an ongoing program to facilitate the division of sites appropriate for multi-family housing affordable to lower income households. The planning division will monitor this program and assess its effectiveness after 6 months to determine its effectiveness. If the program is not resulting in the development of large lot development the City will promote the program and contact property owners of large lots, including those identified as housing opportunity sites, to access what incentives would help facilitate development.

Responsible Agency: *Perris Housing Authority and Planning Division*
Timeframe: *Establish incentives within 1 year of Housing Element adoption.*
Potential Funding Source: *General Fund*
Objectives: *The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case-by-case basis. Monitor the program bi-annually.*

ACTION 2.8: LEVERAGE FUNDING FOR AFFORDABLE HOUSING

The City of Perris understands that leveraging local financing is critical to the competitiveness of developments applying for affordable housing funding sources. To help developers create competitive funding applications, the City will utilize resources such as HOME funds, No Place Like Home program funds, California Housing Finance Agency single-family and multifamily programs, and other available funding to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households. When local funds are available for the development of affordable housing, the City will prioritize rent-restricted developments that are within High Resource areas (tracts 426.20 and 426.19) if multiple projects are proposed. Additionally, if the Western Riverside Council of Government (WRCOG) establishes a housing trust fund, the City will explore participation and will encourage the COG to prioritize projects in High Resource areas. City Staff will also assist with the supporting documentation needed for tax-exempt bonds, tax credit financing, loan underwriting and provide other financial tools to help develop or preserve affordable units. Each year Planning and Housing Staff will attend workshops and trainings offered by HCD, SCAG and other organizations offering funding for affordable housing development to ensure the City understands and can support developers to submit competitive applications.

Responsible Agency: *Perris Housing Authority*

***Timeframe**: Annually attend workshops and participate in WRCOG meetings to monitor the creation of an affordable housing trust fund; 2021-2029.*
***Potential Funding Source**: HOME funds, CDBG, CHFA funds, HUD, Local Lenders*
***Objective**: Provide local funding for at least one affordable housing development with at least 20 new deed-restricted units, or as required by the funding source. If multiple developments are proposed, prioritize affordable housing developments that are in High Resource census tracts (426.20 and 426.19) in the northern portion of the City.*

ACTION 2.9: CALIFORNIA COMMUNITY REINVESTMENT ACT

As financing is often a key barrier to the development of affordable housing, the Perris Housing Authority will facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) by providing favorable financing to developers involved in projects that include deed-restricted units for lower and moderate-income households. The City shall facilitate connections and 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: Conduct an annual workshop/networking event; 2021-2029.
Potential Funding Source: HOME Funds, CHFA Funds
Objective: Connect developers with local banks to promote the development of affordable housing which typically requires a construction loan, permanent loan and/or tax credit financing.

ACTION 2.10: INFRASTRUCTURE IMPROVEMENTS

The City of Perris and the Perris Housing Authority will identify and support the application of ~~apply for~~ funding, such as Affordable Housing Sustainable Communities program, Infrastructure Infill Grants or Active Transportation grants to support the development of affordable housing by offsetting the cost of required infrastructure. It is expected that funding will be prioritized within Low Resource areas, as these funding sources require proximity to transit, and the Downtown Perris Transit Station is within a Low Resource ~~area~~census tract. When available, Staff will use CDBG allocations as a potential funding source or funding match for infrastructure projects, which may be applied to new and existing affordable housing developments. Through these programs the City hopes to promote the development of at least 100 new affordable housing units aligned with access to public transit, safe routes to schools, educational programs and other related initiatives. The City will also align the spending of Community Development Block Grants (CBDG) funds to support Low Resource neighborhoods, including census tracts 427.06, 426.17 and 426.18, where there are existing and potential affordable housing projects, through the 2024-2029 Consolidated Plan. The 2024-2029 Consolidated Plan should also take into

account programs and infrastructure projects targeted to census tracts where the Housing Opportunity Areas are located, giving priority to Low Resource areas.

Responsible Agency: *Perris Housing Authority and City Engineer's Office*
Timeframe: *Ongoing, 2021-2029*
Potential Funding Source: *State/Federal Grant Funds (as available)*
Objective: *Planning, Economic Development and/or Housing Staff will attend at least two trainings and information sessions annually to better understand available funding sources and how the City can support applicants and/or apply for such funding. Develop a list of low-income priority areas and projects to receive funding as it becomes available within a year of Housing Element certification. Annually review and update the priority areas and identify potential funding sources to apply for. Apply for at least two grants during the planning period to support two infrastructure or planning activities (i.e. park improvements, street improvements, etc.) focused on Low Resource areas, specifically census tracts in center of the City, including tracts 427.06, 426.17 and 426.18. ~~within the City.~~ Allocate approximately $500,000 annually of CDBG funds toward two infrastructure projects (i.e. park improvements, street improvements, etc.) in Low Resource areas prioritizing areas with existing and proposed affordable housing.*

ACTION 2.11: HOUSING ELEMENT ANNUAL REPORTS

Continue to submit the Housing Element Annual Progress Report (APR) to the State Department of Housing and Community Development and the Governor's Office of Planning and Research on or before April 1st of each year for the prior calendar year, pursuant to Government Code Section 65400.

Responsible Agency: *City of Perris Planning Division and Perris Housing Authority*
Timeframe: *Ongoing 2021-2029; Submit first report in April 2022.*
Potential Funding Source: *General Fund*
Objective: *Annually review and provide an update on the City's progress toward the implementation of the 2021-2029 Housing Element.*

GOAL 3: Remove or mitigate constraints to the maintenance, improvement, and development of affordable housing.

Policy 3.1: When feasible, consider reducing, subsidizing, or deferring development fees to facilitate the provision of affordable housing.

Policy 3.2: Promote the City's Density Bonus Ordinance incentives to potential developers.

Policy 3.3: Periodically review and revise City development standards to facilitate quality housing that is affordable to lower and moderate-income households.

Policy 3.4: 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 3.5: Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.

GOAL 3 ACTIONS AND PROGRAMS

ACTION 3.1: REMOVE DEVELOPMENT CONSTRAINTS

Review existing and proposed building, planning, engineering, and fire plans, policies and standards annually to determine whether changes are possible that could assist the production of affordable housing, or that would encourage preservation of housing rather than conversion to non-residential uses, provided such changes would not conflict with other General Plan policies. The City will revise the development code to address all constraints identified in Chapter 6 of the Housing Element, including:

1. Removal of subjective findings as part of the design review process.
2. Comply with State law on parking and distancing requirements for emergency shelters.
3. Allow for residential care facilities of six or fewer to be regulated in the same manner as a single-family dwelling unit in all zones, including Specific Plan areas, where single-family dwelling units are allowed.
4. Ensure the permitting requirements and necessary findings for residential care facilities for 7 or more persons are consistent with state law and fair housing requirements. Amend provisions in the Perris Municipal Code and Specific Plans to allow residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in any zone that permits residential uses or otherwise amending the Perris Municipal Code to make it easier to locate a residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing, as applicable, in accordance with Title 22 of the California Code of

Regulations.

5. Remove the requirement for projects with 5 or more units to obtain Planning Commission approval. If a project is compliant with the General Plan and Zoning Code, the project will not require a public hearing and can be approved by the Development Services Director.
6. Reduce the minimum lot size requirements in Specific Plan areas for residential development to no more than 2 acres, when developers apply to permit or re-entitle projects within that Specific Plan area (i.e., Park West Specific Plan, New Perris Specific Plan, and the Green Valley Specific Plan).

The City will specifically continue to allow flexible parking regulations for housing development, especially near transit stops, in the Perris Downtown Specific Plan area, and on properties that utilize the Senior Housing Overlay. Consider the flexible use of on-street or city parking facilities by Downtown residents, where appropriate, and reduced parking requirements where appropriate guarantees limit occupancies to persons without motor vehicles or who provide proof of reserved, off-site parking. Such developments may be subject to requirements for parking use fees, use limitations and enforcement provisions.

Responsible Agency: *City of Perris Planning Division*
Timeframe: *The City will update the Zoning Code to remove constraints within one year of the Housing Element statutory due date. The City will annually review the Zoning Code and update as needed to address constraints and comply with State law throughout the planning period, 2021-2029.*
Potential Funding Source: *General Fund*
Objective: *Annually review and update the City's primary planning documents, fee schedule, and Zoning Code to ensure that they do not constrain the development of residential uses. Address identified constraints by amending the Zoning Code within one year of Housing Element certification. Encourage or support the development of 20 special needs housing units during the planning period.*

ACTION 3.2: STREAMLINED PERMIT PROCESSING

The City shall expedite the development application processing times for new construction or rehabilitation of housing for lower and moderate-income households and seniors. To increase transparency and certainty in the development application process, the City will comply with SB 330, which allows a housing developer to submit a "preliminary application" to the City for a housing development project. Submittal of a pre-application allows a developer to provide a specific subset of information on the proposed housing development ahead of providing the full amount of information required by the City for a housing development application. Upon submittal of an application and a payment of the permit processing fee, a housing developer is allowed to "freeze" the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal.

Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff. Staff will also continue to prioritize procedures that speed up the processing of applications, construction permits, and water and sewer service priorities for affordable housing projects. City Staff and Commissions shall give such projects priority in allocating work assignments, scheduling, conferences, and hearings.

***Responsible Agency**: City of Perris Planning Division*
***Timeframe**: Establish a formal application and procedure in compliance with SB 330 within one year of the Housing Element statutory due date and provide streamlined permit processing throughout the planning period; 2021-2029.*
***Potential Funding Source**: General Fund*
***Objective**: Streamline the approval of affordable housing by reducing review times, assigning a project manager at the City, and conducting preliminary design review meetings. Comply with SB 330 within two years of Housing Element adoption.*

ACTION 3.3: AFFORDABLE HOUSING INCENTIVES

To encourage and facilitate the development of affordable housing in Perris, including housing for lower income households, the City will provide the following incentives to private developers along with information regarding the availability of funding through federal and State housing assistance:

- Provide technical assistance to developers regarding City overlay zones, mixed use zoning and State density bonus incentives;
- Provide permit fast-tracking for projects that include housing affordable to lower-income households, prioritizing projects that include units affordable to extremely low-income households;
- Encourage well-planned and designed mixed use development by allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, increased building height, and greater floor area ratios.

***Responsible Agency**: City of Perris Planning Division and Perris Economic Development Department*
***Timeframe**: Provide assistance as developments are proposed, 2021-2029.*
***Potential Funding Source**: General Fund*
***Objective**: The City will outreach to affordable housing developers every two years to explore opportunities for affordable housing. Outreach will begin as part of the Zoning Code update to implement the Housing Element. Outreach will include developers with experience in development projects that include units affordable to extremely low-income households and households with special needs. Continue to provide regulatory and technical assistance to affordable housing developers with the goal of supporting the development of four affordable housing developments (estimated 200-300 units total) during the planning period.*

ACTION 3.4: ACCESSORY DWELLING UNITS

Development of accessory dwelling unit (ADU) housing provides lower-income households an affordable housing opportunity within a single-family neighborhood setting. Over the years, ADU law has been revised to improve its effectiveness at creating more housing units. For the 2021-2029 Housing Element planning period the City will review and update their Zoning Ordinance to comply with recent legislation that amended ADU law, including: AB 3182 (2020) and SB 13, AB 68, AB 881, AB 587, AB 670, and AB 671 (2019). Effective January 1, 2021, the California Health and Safety Code (HSC), Section 65583©(7), also requires that cities develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low to moderate-income households. The City of Perris will review their existing zoning ordinance on ADUs within one year of the Housing Element statutory due date to ensure the requirements are consistent with State law. Furthermore, the City will encourage and facilitate the development of ADU housing by developing informational packets to market ADU construction, advertising ADU development opportunities at community and pop-up events and establishing an ADU specialist within the Planning Division. The City will also directly market to property owners within High Resource census tracts to increase housing choices in areas of high opportunity.

As the City of Perris is assuming that an average of 5 ADUs can be developed annually during the planning period to accommodate their RHNA, the City is committed to monitoring ADU production and affordability throughout the course of the planning period. The City will review ADU development twice a year and if it is determined that actual production is not on track then the City will implement additional actions in a timely manner. The level of additional actions will be determined by and correlate to the actual ADU production levels. Halfway through the projection period (2025), if determined that these units are not meeting a lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA.

Responsible Agency: *City of Perris Planning Division*
Timeframe: *Ensure the zoning code is compliant within one year of the Housing Element due date. Develop materials to market ADU development within two years of Housing Element adoption and ensure Staff advertise opportunities online or at community events annually. Review ADU production twice a year and implement additional actions as needed.*
Potential Funding Source: *General Fund*
Objective: *Ensure property owners are aware of the City's second ordinance procedures and development application. Encourage and facilitate the development of at least 5 ADUs annually and aim for 50 percent of ADUs to be developed in High Resource census tracts during the planning period.*

ACTION 3.5: MOBILE HOMES AND MANUFACTURED HOUSING

Preserve manufactured housing or mobile home parks and support changes in these forms of tenure only if such changes provide residents with greater long-term security or comparable housing in terms of quality, cost, and livability. The City will also continue to permit manufactured housing on permanent foundations in residential zones if it meets compatibility criteria.

In implementing this program, the City is protecting affordable housing options (specifically the Park Place Mobile Home Park with roughly 210 mobilehome spaces) in a high opportunity area and furthering fair housing.

Responsible Agency: *City of Perris Planning Division*
Timeframe: *Ensure the zoning code is compliant within two years of Housing Element adoption.*
Potential Funding Source: *General Fund*
Objective: *Preserve the existing estimate 210 mobile home units at Park Place and encourage mobile homes and manufactured housing as a source of affordable housing.*

ACTION 3.6: ZONING CODE UPDATES TO ADDRESS HOUSING FOR SPECIAL NEEDS HOUSEHOLDS

Recent changes to State law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Ordinance. These include:

- Low Barrier Navigation Centers (AB 101): AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.
- Emergency and Transitional Housing (AB 139): Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City's Zoning Ordinance does not include specific parking requirements for emergency shelters. Therefore, an amendment is not necessary but may be considered to ensure consistent implementation.
- Supportive Housing (AB 2162): AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multifamily and mixed-use developments are permitted, when the

development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop Perris Zoning Ordinance defines transitional and supportive housing in accordance with State law and allows them subject to the restrictions that apply to other residential dwellings of the same type in the same zone.

- Amend the Zoning Ordinance to allow agricultural employee housing for six or fewer persons by right in the A-E and R-1 Zoning Districts, subject to the same regulations as a single- family dwelling in compliance with Health and Safety Codes Section 17021.6 and 17021.8.

***Responsible Agency**: City of Perris Planning Division*
***Timeframe**: Complete zoning code updates within 2 years of Housing Element adoption.*
***Potential Funding Source**: CDBG, General Fund*
***Objective**: Remove constraints to the development of housing to accommodate households and individuals experiencing homeless or at-risk of becoming homeless. Encourage and facilitate the development of at least two developments with special needs housing units (estimated 20 units) during the planning period.*

ACTION 3.7: CENTRALIZED FEE DATABASE AND PROCESSING

The City conducts annual reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. To ensure the City is complaint with SB 330, all fee schedules, development procedures, code updates, and nexus studies will be posted on the City's website in a centralized location, as they become available. The City will study whether developments that include rent-restricted units for seniors or lower-income households could have certain City fees deferred, which can be counted as a leveraged funding source on financing applications for affordable housing.

***Responsible Agency:** City of Perris Planning Division and Building Safety Division*
***Timeframe**: Establish the centralized database within 2 years of Housing Element adoption.*
***Potential Funding Source**: General Fund*
***Objective**: Ensure residential development is supported by adequate infrastructure and that plans to expand services align with the City's housing opportunity sites.*

ACTION 3.8: WATER AND SEWER SERVICE PROVIDERS

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Perris is required to deliver its adopted housing element and any amendments to local water and sewer service providers. Those local providers in Perris include Eastern Municipal Water District (EMWD) and the City of Perris Water District. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Housing Element. Review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. As the City is a local water provider, it will establish a program to prioritize the delivery of water to residential developments with deed-restricted units within one year of Housing Element adoption.

Responsible Agency: *City of Perris Planning Division*
Timeframe: *Following the adoption of the Element and no later than January 1, 2023.*
Potential Funding Source: *General Fund*
Objective: *Ensure residential development is supported by adequate infrastructure and that plans to expand services align with the City's housing opportunity sites. As a water provider, the City will establish a program to prioritize the delivery of water to residential developments with deed-restricted units by January 1, 2023.*

GOAL 4: Ensure equal housing opportunity and affirmatively further fair housing for all residents of Perris. including persons with special needs.

Policy 4.1: Use public resources, as feasible, to support the provision of housing for lower-income households and special needs groups.

Policy 4.2: Provide access to emergency shelter with emergency support for City residents, including disadvantaged groups.

Policy 4.3: Support innovative public, private and non-profit efforts in the development of affordable housing, particularly for the special needs groups.

Policy 4.4: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.

Policy 4.5: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale of housing.

Policy 4.6: Promote greater awareness of tenant and landlord rights and obligations.

Policy 4.7: Avoid displacement of low-income households and, where necessary, ensure that it is carried out in an equitable manner.

GOAL 4 ACTIONS AND PROGRAMS:

ACTION 4.1: FAIR HOUSING COUNCIL OF RIVERSIDE COUNTY

The City will continue to contract with the Fair Housing Council of Riverside County (FHCRC) to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. Fair housing services provided by the FHCRC include:

- Counseling education services, and mediation between tenants and landlords;
- Workshops on financial literacy;
- Homebuyer workshops that target minority or lower income households;
- Maintaining an inquiry response line;
- Training for City staff including Police and Code Enforcement on crime free housing, landlord tenant law, and fair housing regulations;
- Documenting the type, source, and resolution of discrimination complaints and the demographics of the complainant within the City; and

- Representing the City at salient program outreach meetings.

Through these efforts, the City intends to increase efforts to educate residents about potential sources of discrimination and avenues to address fair housing. Weblinks to relevant information will be included on the Housing Authority website in English and Spanish and will address issues such as foreclosures, loan modifications, and short sales. The City will assist in program outreach through placement of fair housing program multilingual brochures on social media, via email. at the public counter, City library, post office, and other community locations. Consistent with the City's FY 2019 – FY 2023 Consolidated Plan, the FHCRC and the City will partner to provide targeted fair housing education and outreach to special needs groups including, but not limited to: the disabled, the elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities.

Responsible Agency: *City of Perris Housing Division*
Timeframe: *Allocate funding annually, 2021-2029.*
Potential Funding Source: *CDBG*
Objective: *Continue to assist roughly 1,200 households annually through the Fair Housing Council through the allocation of CDBG funding annually to ensure residents have access to fair housing services.*

ACTION 4.2: AFFIRMATIVE MARKETING STRATEGIES

The City will continue to affirmatively market CDBG and HOME funded programs to Low Resource areas (including census tracts 427.06, 426.17 and 426.18) and throughout the community, as outlined in the City's 2019 Analysis of Impediments and Fair Housing Action Plan. Marketing efforts will include advertising housing programs in local publications and ensuring outreach to all potential eligible households, especially those least likely to apply for housing assistance. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Outreach efforts include, but are not limited to, disbursement of information on the City's website, City Facebook account, and City Twitter account, as well as production and distribution of brochures, newsletters, flyers and notices. In addition, the City will participate in pop-up events and community workshops and will continue to coordinate outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and community members to serve residents of protected classes and underrepresented neighborhoods to become involved in local government through local organizations and stakeholders. The City will continue to offer translation services and access to official City materials in multiple languages.

Responsible Agency: *City of Perris Housing Authority*

Timeframe: *Within one year of Housing Element adoption, establish a one-stop shop with information on navigating and accessing resources in the City on the City's website in multiple languages. Proactively market information on housing opportunities and economic mobility/education workshops, and community pop-up events at local parks. Attend community events and pop-up events, estimated quarterly, and coordinate outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and community members to serve residents of protected classes and underrepresented neighborhoods. Allocate CDBG and HOME funding annually, 2021-2029.*

Potential Funding Source: *General Fund, CDBG funds*

Objective: *Improve inter-governmental coordination between the Housing Authority, Economic Development and Planning Divisions through monthly meetings to address neighborhoods with high need and ensure land use decisions do not negatively impact residents. The City will aim to reach at least 100 households annually at local events and will utilize CDBG funding to assist 80 households in Low Resource areas (including census tracts 427.06, 426.17 and 426.18) and throughout the community through City housing programs during the planning period. The City will voluntarily collect and maintain statistical information on race and ethnicity of applicants and assisted households to ensure all segments of the community are served. If there are existing patterns that do not further fair housing, the City will partner with a representative community based organization to focus outreach and marketing efforts. Establish a one-stop-shop and education for navigating and accessing resources in the City on the City's website and at City Hall by January 2023.*

ACTION 4.3: RENTAL ASSISTANCE

The City of Perris will continue to directly provide annual rental assistance to veterans, disabled, elderly, seniors, and low-income families through the allocation of HOME funds annually for Tenant-based Rental Assistance (TBRA). The City also supports the efforts of the Housing Authority of the County of Riverside to provide information and counseling to new recipients of government rental subsidies, which are intended to assist renters in dealing with reluctant landlords and finding suitable housing and to rental property owners, apartment managers and apartment owners associations, with an emphasis on the potential benefits afforded under the Housing Choice Voucher Program. To increase housing opportunities in High Resource areas, the City will contact multifamily and rental property owners in tracts 426.20 and 426.19 in the northern portion of the City to provide information and education on housing vouchers and opportunities to participate in the program.

In addition to assistance offered by the City, Staff provides residents with information about the Perris Family Resource Center, which offers a variety of support and referral services to residents. The Perris Family Resource center, along with other non-profit partners such as the Social Work Action Group, (SWAG), Riverside County's Special Education Local Plan Areas, RI International, De Novo Full-Service Partnership, and the Basic Occupational Training Center, provides non-residential and housing assistance to persons with disabilities. Such services include, but are not limited to substance abuse assistance, health resources or referrals, job placement and housing assistance.

Responsible Agency: *Perris Housing Authority*
Timeframe: *Allocate funding annually, 2021-2029.*
Potential Funding Source: *HOME funds*
Objective: *Assist lower-income households with TBRA, as funding allows and coordinate annually with the County Housing Authority to promote its Section 8 Housing Choice Vouchers to City residents. Advocate for the continuation of roughly 450 Section 8 vouchers for Perris residents. Contact multifamily property owners annually within High Resource census tracts (426.20 and 426.19) to provide information and education on housing vouchers and opportunities to participate in the program – increase the number of vouchers within High Resource tracts by 10 percent over the course of the planning period.*

ACTION 4.4: IMPLEMENTATION OF ANTI-POVERTY STRATEGIES

The City will continue to pursue and expand economic development opportunities that will benefit all residents, but especially lower income residents. A key poverty reducing strategy is to provide appropriate technical education and training to low wage workers and unemployed workers in the labor force. To achieve this the City will continue allocate CDBG funds to local, faith-based, and community-based organizations, that provide programs, including, but not limited to youth employment classes, education/employment training, trade classes, and senior citizen programs to qualified residents. The City will continue to work toward the elimination of blight and enhancement of the economic base through collaboration with the Community Economic Development Corporation (CEDC). Consistent with CDBG funding goals, these efforts will prioritize Low Resource neighborhoods, including census tracts 427.06, 426.17 and 426.18.

The City will also continue to partner with the County of Riverside to provide information and connections to existing well-establish programs. The County of Riverside Department of Public Social Services Self-Sufficiency Division is responsible for administering programs and services that can assist residents in Perris with basic needs and other services that can help them become self-sufficient. Programs offered include:

- **California Work Opportunities and Responsibility to Kids (CalWORKs)** provides temporary financial assistance for eligible families with minor children who have lost or had a reduction in their income. The program is designed to provide families the means to meet their basic needs in times of hardship, while helping them to enter or re-enter the workforce and become self-sufficient.
- **The Riverside County Department of Public Social Services (DPSS) Child Care** programs provide childcare payments to a variety of eligible families.
- **CalWORKs Greater Avenues for Independence (GAIN)** assesses participants when they start the program to determine their need for supportive services and appropriate activity assignments. Assistance is

provided with identifying and overcoming barriers to employment. All participants are encouraged to start working as soon as possible in a job that matches their skills and abilities. Adult basic education and on-the-job training may also be offered. As participants progress in the job market, they receive assistance with job retention, career planning and development of a training and education plan. Innovative service delivery by various education and training providers for working parents is pivotal at this time. Service providers include the Riverside County Economic Development Board, the Housing Authority of the County of Riverside, The local community colleges, the Riverside County Office of Education, local adult schools, and other public and private agencies.

- **The Self Sufficiency Community Outreach Branch (COB)** was formed in January 2012 to enhance the public's awareness and perception of DPSS programs; and to establish, strengthen and maintain community partnerships.

A key poverty reducing strategy is to provide appropriate technical education and training to low wage workers and unemployed workers in the labor force. The City will work to inform poverty income families of poverty reducing programs and partner with local organizations to provide multilingual informational materials. Research has demonstrated that increasing participation in safety net programs helps to reduce poverty rates.

Responsible Agency: *City of Perris Housing Authority*
Timeframe: *Allocate funding annually, 2021-2029.*
Potential Funding Source: *CDBG funds*
Objective: *Align the Housing Element programs with the actions identified in the City's 2020-2025 anti-poverty strategies and assist with the implementation of the identified actions. Conduct outreach at least twice a year with public agencies whose mission is to reduce poverty level incomes. Assist 100 lower-income households in partnership with the County to locate new housing opportunities to facilitate mobility throughout the community.*

ACTION 4.5: HOUSING UNITS FOR LARGE FAMILIES

The City of Perris reported a high ratio of persons per household in 2019 indicating a continued need for housing units with three or more bedrooms. The City will prioritize financial resources and allow development concessions for the development of rental projects that provide units with two or three bedrooms. The City will also work with developers and encourage them to prioritize units for larger family particularly in developments that are deed-restricted for lower-income households. Additionally, to ensure the City is compliant with fair housing laws, the City will update its definition of "family" as recent Court rulings indicate that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution.

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

***Timeframe**: Conduct annual meetings with individual developers and/or connect with developers through biannual townhalls and roundtables to promote the development of affordable housing that includes units for large family, 2021-2029.*
***Potential Funding Source**: CHFA funds, HUD loans, HOPE funds, HOME funds*
***Objective**: Promote the development of 20 rental units with three or more bedrooms during the planning period and ensure that the City's definition of family is not restrictive or discriminatory. Review and update the definition of family within one year of Housing Element certification.*

ACTION 4.6: HOUSING UNITS FOR DEVELOPMENTALLY DISABLED RESIDENTS

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 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, 2021-2029; Contact the Inland Regional Center annually to assess need.*
***Potential Funding Source**: General Fund*
***Objective**: Encourage the development of 8 housing units for developmentally disabled individuals during the planning period.*

ACTION 4.7: REASONABLE ACCOMMODATION PROCEDURES

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. As identified in Section 6, Housing Constraints, the City will update its required findings to

ensure they are not a constraint within two years of Housing Element adoption. The City will continue to provide information regarding the City's reasonable accommodation ordinance, application, and make information more widely available to residents.

Responsible Agency: *City of Perris Planning Division*
Timeframe: *Amend the ordinance within two years of the Housing Element adoption. Annually, review and update informational materials on the City's website and distribute to the FHCRC and other partner organizations.*
Potential Funding Source: *General Fund, HUD Section 202/811 funds*
Objective: *Ensure property owners are aware of the City's reasonable accommodation procedures and development application.*

ACTION 4.8: HOMELESSNESS ASSISTANCE PROGRAMS

The City of Perris partners with nonprofit organizations to provide case management, housing navigation services, and counseling to individuals experiencing homelessness. The City has an established referral system in place with the Social Work Action Group (SWAG) and the Riverside County Continuum of Care (CoC). SWAG's average response time for homeless assistance calls is within an hour. SWAG assists individuals through the Riverside County housing assessments (VI-SPDAT when applicable) to identify appropriate housing, shelter placements or treatment centers for those identified as in need of emergency, transitional housing or substance abuse treatment. The CoC maintains a list of available bed locations and identifies as well, the type of facility (i.e., mental illness, family, single, veterans) that has vacancies. The City has also contracted with TrueCare (formerly North County Health Services) utilizing CDBG funding, to provide medical, dental, and mental health services to low-income individuals, as well as individuals experiencing homelessness.

To address this growing challenge, the City's Housing Authority also established a Homeless Sub-Committee and launched a Homeless Awareness Campaign called Perris Cares designed to reduce homelessness. The Perris Cares Campaign is a coordinated effort between the City, SWAG, code enforcement, and the Riverside County Sheriff's Department to help address issues related to homelessness in the City of Perris. The City will continue to partner with the County and SWAG using CDBG and HOME funds to provide these services and programs to address households at-risk of or experiencing homelessness.

Responsible Agency: *City of Perris Housing Authority*
Timeframe: *Allocate funding annually, 2021-2029.*
Potential Funding Source: *General Fund, CDBG, HOME funds, Program Income/Repayments of Homebuyer Assistance Program (HAP) funds*
Objective: *Allocate funds annually for homelessness programs and to local service providers who assist households at-risk of or experiencing homelessness. Assist 50 homeless individuals to find supportive, transitional, or permanent housing during the planning period.*

~~Action 4.9: Place-Based Investments in Low Resource Areas That Support Affordable Housing~~

~~Within two years of Housing Element certification, the City shall prepare an action plan for infill areas, prioritizing areas in and around Downtown, which have been historically underserved. The City will ensure that future development opportunities serve the needs and desires of the neighborhood in which it is located (e.g., Downtown Specific Plan) by working to conduct outreach and engagement at the neighborhood scale, aligning investment strategies with meaningful and equitable participation, anti-displacement strategies, and affordable housing opportunities. Outreach will be conducted within one year of Housing Element certification. The City will also prepare and bring to the City Council for approval the required General Plan Amendments, Zoning Changes to establish the housing opportunity overlay to allow for the development of high-density mixed use and residential developments to accommodate the City's 2021-2029 RHNA with the goal of facilitating the development of 600 multifamily housing units (roughly one project per year) during the planning period.~~

~~***Responsible Agency:*** *City of Perris Housing Authority and Planning Division*~~
~~***Timeframe:*** *Provide the Housing Element sites inventory on the City's website upon certification. Conduct outreach within one year and prepare an action plan for infill development within two years of Housing Element certification. Complete the necessary amendments to the General Plan and Zoning Code within one year of Housing Element certification.*~~
~~***Potential Funding Source:*** *Local Early Action Planning (LEAP) Grant funds, General Fund*~~
~~***Objective:*** *Prepare and approve the required General Plan Amendments, Zoning Changes to establish the housing opportunity overlay to allow for the development of high-density mixed use and/or residential developments to accommodate the City's 2021-2029 RHNA and facilitate the development of at least 600 multifamily housing units as part of the Downtown Specific Plan within the planning period..*~~

Action 4.~~10~~9: Targeted Infill Infrastructure Strategies

The City shall leverage available State and federal funding sources to conduct infrastructure analyses and targeted studies to understand existing capacity and conditions in infill areas, prioritizing areas in and around Downtown, to further inclusive economic and community development. The City shall identify area-specific infrastructure improvements and prepare local area finance plans, as feasible, to lower construction costs and catalyze development in historically underserved areas. The City was awarded $750,000 in 2021 from the California Department of Housing and Community Development's (HCD's) Local Early Application Planning (LEAP) grant program to conduct stormwater drainage basin modeling for priority infill areas and housing element site inventory locations. This infrastructure study will be completed by the end 2023. The City was awarded an additional $300,000 in LEAP funding that will be utilized to

conduct a project-level environmental analysis for residential development in the DPSP area.

Responsible Agency: *City of Perris Housing Authority and Planning Division*
Timeframe: Begin conducting infrastructure analyses in 2022 and begin preparation of local area finance plans in 2024.
Potential Funding Source: *State/Federal Grant Funds (as available)*
Objective: *Remove barriers for development in infill areas and along commercial corridors of the City that are being prioritized for inclusive economic and community development by preparing infrastructure finance strategies, as needed, in target areas through 2029.*

Goal 5: Provide increased opportunities for homeownership.

Policy 5.1: 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.

GOAL 5 ACTIONS AND PROGRAMS:

ACTION 5.1: CITY OF PERRIS FIRST TIME HOMEBUYER PROGRAM

In 2015, the City of Perris Housing Authority launched its First Time Home Buyer Program funded by the HOME Investment Partnerships Program. On average the City aims to assist 3-4 households annually through the program. As part of the program the City maintains a list of approved lenders and provides HOME funding to the Fair Housing Council of Riverside County to execute a wide range of education and outreach activities throughout the year; such as First Time Homebuyer Workshops that include information on credit readiness, preapproval strategies and predatory lending practices. These workshops target minority or lower-income households and are provided in English and Spanish.

Responsible Agency: *Perris Housing Authority*
Timeframe: *Ongoing, 2021-2029; Annually review the informational materials on the City's website to ensure they are accurate and periodically post on social media to increase awareness.*
Potential Funding Source: *HOME Funds*
Objective: *Assist 3-4 households annually to purchase their first home and continue to provide educational workshops and support to residents about homebuying to set them up for success.*

ACTION 5.2: RIVERSIDE COUNTY PARTNERSHIP PROGRAM

Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the City's First Time Home Buyer Program, and provide homeownership assistance in partnership with Riverside County's Mortgage Credit Certificate (MCC) program. Ensure residents are aware of homeownership programs offered by the County by including multilingual information on the City's website and social media platforms and encourage Staff to attend trainings and information sessions offered by the County about applicable programs.

Responsible Agency: *Perris Housing Authority*
Timeframe: *Ongoing, 2021-2029; Annually review the materials on the City's website to ensure they are accurate and periodically post on social media to increase awareness.*
Potential Funding Source: *General Fund*
Objective: *Provide information on the programs provided by the City of Perris and County of Riverside.*

ACTION 5.3: HABITAT FOR HUMANITY PARTNERSHIP

The City of Perris Economic Development division and Housing Authority will work closely with Habitat for Humanity – Inland Valley to offer critical home repair to qualifying low -income senior homeowners (ages 62 and over), under the Senior Home Repair Program. The City will work with Habitat for Humanity to identify opportunities and prioritize funding for households located within Low Resource areas, including the Downtown Perris Specific Plan area. The program offers one-time grants up to $15,000 to eligible homeowners within the City of Perris and can be applied to roof and window repair/replacement, exterior house painting, heating/cooling repairs/replacement, exterior accessibility (steps, ramps, etc.), and other necessary exterior home repairs within the program's scope of work.

Responsible Agency: *City of Perris Planning Division and Perris Housing Authority*
Timeframe: *Annually allocate funding as requested by Habitat for Humanity, 2021-2029.*
Potential Funding Source: *CDBG funds*
Objective: *Target 3 units over the planning period.*

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3. 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 assume possible development and rehabilitation during the planning period from October 15, 2021, to October 15, 2029.

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. 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.

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 developers, private and public 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 entirely construct its regional fair share housing need.

Table 3-1 shows the City's total quantified objectives for the 2021-2029 Housing Element cycle. The Quantified Objectives assume optimum conditions to produce new housing. However, environmental, physical and market conditions influence the timing, type, and cost of housing production in a community. Below is an estimate of quantified objectives for the number of housing units, broken down by income category, over the 2021-2029 planning period.

TABLE 3-1: 2021-2029 QUANTIFIED OBJECTIVES

Income Level	Extremely Low[f]	Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA Allocation	**1,015**	**1,015**	**1,127**	**1,274**	**3,374**	**7,805**
Construction [a]						
Pipeline Units			142	257	4,190	4,589
Accessory Dwelling Units[b]	6	3	14	14	3	40
Housing Sites	1,099	1,099	1,099	1,193	1,155	5,631
Rehabilitation [c]	-	-	45	45	-	90
Housing Assistance (Vouchers) [d]		489			-	489
Conservation/Preservation [e]	-	50	59	30	-	129

Source: City of Perris, 2021.
(a) Construction objectives represent the City's 2021-2029 RHNA allocation.
(b) ADU projections are based on the City's recent development trends discussed in Chapter 7 and affordability assumptions are based on SCAG Regional Accessory Dwelling Unit Affordability Analysis.
(c) 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 the City's Housing Plan.
(d) The affordability level of Housing Choice Vouchers was not provided by the County of Riverside and therefor shown as a total for all lower-income households.
(e)The conservation/preservation objective is consistent with the objectives of the Minor Home Repair Program the Senior Minor Home Maintenance Program to each assist 5 households annually for a combined total of 80 units during the planning period. The total also includes the preservation of 59 affordable units at-risk of converting to market rate at the San Jacinto Vista II development.
(f)The City's Extremely Low-Income allocation is assumed to be 50 percent of Very Low-Income category.

4. COMMUNITY PROFILE

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.

1. DATA SOURCES

Data sources used in this assessment include the U.S. Census Bureau (2000 and 2010 censuses), California Department of Finance (DOF) 2020 Population and Housing Estimates, and various other sources. For demographic data, estimates are used to show changes in conditions from the 2010 census, based on the 2018 and 2019 American Community Survey estimates. Many of these 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. At the time this Housing Element was drafted the 2020 census data had not yet been released.

Additional information has been drawn from the Comprehensive Housing Affordability Strategy (CHAS), which is drawn from U.S. Census Bureau 2014-2018 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.

2. HOUSING NEEDS SUMMARY

Table 4-1 below summarizes the housing assistance needs of all households (categorized by income percentage of the Riverside County Median Family Income[13]) in Perris by household tenure (renter/owner), household type, and "housing problems." This count of 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.

[13] The 2020 Riverside County Median Family Income was $75,300.

TABLE 4-1: HOUSING ASSISTANCE NEEDS OF INCOME GROUPS BY TENURE

Household by Type, Income, & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	**895**	**950**	**1,845**
Percent with any housing problems	81.6%	76.3%	78.8%
Percent cost burden >30%	83.3%	80.1%	78.6%
Percent cost burden >50%	68.7%	67.9%	68.3%
Very Low-Income (31-50% MFI)	**1,345**	**880**	**2,225**
Percent with any housing problems	90.0%	73.9%	83.6%
Percent cost burden >30%	86.2%	72.2%	80.7%
Percent cost burden >50%	62.8%	55.1%	59.8%
Low-Income (51-80% MFI)	**1,565**	**2,280**	**3,845**
Percent with any housing problems	82.7%	80.5%	81.4%
Percent cost burden >30%	75.7%	67.8%	71.0%
Percent cost burden >50%	24.3%	27.6%	26.3%
Moderate-Income (80-100% MFI)	**660**	**1,155**	**1,815**
Percent with any housing problems	59.9%	45.9%	51.0%
Percent cost burden >30%	43.2%	38.1%	39.9%
Percent cost burden >50%	0.0%	5.6%	3.6%
Total Households	**6,025**	**10,375**	**16,580**
Percent with any housing problems	64.1%	47.5%	60.9%

Source: HUD CHAS Databook, 2013-2017 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. The statistics as identified in **Table 4-1** indicate that housing cost burden is a contributing factor to housing problems.

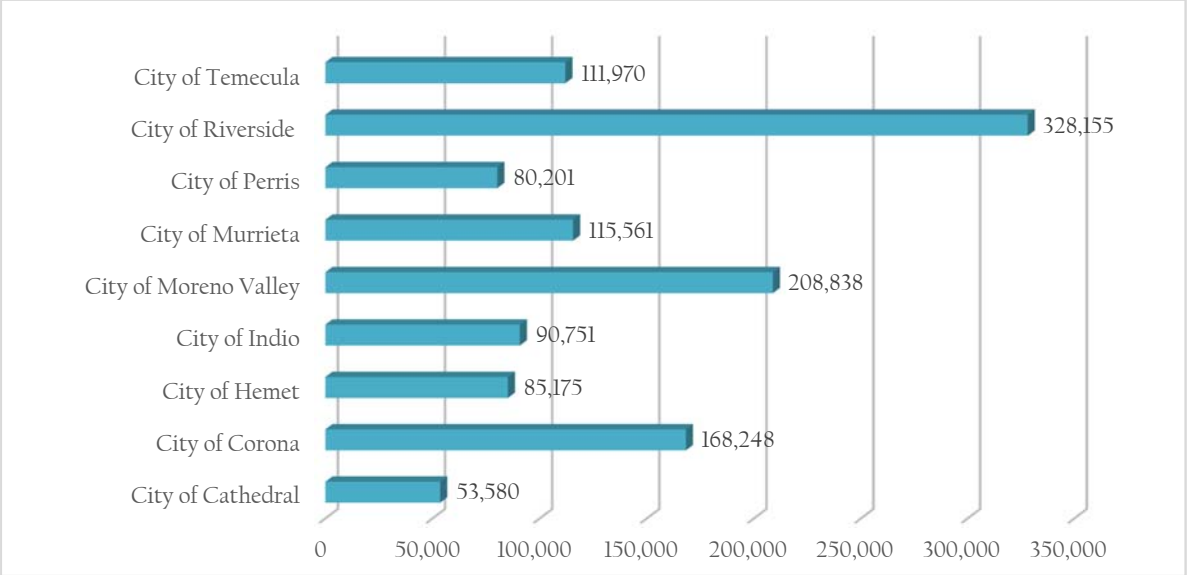
3. POPULATION TRENDS AND CHARACTERISTICS

According to the 2019 American Community Survey (ACS) 5-year estimates, the population in Perris was 79,294, a 43 percent increase since the 2010 census. In 2020, the California DOF annual population estimate for Perris was 80,201. The population is skewed slightly toward female versus male residents (47 percent and 52 percent, respectively).

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 2040, 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.[14]

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

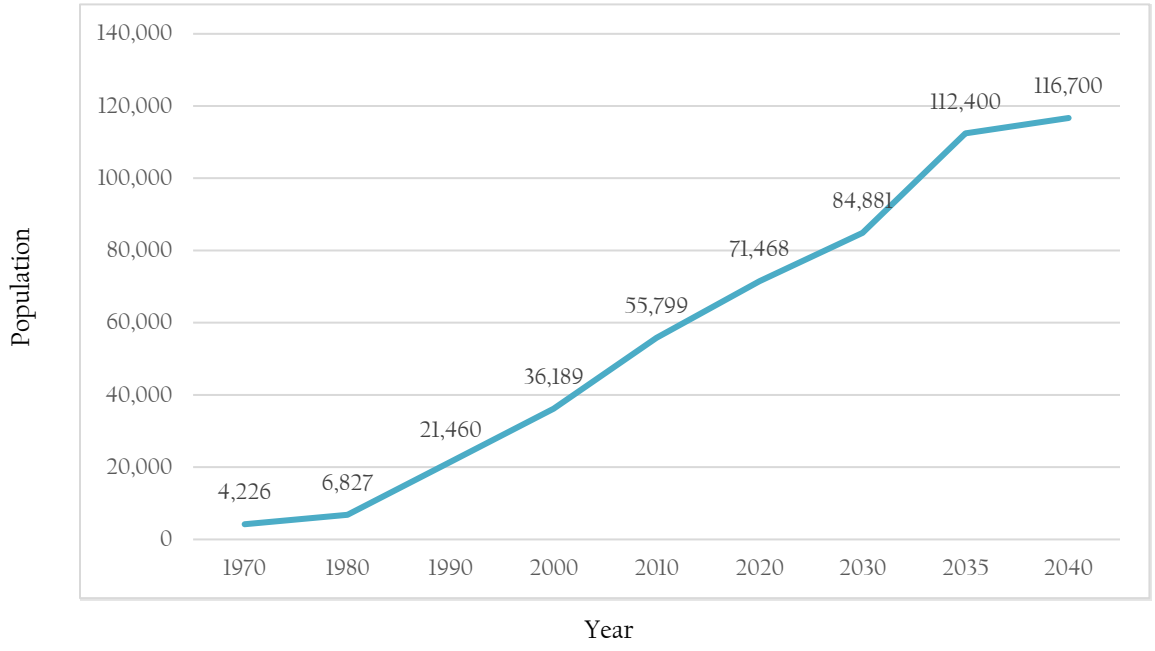
TABLE 4-2: POPULATION ESTIMATES, 2019 - RIVERSIDE COUNTY



Source: CA Department of Finance, Population and Housing Estimates, 2020.

Population growth in Perris was steady between 1970 and 1980; however, after 1980, a rapid increase in population occurred. Between 1980 and 1990, the City's population increased 214 percent. Similarly, between 1990 and 2000 the population increased 68 percent, and between 2000 and 2010 the population increased 35 percent. From 2010 to 2020, the population has increased from 55,799 to 80,201, a 43 percent increase over the ten-year period.

TABLE 4-3: POPULATION GROWTH TRENDS, 1970-2030



Source: Decennial Census, U.S. Census Bureau, January Estimate CA State Dept. of Finance, Riverside County Center for Demographic Research; 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction.

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. The 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) Final Growth Forecast prepared by SCAG shows the City's population increasing to 112,400 by 2035 and 116,700 by 2040 an increase of 32.4 percent and 37.5 percent respectively from the 2030 estimate.

A. 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 is generally characterized as having a younger population than other counties in the region. The median age of the County in 2018 was 36.2 years, which was higher than the median age in Perris (27.5 years). In Perris, preschool (under 5) and school age (5-18 years old) residents comprised more than a third (35.9 percent) of the population in 2018. Young adults between the ages of 25 and 44 comprised 28 percent of the population. Residents 65 years and older make up 6 percent of the total population, and the proportion of adults between 45 and 64 years of age accounted for 20.2 percent. Currently, a majority of the population in Perris is younger (ages 0-44) at 60.7 percent.

TABLE 4-4: AGE DISTRIBUTION, 2018

Age Group	Riverside County		Perris	
	Population	Percentage	Population	Percentage
Preschool, under 5 years	158,008	6.6%	6,699	8.7%
School Age, 5-19 years	524,896	22.0%	20,891	27.1%
College Age, 20-24 years	170,153	7.1%	6,915	8.9%
Young Adults, 25-44 years	632,544	26.5%	21,999	28.5%
Middle Age, 45-65 years	569,076	23.9%	15,990	20.7%
Senior Adults, 65+ years	328,609	13.9%	4,796	6.2%
Total	2,383,286	100%	77,290	100%
Median Age	36.2		27.5	

Source: U.S. Census Bureau, 2018 Demographic Profile Data, DP05.

B. Ethnicity

In 2018, 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 20 years. In 1990, non-Hispanic white residents comprised nearly three-quarters of the population. Since then, as the Hispanic population has increased, the non-Hispanic White population has been decreasing or remaining stagnant.

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. In 2020, the average household size grew to 4.29. Historically, 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 4-5: RACIAL COMPOSITION, 2010 AND 2019

Race	Perris	
	2010	**2019**
White	42.3%	29.2%
African American	12.1%	11.1%
Asian/Pacific Islander	4%	5.6%
Other [1]	41.6%	53.2%
Total [2]	100%	100%
Hispanic or Latino [3]	71.8%	78.7%

Source: U.S. Census 2010 Summary File 2 (SF 2) - Sample Data and U.S. Census Bureau 2019 ACS Demographic and Housing Estimates, Table DP05.

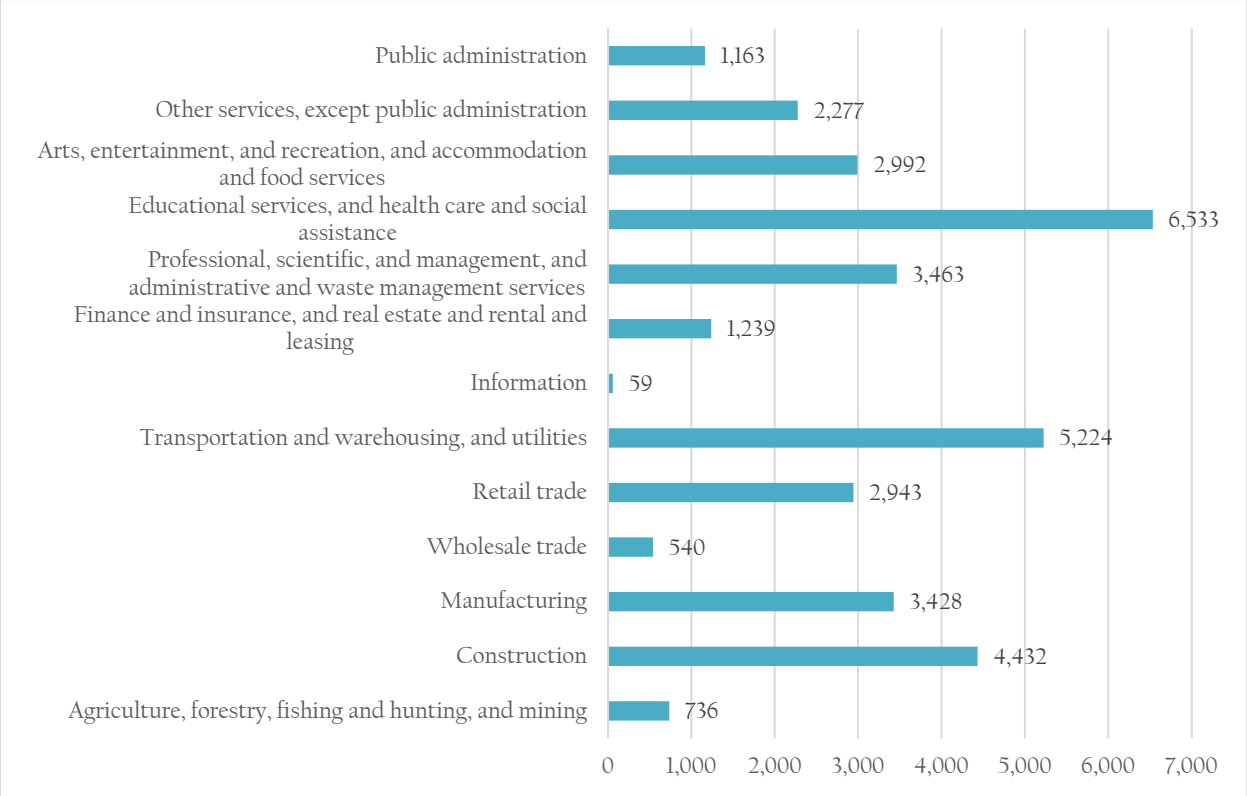
1. The term "Other" refers to those reporting the races of American Indian, Alaska Native, or some other race.
2. Total percentages do not include those reporting that they are of two or more races.
3 Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.

4. 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 36,997 in 2019, up from 20,100 in 2010, based on information from the Riverside County Center for Demographic Research.

Perris residents are employed in diverse industries, with the largest percent of the population employed in educational services. The second most common sector is transportation and warehousing, with 15 percent of residents employed in the industry. The construction industry ranks third with 13 percent of residents employed, followed by manufacturing at 10 percent. The retail sector is also 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.

TABLE 4-6: EMPLOYMENT BY SECTOR, 2019



Source: U.S. Census Bureau, 2019, American Community Survey.

Table 4-7 displays the top employers within the City of Perris. Ross Distribution Center, a retail distributor, is the top employer in Perris with 1,973 employees. Perris Elementary Schools is the second largest employer in the City with nearly 885 employees, followed by Lowes Distribution Center with 777 employees. According to the California Employment Development Department, the reported City unemployment rate in November 2020 was estimated to be 9.7 percent, slightly higher than the countywide unemployment rate of 7.8 percent.

TABLE 4-7: MAJOR EMPLOYERS, 2020

Company	Estimated Number of Employees
Ross Distribution Center	1,973
Perris Elementary School	885
Lowe's Distribution Center	777
NFI Industries	721
Perris Union High School District	664
Eastern Municipal Water District	609
Home Depot Distribution Center	550
California Trust Co Inc.	378
CR&R Waste – Perris	348
General Mills Distribution Center	222

Source: City of Perris Economic Development Division, 2020.

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. The most recent information specific to the City of Perris from the California Department of Economic Development is from 2017. In 2017, the City had approximately 16,796 jobs and 19,045 housing units, resulting in a jobs-to-housing ratio of 0.88 jobs per one housing unit. This ratio demonstrates that this is more housing available than jobs, meaning that residents likely have to commute to employment opportunities regionally.

TABLE 4-8: JOBS/HOUSING BALANCE

Year	Housing Units[a]	Employment[b]	Jobs/Housing Ratio
2010	17,906	13,044	0.73
2015	18,536	17,855	0.96
2016	18,754	16,057	0.86
2017	19,045	16,796	0.88
2035[c]	31,500	31,200	0.99
2040 [c]	32,700	32,200	0.98

Source: a California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark. b. 2019 Local Profiles: City of Perris, Southern California Association of Governments 2007-2017 c 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction.

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. Looking forward the 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) Final Growth Forecast prepared shows that Perris is forecast to have 31,500 housing units and 31,200 jobs by 2035 and 32,700 housing units and 32,200 jobs by 2040. If the City is able to achieve these numbers, it would put the jobs-to-housing ratio closer to 1 to 1.

5. 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.

A. Household Formation and Composition

A household is defined by the U.S. Census Bureau as all persons occupying a housing unit. Families are a subset of households and include all persons living together and is no longer limited to residents 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 2019, the U.S. Census estimated that the City of Perris had 18,906 households. The distribution of households as indicated by 2019 ACS data show that the majority of households in Perris are families (86.6 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 4.29 persons according to the 2020 DOF, as compared to the County average household size of 3.23 persons.

Table 4-9 describes household size by tenure. Based on 2019 ACS data, it appears that among both renters and owners, there is a need especially for units with two and three bedrooms to accommodate most households with three to four persons. The 2019 ACS data also shows a significant number of households with four or more persons, whose needs are best met by units with three or more bedrooms.

TABLE 4-9: HOUSEHOLD SIZE BY TENURE, 2019

	Renter		Owner	
Households	**Number**	**Percent**	**Number**	**Percent**
1 Person	1,411	23.1%	643	5.6%
2 Persons	641	10.5%	1,427	12.4%
3-4 Persons	1,311	21.4%	2,041	17.8%
5+ Persons	2,756	45%	7,352	64.1%
Total	**6,119**	**100%**	**11,463**	**100%**
Average Household Size	**4.29**			

Source: U.S. Census American Community Survey, 2019, Table S2501; California Department of Finance E-5, January 2020.

B. Household Income

According to the 2019 ACS, the median household income for Riverside County was $72,260. The median income for Los Angeles County was comparable at $72,797, and the median income for Orange County was higher at $95,934. Household income estimates for Perris (2019 ACS) by total households/families are found in **Table 4-10**. The 2019 American Community Survey estimates indicate that the City experienced lower household and family median incomes of $70,214 and $74,899, respectively, as compared to the 2019 Riverside County medians of $72,260 and $81,921, respectively.

TABLE 4-10: HOUSEHOLD AND FAMILY INCOME ESTIMATES, 2019

Income	Perris Households	Percent of Total Households	Perris Families	Percent of Total Families
$0-$14,999	1,421	8.10%	753	5.2%
$15,000-$34,999	1,923	11.00%	1,666	12%
$35,000-$49,999	2,052	11.70%	1,593	11.0%
$50,000-$74,999	3,933	22.40%	2,593	17.9%
$75,000-$99,999	2,462	14.00%	2,115	14.6%
$100,000-$149,000	3,924	22.30%	2,940	20.3%
$150,000 +	1,867	10.50%	2,824	20%
Total	**17,582**	**100%**	**14,484**	**100%**
	Median Household Income = $70,214		Median Family Income = $74,899	

Source: U.S. Census Bureau, 2019 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 2019 American Community Survey indicates the median household income in the City was $70,214. This is higher than the median household income in 2010, which was $45,251. The household income distribution has also changed with more households earning between $50,000 and $74,999. In 2010, it was 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. This data demonstrates that household income in the City has increased since 2010.

One measure of Perris' socio-economic well-being is the number and proportion of its residents living below federally established poverty levels. The 2019 ACS reports that 8.6 percent of total persons in Perris fell below the poverty level. The percentage of persons falling below the poverty level has decreased since 2010 when the percentage was 29.1. 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.

6. Housing Affordability and Market Conditions

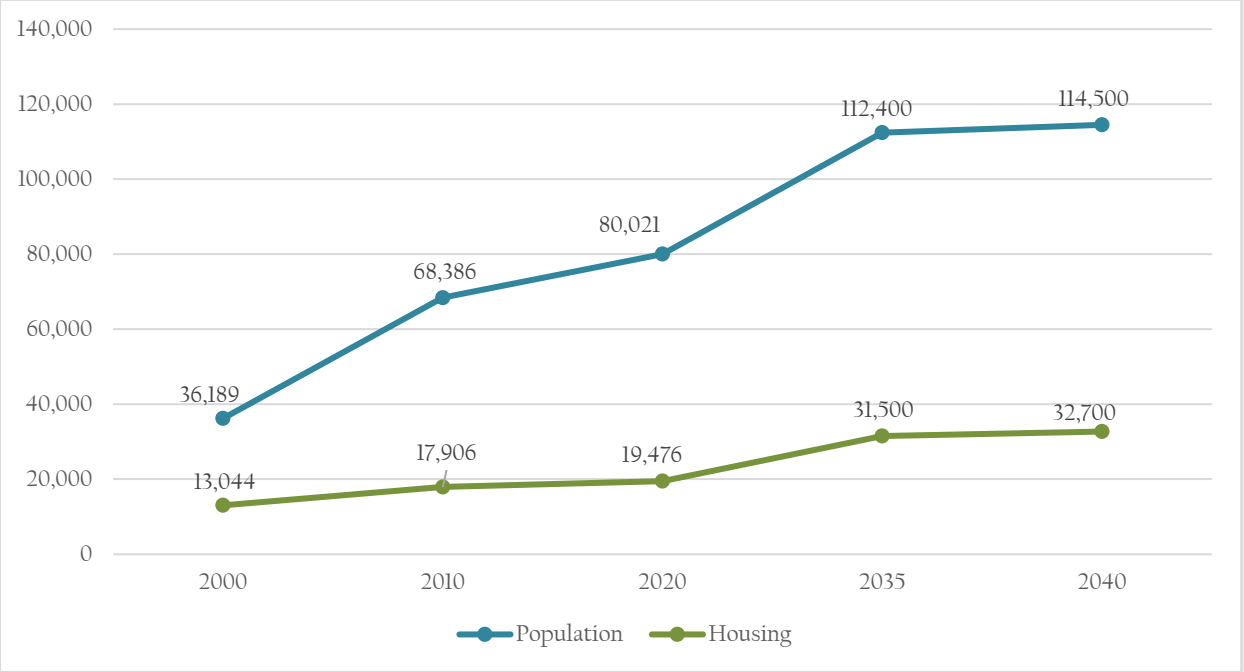
This section summarizes the housing inventory in the City of Perris and prevailing market conditions. Analysis of past trends in the housing stock provides a method of projecting the future housing needs of Perris.

A. 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 6,713 units or by 69.7 percent between 2000 and 2010. Between 2000 and 2018, the total number of households in the City of Perris increased by 8,229 units, or 85.3 percent. During this 18-year period, the city's household growth rate of 85.3 percent was higher than the county growth rate of 44.2 percent. **Table 4-11** depicts projected trends in population growth compared to housing growth in Perris through 2035.

As **Table 4-11** suggests, the construction of housing units is not currently keeping pace with population growth. 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 and 4.1 persons per housing unit in 2020. If the City can increase housing development and meet the projections created by SCAG, then the ratio of persons per housing unit will drop down to 3.5 persons per housing unit by 2035 and be maintained into 2040.

Table 4-11: Population and Employment Projections



Source: California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark. 2019 Local Profiles: City of Perris, Southern California Association of Governments 2007-2017; and SCAG 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction.

Table 4-12 indicates that numerically, the number of Perris housing units increased by 7,353 units, or 69.7 percent between 2000 and 2010 and by 1,570 units or 8.8 percent between 2010 and 2020. In comparison to other jurisdictions in the region, the City's housing growth rate was slightly higher. The percent change of total units constructed in Perris is greater than the County and other cities in the region.

Table 4-12: Regional Comparison of Total Housing Stock, 2000-2020

Area	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Riverside County	584,674	800,707	856,124	36.9%	6.9%
City of Perris	10,553	17,906	19,476	69.7%	8.8%
City of Hemet	29,401	35,305	36,067	20.1%	2.2%
City of Moreno Valley	41,431	55,559	57,523	34.1%	3.5%
City of San Jacinto	9,476	14,977	15,944	58.1%	6.5%

Source: Riverside County Center for Demographic Research, 2011; California Department of Finance E-5, January 2020.

Table 4-13 describes housing occupancy by tenure and housing type in 2019. 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 47 percent of all units in the City contain two or three bedrooms, while nearly 44 percent have four or more and 9 percent contain one bedroom or are studios. 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 4-13: HOUSING INVENTORY AND OCCUPANCY, 2019

Category	Housing Type						
	0-1 Bedroom		2 - 3 Bedrooms		4+Bedrooms		Total Units
Rental Units	26.10%	1,595	43%	2,619	31.10%	1,905	6,119
Ownership Units	0.80%	87	44.90%	5,151	54.30%	6,225	11,463
Total Occupied Housing Units[1]	**26.90%**	**1,682**	**87.70%**	**7,770**	**85.40%**	**8,130**	**17,582**
Vacant for Rent	N/A[2]						596
Vacant for Sale							91
Other Vacant/Seasonal							647
Total Vacant							**1,324**

Source: American Community Survey 1-Year Estimates, 2019, Table DP04.

1. As a percentage of total occupied housing units, including mobile homes
2. Although the Census records tenure based on the number of bedrooms in a housing unit, the Census does not record the number of bedrooms in vacant housing units.

An evaluation of the adequacy of a community's housing stock ideally takes into consideration the type and size of housing provided to meet the specific needs of the community, as well as the affordability of the housing units. As shown previously in **Table 4-9**, 17.8 percent of owner-occupied households were comprised of three to four persons, while 64.1 percent were large households with five or more persons. For renter-occupied households the percentage of households with three or more persons was lower. Renter-occupied households with three to four persons per household were 21 percent, while 45 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 (79 percent) of these units are single family homes and ownership units and may be financially unattainable for many large households.

B. Housing Stock Unit Types

According to the California Department of Finance, there were 17,906 housing units in the City in 2010 and 19,476 units in 2020. **Table 4-14** summarizes the City of Perris and Riverside County composition of the housing stock for the years 2010 and 2020.

TABLE 4-14: COMPOSITION OF HOUSING STOCK BY UNIT TYPE, 2010 AND 2020

Housing Type	City of Perris				Riverside County			
	2010		2020		2010		2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
SF detached	13,613	76.3%	14,899	76.5%	543,209	67.8%	585,544	68.4%
SF attached	391	2.2%	542	2.8%	50,784	6.3%	52,844	6.3%
MF (2-4 units)	627	3.5%	637	3.2%	38,409	4.8%	39,044	4.5%
MF (5+ units)	1,610	8.8%	1,725	8.9%	89,577	11.2%	98,023	11.4%
Mobile Homes	1,665	9.2%	1,673	8.6%	78,928	9.8%	80,669	9.4%
Total	**17,906**	**100%**	**19,476**	**100%**	**800,707**	**100%**	**856,124**	**100%**

Source: Department of Finance Population & Housing Estimates, January 2012 and 2020(E-5 Report).

Single-family detached units comprised an estimated 76 percent of housing units in 2010 and 2020. Mobile home units, typically classified separately from single-family detached units, provided the second most available housing opportunity, with roughly 9 percent of total units. Apartment complexes with five or more units constituted almost 9 percent of total units in 2020, providing the majority of the multifamily housing in the City. Single-family attached and other multifamily housing (2-4 units) round out the City's housing stock making up just over 5 percent of total units in the City.

Census data shows that between 2010 and 2020 the construction of detached single-family units increased significantly with 1,286 new homes added to the housing stock. The number of larger multifamily developments with 5 or more units only slightly increased by 115 units added. In addition, there were 161 duplexes and smaller multifamily housing (2-4 units) constructed and 8 mobile homes added to the City's housing stock between 2010 and 2020. 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.

C. Tenure

At the time of the 2019 ACS, the majority of occupied housing units in Perris were owner-occupied. Most owner-occupied units were single-family detached, with over 80 percent of the City's housing stock falling into this classification. Seven percent of all units are comprised of owners occupying mobile home units. Over ten percent of all housing stock is comprised of multifamily units. **Table 4-15** identifies occupied housing units by tenure in 2019.

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 8 percent below the national average of 64.7 as reported in October 2020. According to the U.S. Department of Commerce, overall homeownership within the State was approximately 56.3 percent in 2020.

TABLE 4-15: OCCUPIED HOUSING UNITS BY TENURE, 2019

Housing Type	Owner		Renter	
	Number	Percent	Number	Percent
Single-Family Detached	9,806	92.6%	3,708	60.2%
Singly-Family Attached	246	2.3%	93	1.5%
2-4 Multifamily	0	0.0%	463	7.5%
5 or more Multifamily	0	0.0%	363	18.9%
Mobile Home	733	5.1%	213	11.9%

Source: U.S. Census Bureau, 2019 American Community Survey, Table S2504

Since 2010, the homeownership rate in the Greater Los Angeles region has remained relatively low (48 percent), compared to the State and the nation, which is likely the result of the extremely high cost of

housing in southern California.[15] In comparison the region, the homeownership rate in Perris was reported by the 2019 American Community Survey Census, to be 63 percent, which was greater than the State, and more in line with the national rate. This may be related in part to the fact that housing units in Riverside County are generally more affordable as compared to homes 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.

D. 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, 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 2019 ACS indicated a vacancy rate of 0 percent for ownership housing and 6.7 percent for renter housing for the City of Perris. Based on this, the ownership vacancy rate for the City is below which what is considered "healthy" suggesting that additional ownership units are needed.

E. 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 after 1980, and nearly 58 percent of all units built after 1990. **Table 4-16** shows the age of housing units in the City of Perris.

TABLE 4-16: AGE OF HOUSING STOCK, 2019

Year Built	Number of Units	Percent of Units
Before 1940	105	0.60%
1940 – 1949	261	1.5%
1950 – 1959	712	4.0%
1960 – 1969	634	3.6%
1970 – 1979	624	3.5%
1980 – 1990	3,710	21.1%
1990 – 2000	4,751	27.0%
2001 – 2007	4,527	25.7%
2008-2010	2258	12.8%
Total	**17,582**	**100%**

Source: U.S. Census 2019 American Community Survey, Table B25036

[15] U.S. Census Bureau: State and County QuickFacts, 2019.

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. As the housing stock in the City ages, assistance programs to fund home repairs will become more vital, particularly for lower-income households.

F. 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 needing 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 1,078 housing units, (6 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 2019 American Community Survey, there were 152 units lacking complete plumbing facilities and 319 units lacking complete kitchen facilities. According to interviews with the City Code Enforcement Division, as of December 2021, there were only two occupied units in the City that had been identified in need of major rehabilitation or replacement. The low number of substandard units is likely due to the fact that many of the single-family homes in the City were constructed in the last thirty years.

G. Rooms per Unit

Table 4-17 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 35 percent, is three-bedroom units, followed by four-bedroom units at 31 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 (73 percent) had two or more bedrooms according to the 2019 American Community Survey. These units are an appropriate size to meet the demand of larger families.

TABLE 4-17: BEDROOMS PER UNIT BY TENURE, 2019

Type of Unit	Renter Occupied		Owner Occupied	
	Number	Percent of Renters	Number	Percent of Owners
Studio	242	4.0%	87	0.8%
1 Bedroom	1353	22.1%	0	0.0%
2 Bedroom	461	7.5%	1460	12.7%
3 Bedroom	2,158	35.3%	3,691	32.2%
4 Bedroom or more	1,905	31.1%	6,225	54.3%
Total	**6,119**	**100%**	**11,463**	**100%**

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimate, Table B25042.
Note: Totals may not add up to 100% due to rounding.

As shown in **Table 4-17,** the distribution of bedrooms among owner-occupied units indicates an abundance of homes with more than three bedrooms (86 percent). Roughly 32 percent of owner-occupied units had three bedrooms, while nearly 54 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 6,225 units in 2020. 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.

H. 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 2019 ACS, Rent Café, and data provided by the City.

Table 4-18 lists the value of housing units in the City in 2019. The Census documents a median housing unit value of $285,800 in Perris, which is $81,800 below the 2019 County median of $367,600. The values indicate that 4.5 percent of homes were valued at less than $100,000; 3.26 percent were valued between $100,000 and $150,000, 8.22 percent were valued between $150,000 and $200,000, and over 80 percent were priced at $200,000 and above based on 2019 American Community Survey estimates. Most units in 2019 were valued between $200,000 and $299,999.

TABLE 4-18: HOUSING VALUES, 2019

Price Range	Number of Units	Percent of Total
Less than $50,000	198	1.8%
$50,000 - $99,999	295	2.7%
$100,000 - $149,999	353	3.3%
$150,000 - $199,999	890	8.2%
$200,000 - $299,999	4,614	42.6%
$300,000 - $499,999	4,310	39.8%
$500,000 +	166	1.5%
Total	**10,826**	**100.0%**

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimate, Table B25075

Since 2010, the median home prices in Perris have increased substantially. According to the Riverside County Center for Demographic Research, the median home value in 2011 was $143,000. Since 2011, home prices have steadily increased and are more than double in 2020. **Table 4-19** presents the median home prices in City of Perris and surrounding jurisdictions as of December 2020.

TABLE 4-19: MEDIAN HOME PRICES

Jurisdiction	Median Sales Price	Percent Change Since Dec 2019
Perris	$395,000	13.6%
Menifee	$434,000	15.9%
San Jacinto	$355,000	11.1%
Murrieta	$505,000	7.4%

Moreno Valley	$404,000	10.9%
Riverside County	$454,000	14.7%
Perris	$395,000	13.6%

Source: Redfin, accessed December 2, 2020.

I. Existing and New Home Price Trends

To understand the housing costs for residents living in Perris, **Table 4-20** displays the estimated monthly payment for households according to the 2019 American Community Survey. As shown in **Table 4-20**, the majority of households (58 percent) pay between $1,000 and $2,499 in monthly housing costs.

TABLE 4-20: MONTHLY HOUSING COSTS, 2019

Housing Cost	Number of Households	Percent of Households
Less than $299	907	5.16%
$300 - 399	482	2.74%
$400 - 499	1153	6.56%
$500 - 599	937	5.33%
$600 - 699	310	1.76%
$700 - 799	106	0.60%
$800 - 899	1158	6.59%
$900 - 999	625	3.55%
$1,000 - 1,499	3,981	22.64%
$1,500 - 1,999	3,395	19.31%
$2,000 - 2,499	2,821	16.04%
$2,500 - 2,999	1,269	7.22%
$3,000 +	397	2.26%
No cash rent	41	0.23%
Total	**17,582**	**100%**

Source: 2019 ACS B25104

J. Rental Prices

The 2019 American Community Survey reports the median contract rent of all rental units in the City at $1,422, more than twice as much as the median rent in 2010 of $630 per month. **Table 4-21** lists the rental ranges as of 2019 and the number of units with rental prices in that price range.

TABLE 4-21: RENT RANGE FOR OCCUPIED UNITS, 2019

Rent Range	Units	% Total
$0-$499	249	3.9%
$500-$999	1,081	17.1%
$1,000-$1,499	2,006	31.7%
$1,500-$1,999	1,807	28.6%
$2,000-$2,499	714	11.3%
$2,500-$2,999	180	2.8%%
$3,000 +	7	0.1%
No Rent	272	4.3%
Total	**6,316**	**100%**
Median (dollars)	**$1,422**	

Source: U.S. Census Bureau, American Community Survey, Table DP04

Notes:
"No Rent" refers to households that do not pay rent for housing.

The American Community Survey provides median gross rent for housing units in the city of Perris by bedroom size. **Table 4-22** below lists monthly rent for occupied housing units and also includes single-family homes for rent. Overall, in 2019, most rental one-bedroom units went for $494 per month. Two-bedroom units costed occupants $1,430 and three-bedroom units costs households $1,325.

TABLE 4-22: MEDIAN GROSS RENT FOR OCCUPIED UNITS, 2019

Unit Size	Gross Rent
Studio	$961
1 bedroom	$494
2 bedrooms	$1,430
3 bedrooms	$1,325
4 bedrooms	$1,760
Average	$1,300

Source: U.S. Census American Community Survey, 2019.

A survey of representative apartment units in the City, that do not have income restrictions in place, was conducted in January 2021. **Table 4-23** lists the rental ranges of selected units by number of bedrooms. Overall, one-bedroom apartment units ranged in price from $900 to $1,200 a month, which is a 40 percent increase from 2012 when prices ranged from $649 to $815 per month. Two-bedroom units range from $1,275 to $1,525 which is a 27-52 percent increase from 2012 when the average price was roughly $1,000 per month. There were several apartment complexes in the City surveyed, which offer three-bedroom units, for closer to $1,500 per month.

TABLE 4-23: APARTMENT UNITS BY BEDROOM SIZE AND PRICE RANGE, 2021

Apartment Complex	1-Bedroom Price	2-Bedroom Price	3-Bedroom Price
Park Towne	$1,208	$1,368	$1.593
San Jacinto Vista	$934	$1,347	--
Perris Villa	--	$1,278	--
Country Hills of Perris	$1,045	--	--
Hunt Club	--	$1,450	--
Regency Apartments	$1,185	$1,350	$1,520
Redlands Town Square	$1,200	$1,525	$1,750

Source: Apartments.com, Rent.com, accessed January 19, 2021.

K. Housing Affordability Gap Analysis

The Department of Housing and Urban Development 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.

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.

Current housing affordability can be estimated for the various income groups as identified in **Table 4-24** based on the 2020 Riverside County Area Median Income (AMI). **Table 4-24** 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 4-19**, median home sale price in Perris was $395,000 in 2020, single-family home ownership is beyond the reach of all extremely low-income households, very low-income households, low-income households and even most moderate-income households.

TABLE 4-24: HOUSING AFFORDABILITY BY INCOME GROUP, 2020

Income Group	Annual Household Income adjusted by Household Size[1]	Affordable Payment	
		Renter[2]	Owner[3]
Extremely Low (0-30 MFI)	**30% AMI**		
One Person (Studio)	$15,850	$396	$63,400
Two Person (1 bedroom)	$18,100	$424	$72,400
Three Person (2 bedrooms)	$21,720	$508	$86,880
Four Person (3 bedrooms)	$26,200	$587	$104,800
Five Person (4 bedrooms)	$30,680	$655	$122,720
Very Low (30-50 MFI)	**50% AMI**		
One Person (Studio)	$ 26,400	$660	$105,600
Two Person (1 bedroom)	$ 30,150	$706	$120,600
Three Person (2 bedrooms)	$ 33,900	$847	$135,600
Four Person (3 bedrooms)	$37,650	$979	$150,600
Five Person (4 bedrooms)	$40,700	$1,092	$162,800
Low (50-80 MFI)	**60% AMI**		
One Person (Studio)	$42,200	$792	$168,800
Two Person (1 bedroom)	$48,200	$848	$192,800
Three Person (2 bedrooms)	$54,250	$1,017	$217,000
Four Person (3 bedrooms)	$60,250	$1,175	$241,000
Five Person (4 bedrooms)	$65,100	$1,311	$260,400
Moderate (81-100 MFI)	**80% AMI**		
One Person (Studio)	$63,250	$1,056	$253,000
Two Person (1 bedroom)	$72,300	$1,131	$289,200
Three Person (2 bedrooms)	$81,300	$1,356	$325,200
Four Person (3 bedrooms)	$90,350	$1,567	$361,400
Five Person (4 bedrooms)	$97,600	$1,748	$390,400

Notes:
1. Based on 2020 Riverside County MFI $75,300 and 2020 HCD State Income Limits.
2. Based on CA Tax Credit Allocation Committee 2020 Maximum Rents for Riverside County. Monthly affordable rent based on payments of no more than 30 percent of household income.
3. Maximum 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. Per industry standards home purchase price is typically no more than four times a household's annual

income.

L. Rental Analysis

According to the data in **Table 4-23** 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. The existing two-bedroom apartments range in price from $1,275 to $1,525 which 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 low- and moderate-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 lower-income families. These households have few rental options available to them apart from boarding or sharing rental expenses with roommates, which could result in overcrowded conditions.

M. Ownership Analysis

A comparison of the 2020 maximum affordable purchase price, in **Table 4-24**, 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 December 2020, the median price for a three-bedroom house was $395,000. This median sale price is only affordable to moderate-income households, based on the Riverside County median ($75,300). 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 2021-2029 planning period, the City should focus on housing programs that can provide homeownership opportunities (through down payment assistance, tax credits, etc.) for households with incomes below the County median.

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5. HOUSING NEEDS

Housing-element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs allocation. This section provides an analysis of the housing problems within the City and the housing needs and concerns of special segments of the population. This section specifically includes the following:

- 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.

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.

This section also addresses AB 686 which expanded upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA). As of January 1, 2019, AB 686 proactively applies the obligation to affirmatively further fair housing to all public agencies in California. Public agencies must now examine existing and future policies, plans, programs, rules, practices, and related activities and make proactive changes to promote more inclusive communities. AB 686 creates new requirements to affirmatively further fair housing as a part of a jurisdiction's planning process and guiding documents, including all housing elements due to be revised on or after January 1, 2021.

1. HOUSING PROBLEMS

Table 5-1 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 income level 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 5-1 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 renter households. Approximately 64 percent of renter and 47 percent of all owner households experienced one or more housing problems. These percentages increased as a households income decreased

indicating that extremely low-income households experienced a high instance of housing problems including overpayment for their housing unit.

TABLE 5-1: HOUSING ISSUES BY INCOME LEVEL AND TENURE, 2017

	Owners	Renters	Total Households
Extremely Low-Income (0-30% MFI)	**950**	**895**	**1,845**
Percent with housing problems	*76%*	*82%*	*78%*
Percent with cost burden > 30%	*76%*	*81%*	*78%*
Percent with cost burden > 50%	*68%*	*69%*	*68%*
Very Low-Income (31-50% MFI)	**880**	**1,345**	**2,225**
Percent with housing problems	*74%*	*90%*	*84%*
Percent with cost burden > 30%	*72%*	*86%*	*81%*
Percent with cost burden > 50%	*55%*	*63%*	*60%*
Low-Income (51-80% MFI)	**2,280**	**1,565**	**3,845**
Percent with housing problems	*80%*	*83%*	*81%*
Percent with cost burden > 30%	*68%*	*76%*	*71%*
Percent with cost burden > 50%	*28%*	*24%*	*26%*
Moderate-Income (81% + MFI)	**1,155**	**660**	**1,815**
Percent with housing problems	*46%*	*60%*	*51%*
Percent with cost burden > 30%	*38%*	*43%*	*40%*
Percent with cost burden > 50%	*6%*	*0%*	*4%*
Total Households	**10,375**	**6,205**	**16,580**
Percent with housing problems	*47%*	*64%*	*54%*
Percent with cost burden > 30%	*39%*	*59%*	*45%*
Percent with cost burden > 50%	*18%*	*30%*	*22%*

Source: HUD CHAS Databook, 2013-2017

2. 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:

- Either a family or household is living in too small a dwelling;
- Familial household includes extended family members (i.e., grandparents or grown children and their families living with parents, termed doubling); or
- 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 disabilities and must often move in with their grown children or other family members.

In Perris, overcrowding occurs in 2,897 units, or 17 percent of all occupied households (17,142). According to the 2019 American Community Survey estimates, this includes 1,387 owner households (12.6 percent of all 10,826 owners) and 1,510 renter households (24 percent of all 6,316 renters) living in overcrowded conditions. 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 a resident's ability to pay.

3. 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. For example, as homeowners may delay costs associated with maintenance in order to pay for more immediate expenses (e.g., food, clothing, medical care, and utilities). Overpayment also promotes overcrowding, in both rental and ownership housing, 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 5-2 uses Comprehensive Housing Affordability Strategy (CHAS) Databook to illustrate overpayment by tenure. Generally, **Table 5-2** shows that of the 9,584 total households overpaying for housing between 2013 and 2017.

TABLE 5-2: HOUSING ASSISTANCE NEEDS OF INCOME GROUPS BY TENURE

Household by Type	Total Renters	Total Owners	Total Households
Lower-income Households	**3,805**	**4,110**	**7,915**
Number with any housing problems	3,235	3,210	6,445
Number with cost burden >30%	3,070	2,905	5,975
Number with cost burden >50%	1,849	1,760	3,609

Source: HUD CHAS Databook, 2013-2017 Estimates.

In an attempt to determine the existing need for housing affordable to lower-income households, it is necessary to relate income with housing costs and rents. As discussed previously in Section 4.6.F, Housing Costs and Rents, affordability is defined by HUD as the expenditure of no more than 30 percent of the household income for housing costs (i.e., rent or mortgage payments). **Table 5-3** lists the percentage of renters and homeowners in Perris spending more than 30 percent of their monthly gross income on housing, as reported by the 2019 American Community Survey.

TABLE 5-3: HOUSING COSTS AS A PERCENTAGE OF GROSS INCOME, 2019

Tenure		0-19%		20-29%		30% or more		Total
	Gross Income	Number	Percent	Number	Percent	Number	Percent	Number
Owner	< $20,000	475	5.5%	0	0	475	5.5%	950
	$20,000 - $34,999	0	0.0%	7	0.1%	638	7.4%	645
	$35,000 - $49,999	49	0.6%	92	1.1%	933	10.8%	1,074
	$50,000 - $74,999	147	1.7%	733	8.5%	796	9.2%	1,676
	> $75,000	2,423	28.0%	1,699	19.6%	568	6.6%	4,690
Renter	< $20,000	51	2.3%	52	2.4%	177	8.1%	280
	$20,000 - $34,999	171	7.8%	53	2.4%	0	0.0%	224
	$35,000 - $49,999	284	13.0%	24	1.1%	18	0.8%	326
	$50,000 - $74,999	571	26.2%	33	1.5%	0	0.0%	604
	> $75,000	719	33.0%	13	0.6%	13	0.6%	745
	Total	**4,890**	**118%**	**2,706**	**37%**	**3,618**	**49%**	**11,214**

Source: U.S. Census Bureau, 2019 American Community Survey 5 Year Estimate.

Table 5-3 indicates that, in Perris, nearly 39.5 percent of all owner-occupied households and about 9.5 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 renters 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.

4. Special Needs Groups

State Housing Law requires that the special needs of certain disadvantaged groups be addressed. These households typically have trouble 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:

A. Elderly

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 impaction, 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 2019 American Community Survey, there were 4,792 (6.2 percent of the total population), aged 65 years or older. The Census also shows that there were 497 households of individuals 65 years and over living alone. There also were 1,356 owner-occupied households and 581 renter households with the head-of household aged 65 or older. **Table 5-4** demonstrates households by tenure (owner-occupied and renter-occupied) as compared to the householder age.

Table 5-4: Households by Tenure and Age

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
Householder Age	**Units**	**Percent[1]**	**Units**	**Percent[1]**	**Units**	**Percent[1]**
15-24 years	113	0.99%	798	13.04%	911	5.18%
25-34 years	1481	12.92%	1,461	23.88%	2942	16.73%
35-64 years	8,513	74.27%	3,279	53.59%	11792	67.07%
65-74 years	576	5.02%	363	5.93%	939	5.34%
75 years+	780	6.80%	218	3.56%	998	5.68%
Total	**11,463**	**100%**	**6,119**	**100%**	**17,582**	**100%**

Source: 2015-2019 ACS B25007

Notes: Percentage may not equal 100% due to rounding

To the extent that some of this special need group (age 65+) may also have financial limitations, this Housing Element will describe policies and programs for their assistance. **Table 5-5** identifies income for seniors aged 65 and over between 2015-2019. As reported by the ACS, the income range with the highest percentage of senior households was those earning less than $25,000 a year, indicating a large sum of elderly households facing limited income.

TABLE 5-5: SENIOR CITIZEN HOUSEHOLD INCOME

Household Income	Number of Households	Percent of Households Age 65+
Less than $25,000	716	39%
$25,000 to $34,999	71	4%
$35,000 to $49,999	277	15%
$50,000 to $74,999	315	17%
$75,000 to $99,999	202	11%
$100,000 to $149,999	155	8%
$150,000 to $199,999	60	3%
More than $200,000	56	3%
Total	**1,852**	**100%**

Source: 2015-2019 ACS B19037

To increase opportunities for the development of affordable housing in lower density land use designations the City will continue to promote and evaluate projects that utilize the Senior Housing Overlay (SHO) zone (Policy Action 2.2). The SHO may be combined with any of the City's conventional residential or commercial zone districts and allows for residential uses up to 50 dwelling units to the gross acre and a mix of uses including multifamily residential, attached single-family residential, and detached single-family residential. Development incentives for qualified projects in the SHO include: a reduction in number of parking spaces per dwelling unit, and deferral park development fees.

B. Persons with Disabilities

Access and affordability can be two barriers facing persons with disabilities in finding and maintaining housing. 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 publicly 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.

TABLE 5-6: DISABILITY CHARACTERISTICS, 2019

	Population Age 18-64		Population Age 65+	
Disability Characteristic	Number	Percent	Number	Percent
Hearing Difficulty	1,121	13%	561	12%
Vision Difficulty	874	10%	265	5%
Cognitive Difficulty	2,519	29%	431	9%
Ambulatory Difficulty	1,839	21%	1,433	31%
Self-Care Difficulty	1,066	10%	519	11%
Independent Living Difficulty	3,113	30%	1,289	28%
Total	**10,532**		**4,498**	

Source: 2015-2019 American Community Survey, S1810
Note: Total number of individuals age 65+ = 4,792

The disabled, like the elderly, have special needs with regard to location. There is typically a benefit, when access is easier to public facilities, specifically public transportation facilities. **Table 5-6** shows that, within

the City of Perris, 15,030 persons 18 years and older reported having a disability. Approximately 49 percent of persons with disabilities had a disability that hindered their mobility. This figure suggests that a number of persons with disabilities might 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 5-6** also shows that approximately 93 percent of elderly persons in Perris (65 and over) had disability limitations. The presence of any of these conditions may indicate a need for supportive housing. This population may also need either transportation or comprehensive health care assistance due to their disability. It should also be noted that 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.

As 93 percent of elderly persons in Perris (65 and over) had disability limitations, the Senior Housing Overlay (SHO) zone (Policy Action 2.2), will provide additional opportunities for development of housing for senior residents, including those with disabilities. The City is also committing through Policy Action 3.1 to remove constraints to the development of residential care facilities for 7 or more people, which will also provide opportunities to house individuals with disabilities.

C. 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 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 5-7 provides information from the Inland Regional Center on the number of individuals with developmental disabilities in the City of Perris. In 2020, there were approximately 1,019 individuals (1% of the total population) actively utilizing services at the Inland Regional Center for a developmental disability. 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.

TABLE 5-7: RESIDENTS WITH DEVELOPMENTAL DISABILITIES BY AGE

Zip Code Area	0-14	15-22	23-54	55-65	65+	Total
92570	203	83	162	10	2	460
92571	248	109	186	10	5	558
92599	1	0	0	0	0	1
Total	**452**	**192**	**348**	**20**	**7**	**1,019**

Source: Inland Regional Center, 2020

Residential care facilities can offer housing options for individuals with developmentally disabilities. The City is committing through Policy Action 3.1 to remove constraints to the development of residential care facilities for 7 or more people, which will also provide opportunities to house individuals with disabilities. Through Policy Action 4.6 the City will also seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities; provide regulatory incentives, such as expedited permit processing, and fee deferrals, to projects targeted for persons with developmental disabilities; reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups; and coordinate 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.

D. Large Family Households

The 2019 American Community Survey 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 to prevent overcrowding.

Difficulties in securing housing units large enough to accommodate large families are heightened for renters, as multifamily 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, however larger single-family rental units are generally not affordable to extremely low-income households.

Table 5-8 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 5-8: LARGE HOUSEHOLDS, 2019

Number of Persons in Unit	Number of Households
Five	2,661
Six	1846
Seven or More	1568
Total	***6,075***
Percent of Total	*34.50%*

Source: American Community Survey 2015-2019, B11016.
Notes: Total households: Total households in City = 17,582

As discussed in Section 4.6.H, and shown in **Table 4-17,** the distribution of bedrooms among owner-occupied units indicates an abundance of homes with more than three bedrooms (86 percent). Roughly 32 percent of owner-occupied units had three bedrooms, while nearly 54 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 6,225 units in 2020. Overall, the distribution of bedrooms in Perris is favorable for standard and large families seeking either rental units or home purchase opportunities. The City will also facilitate and encourage the development of larger units with three or more bedrooms through Policy Action 4.5.

E. 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. As shown in **Table 5-9,** there are approximately 3,292 female-headed households in the City. This equates to roughly 17 percent of the City's 19,476 households. The 2015-2019 American Community Survey also reports 996 female-headed households with children that were below the federally established poverty level. This represents roughly 30 percent of all female-headed households and roughly 5 percent of the total number of households in the City.

TABLE 5-9: FEMALE-HEADED HOUSEHOLDS IN POVERTY

Household Type	Below Poverty Level		Above Poverty Level	
	Number	Percent	Number	Percent
Female householder, no husband present, with own children	996	86.7%	1,266	59.1%
Female householder, with no husband or children	153	13.3%	877	40.9%
Total	**1,149**	**100%**	**2,143**	**100%**

Source: 2015-2019 American Community Survey B17012.

Notes:
1. Total households below poverty level equals 2,190.
2. Total households above poverty level equals 12,658.

To support female-headed households living in Perris, the City offers a variety of housing programs. Since 2009, the City Council has approved a resolution to participate in the Riverside County Economic Development Agency (EDA) Mortgage Credit Certificate (MCC) program. A MCC entitles qualified Perris homebuyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. The City offers Tenant-based Rental Assistance (TBRA) and partners with the Perris Family Resource Center, which offers a variety of services to residents, including rental housing assistance and utility assistance for renters. The Perris Family Resource center, along with other non-profit partners, such as the Social Work Action Group, (SWAG), Riverside County's Special Education Local Plan Areas, RI International, De Novo Full-Service Partnership, and the Basic Occupational Training Center, provides non-residential and housing assistance to persons with disabilities. Such services include, but are not limited to substance abuse assistance, health resources or referrals, job placement and housing assistance. The 2021-2029 Housing Plan also includes Action 4.5, which commits the City to prioritizing financial resources and allows development concessions for the development of rental projects that provide units with two or three bedrooms, which are more suitable for families with children.

A variety of City programs and services are also available for women, children and young adults in the community. Among the programs offered, the City's Community Services Department coordinates various excursions, classes, and activities for youth. When the City's Senior Center is closed, it also serves as the Teen Center Game Zone. Single mothers with children can also benefit from support services offered by various organizations in neighboring communities, including Community Action Partnership of Riverside County, the Family Services Association, Path of Life Ministries, Valley Community Pantry, Walden Family Services, among others.

For female-headed households that need assistance with childcare expenses, the Riverside County Department of Public Social Services (DPSS) Child Care programs provide childcare payments to a variety of eligible families. In addition, the Riverside County Child Care Consortium (RCCCC) provides advocacy and resource services to promote quality childcare services that are affordable and accessible to families in Riverside County.

F. 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 can be difficult due to the transient nature of this population group, 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 or living in motels). However, according to the 2020 County of Riverside Homeless Point in Time Count, there were an estimated 2,884 homeless persons on any given day in Riverside County – a 3% increase of 73 people who became homeless since the prior year. This assessment estimated 52 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.

To support households at-risk of experiencing homelessness, the City partners with nonprofit organizations to provide case management, housing navigation services, and counseling to individuals experiencing homelessness. The City has an established referral system in place with the Social Work Action Group (SWAG) and the Riverside County Continuum of Care. SWAG's response time for homeless assistance calls is within an hour - they can assess an individual through the Riverside County housing assessments (VI-SPDAT when applicable) to identify appropriate housing, shelter placements or treatment centers for those in need of emergency, transitional housing or substance abuse treatment. The CoC maintains a list of available bed locations at various types of facilities (i.e., mental illness, family, single, veterans). The City also continues to work with TruCare, a service agency that provides services, such as healthcare, dentalcare and mental health services, to those who need it. The closet emergency shelter to the City of Perris is the Path of Life Ministries Shelter located in the City of Hemet. The Path of Life Ministries Shelter provides 85 beds to individuals and runs a family shelter with 50 beds for single women and families with children. There is not currently an emergency shelter in the City and based on County information there is a need for additional shelter beds throughout the region. The City will continue to work with the County, SWAG and other non-profits to explore partnerships to increase the number of shelter beds in western Riverside County.

Within the 2021-2029 Housing Plan, the City has included Actions 3.7, 4.4, and 4.8 to specifically address the needs of homeless individuals. These programs focus on the provision of housing, job training, supportive services. The City is also committed to continue using CDBG funds annually for programs that support households at-risk of or experiencing homelessness.

G. Agricultural Employees

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. The USDA estimates there are 1,107 farms and 11,365 workers across Riverside County.[16] In 2019, the Census reported 124 (0.04 %) persons in the City of Perris were employed in agriculture, forestry, or fishing industries (or related industries). Additionally, the number of employers who brought H-2A workers to Perris during FY 2021 was small. - Altman Specialty Plan is the only employer that used the program, hiring four truck drivers.[17] This employer is a horticultural grower that specializes in a variety of cacti, succulents, annuals, perennials & other specialty plants.

In the City of Perris, there are currently two houses that operate as housing for H-2A workers, each housing 30 workers. Given the small number of H-2A workers employed in the City, it is reasonable to assume the workers in this housing are employed in other cities across the region. In Riverside County, H-2A farmworker housing consists largely of houses, apartments, and duplexes that occupy 1-30 residents in each unit. More than half (67.9 percent) of H-2A housing is located in the City of Blythe (146 of 215 total units), on the easternmost border of the County and the State, accounting for a total occupancy of 486 workers.

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 a small need for farmworker housing. Housing opportunities for farmworkers are typically provided through programs aimed at providing a variety of housing types and financial assistance for lower-income households.

[16] Office of Foreign Labor Certification. 2021. H-2A Disclosure Data, Department of Labor. Retrieved from: https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_0007_0007.pdf

[17] United States Department of Agriculture. 2017. Census of Agriculture. California, State and County Data, Volume 1, Chapter 2: County Level Data. National Agricultural Statistics Service. Table 7. Hired Farm Labor – Workers and Payroll: 2017. Retrieved from: https://www.dol.gov/agencies/eta/foreign-labor/performance.

5. Assessment of Fair Housing

Signed into law on April 11, 1968, the Fair Housing Act was enacted by the U.S. Department of Housing and Urban Development (HUD) to prohibit discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. The Act has two main purposes—prevent discrimination and reverse housing segregation. The part of the law that calls for the reversal of segregation is necessary due to decades of unjust government policies and land use practices that have led to the presence of housing segregation today. Research shows that people of color are most likely to live in neighborhoods with limited access to good jobs, healthy food, adequate schools, and other resources needed for success.[18] People of color are also more likely to be cost burdened by housing. In California, African American and Latino households are about twice as likely to spend more than half of their income on housing compared to white households.[19]

In 2018, the California State Legislature passed legislation addressing significant disparities in housing needs and access to opportunity. Assembly Bill (AB) 686, effective January 1, 2019, established Affirmatively Furthering Fair Housing (AFFH) obligation into state law, requiring public agencies in California to administer programs related to housing and community development in a way that affirmatively furthers fair housing. AB 686 builds upon requirements from HUD, established in 2015, that require local governments receiving federal funds (e.g., Community Development Block Grants) and public housing authorities to complete an Assessment of Fair Housing as a condition of receiving HUD funds. This includes the identification of practices, or conditions that shape disparities in access to housing and broader opportunities experienced by "protected groups" (e.g., communities of color, persons with disabilities and other groups protected by the Fair Housing Act).

Assembly Bill (AB) 686 also requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Rule of July 16, 2015. Under state law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

The City of Perris is an entitlement jurisdiction and receives their HOME and CDBG funds directly from the State. As such, the City is required to prepare a Consolidated Plan, which coordinates all elements of planned community development in the City utilizing CBDG funds and an Analysis of Impediments (AI) to Fair Housing Choice, which provides an overview of laws, regulations, conditions, and other possible obstacles that may affect an individual or household's access to housing in Perris for a five-year period. The most recent AI addresses the period from 2019 to 2024. As part of the AI, HUD has developed a series of indices for the purpose of completing the AFFH and documenting community disparities in access to opportunity. Information from the AI has been incorporated into the Housing Element, where applicable, to ensure consistency between the two documents.

A. Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relates to the ability of a locality, supported by fair housing entities, to disseminate information, outreach, and education to community members, in addition to raising awareness of fair housing laws and rights. Enforcement and outreach capacity also includes ensuring

[18] Bell, et al. Access to Healthy Food and Why It Matters, 2013.
[19] Weeden, Sophia. "Black And Hispanic Renters Face Greatest Threat of Eviction In Pandemic", Joint Center for Housing Studies – Harvard University. January 11, 2021.

compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

The City of Perris does not own or manage public housing units and does not maintain a Housing Choice Voucher (HCV) list; however, as of January 2019, 489 renters in Perris receive HCV tenant-based rental assistance from the Housing Authority of Riverside County (HACR). According to the City's 2019-2024 Consolidated Plan, another 76 households were assisted with project-based Section 8 rental assistance. According to the City's 2019-2024 AI, Black households (59 percent) comprised most voucher recipients, followed by White households (39 percent). Approximately 76 percent of voucher recipients in the City identified themselves as ethnically Hispanic, of any race. As shown, about 38 percent of all voucher recipients had a disability. Almost a quarter of all voucher recipients (24 percent) were elderly and about four percent were veterans. The City has a significant need for affordable housing. Currently, publicly assisted housing and Housing Choice Vouchers have a wait period of up to 8-10 years.

Housing discrimination complaints in the City of Perris can be filed directly with HUD. In California, housing discrimination complaints are processed by HUD's San Francisco Office of Fair Housing and Equal Opportunity (FHEO). Perris residents may also file complaints with the State Department of Fair Employment and Housing (DFEH). To provide fair housing services in the City, Perris contracts the Fair Housing Council of Riverside County (FHCRC), allocating CDBG funds to maintain an annual contract. FHCRC is a nonprofit agency whose mission is to actively support and promote fair housing through education and advocacy. FHCRC provides the following fair housing related services to Perris residents: anti-discrimination, landlord-tenant, training and technical assistance, enforcement of housing rights, administrative hearings for the Riverside County Housing Authority, and special projects.

From July 2013 to June 2018, FHCRC provided fair housing services to a total of 7,915 clients from Perris. The number of Perris residents served has generally remained constant over time. Between July 2013 and June 2018, Blacks represented 33 percent of FHCRC's total clients, while Whites comprised 23 percent. Approximately 40 percent of FHCRC's clients identified themselves as ethnically Hispanic.

The racial/ethnic distribution of FHCRC's clients is not consistent with the City's overall demographics. According to the 2013-2017 ACS, Hispanics made up about 75 percent of the population, whereas Blacks and Whites each represented approximately ten percent of the City's residents. FHCRC client data indicates that Blacks may be disproportionately impacted by housing discrimination.

Table 5-10: Discrimination Cases by Protected Classification

Protected Class	Number	Percent of Total
Age	0	0.0%
Ancestry	0	0.0%
Arbitrary	4	3.6%
Color	0	0.0%
Familial Status	16	14.4%
Gender	0	0.0%
Marital Status	0	0.0%

Mental Disability	8	7.2%
National Origin	7	6.3%
Physical Disability	54	48.6%
Race	17	15.3%
Religion	0	0.0%
Sex	1	0.9%
Sexual Orientation	1	0.9%
Source of Income	3	2.7%
TOTAL	**111**	100%

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2013-2017.

Between FY 2013 and FY 2017, the FHCRC handled 111 cases of housing discrimination. Most cases were related to physical disability (49 percent), but a significant number also involved race (15 percent), familial status (14 percent), and mental disability (7 percent). **Table 5-10** shows the most frequent basis for complaints were disability, race, familial status, and retaliation. There are a myriad of issues or alleged acts triggering housing discrimination complaints. Some of the issues or alleged acts included discriminatory refusal to rent; discriminatory advertising; failure to make reasonable accommodation; and discriminatory terms, conditions, privileges, or services and facilities. There is no mention in the City's Consolidated Plan or AI, whether the City of Perris has been charged by HUD with a housing discrimination complaint or subject to a lawsuit filed by the Department of Justice.

Compliance with Existing Fair Housing Laws and Regulations

The City of Perris 2019-2024 AI serves as the City's fair housing planning document. As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, Perris is required to update the AI and the Consolidated Plan every five years and to report the findings and progress in the Consolidated and Performance Evaluation Report (CAPER) submitted to HUD following each program year. The purpose of the AI is to identify impediments to fair and equal housing opportunities in Perris. The AI provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in the City. The scope, analysis, and format used in the report adheres to recommendations of the Fair Housing Planning Guide published by HUD.

To prepare the 2019 Analysis of Impediments and 2019-2023 Consolidated Plan, the City conducted an extensive participation process. The process included the following:

- Community Workshops;
- Stakeholder Meetings;
- Housing and Community Development Needs Surveys, one for residents and one for partner organizations, service providers and stakeholders;
- Funding Application Process;
- Public Hearings; and
- Public Review of Draft Documents.

The survey developed by the City focused on identifying community needs and gauging the perception of fair housing needs and concerns of residents. The survey was offered online in both English and Spanish on SurveyMonkey. Paper copies were also available at the City's gym, Senior

Center, and Development Services counter. Staff also coordinated a stakeholder roundtable in January 2020 to obtain input on community needs. The following groups and organizations provided valuable input to the AI:

- Development Services Division
- Fair Housing Council of Riverside County (FHCRC)
- Social Work Action Group (SWAG)
- Enhance the Gift
- Life Lifters International
- Family Service Association
- Boys and Girls Club of Menifee/Perris
- Perris Valley Historical Museum
- Office of Senator Richard Roth
- Riverside University Health Systems – Behavioral Health
- Office of Assemblymember Jose Medina
- Perris 5th Street Church
- Perris Valley Youth Association Sports

Based on stakeholder interviews, the following were listed as pressing issues and/or needs:

- More services and programs for senior residents, including relocation services to find new housing, fair housing workshops for senior residents, new transportation services to increase mobility and improvements to the programing available at the Senior Center.
- Create and promote services geared toward helping families find housing or relocation services to avoid homelessness.
- Build an emergency shelter in the City.
- To serve the City's youth, there is a need for new activities and/or field trips to collectively gather youth in the City, in addition to transportation services for youth to and from activities or to a specified center (e.g., school, gyms, sports facilities).

To further increase outreach capacity to neighborhoods with protected classes, the City will continue to partner with organizations and faith-based groups whose mission is focused on assisting households living at or below the poverty level (Action 4.2 of the Housing Plan). Action 4.2 commits the City to affirmatively market housing programs in local publications and ensure outreach to all potentially eligible households, especially those least likely to apply for housing assistance.

The City of Perris currently contracts with the FHCRC to provide fair housing services to residents. Since 1986, the FHCRC's mission has been to provide comprehensive services which affirmatively address and promote fair housing rights (anti-discrimination) and further other housing opportunities for all persons, without regard to race, color, national origin, religion, age, sex, familial

status (i.e., presence of children), disability, ancestry, marital status, age, source of income, sexual orientation, genetic information, or other arbitrary factors. The FHCRC maintains offices in the Cities of Riverside, Moreno Valley, Corona, and Palm Springs.

The FHCRC headquarters, located in the City of Riverside, and Moreno Valley office are open for business Monday through Friday, 8:00am to 5:00pm; the Palm Springs office is open by appointment Monday through Thursday, 8:00am to 5:00pm; and the Corona satellite office is open Thursdays from 10:00am to 1:00pm. Funded primarily with CDBG funds and donations, FHCRC provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to Riverside County residents. Their primary services include:

- Housing Discrimination Complaint Investigation
- Tenant and Landlord Counseling
- First Time Homebuyer Education
- Foreclosure Prevention
- Pre-Purchase Consulting
- Credit Counseling
- Fair Housing Education and Outreach

Additionally, the City monitors their compliance with State Fair Housing Laws and regulations (**Table 5-11**).

TABLE 5-11: COMPLIANCE WITH STATE FAIR HOUSING LAWS

State Fair Housing Laws	Compliance Mechanism
California Fair Employment and Housing Act (FEHA)	The City analyzed compliance with FEHA within the 2019 Analysis of Impediments.
FEHA Regulations	The City analyzed compliance with FEHA regulations within the 2019 Analysis of Impediments.
Government Code section 65008	Development projects, regardless of affordability, are subject to the same level of scrutiny; however, affordable housing developments are offered incentives and streamlined processing.
Government Code section 8899.50	The City analyzed compliance with this section of the Government Code within the 2019 Analysis of Impediments.
Government Code section 11135	The City's 2019 AI indicates compliance with this section of the Government Code.
Density Bonus Law	The City applies the State Density provisions to all eligible projects.
Housing Accountability Act	To date, the City has not denied a development project for very low-, low-, or moderate-income households.
No-Net-Loss Law	A program was included within the 2021-2029 Housing Element to address no net loss.
Least Cost Zoning Law	The City is in compliance with Government Code section 65913.
Excessive subdivision standards	Chapter 18.08 of the Perris Municipal Code defines the City's subdivision requirements. Based on the prominence of subdivisions within the City, it does not seem likely that the City's requirements are excessive.

TABLE 5-11: COMPLIANCE WITH STATE FAIR HOUSING LAWS

State Fair Housing Laws	Compliance Mechanism
Limits on growth controls	There are no growth control boundaries or similar mechanisms in place in the City.
Housing Element Law	The City is committed to updating their Housing Element and submitting Annual Progress Reports to HCD to ensure compliance with Housing Element Law.

B. Patterns of Dissimilarity, Integration and Segregation

To inform priorities, policies, and actions, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or type of disability in a particular geographic area, when compared to a broader geographic area. The Housing Element must address both integration and segregation in order to evaluate discriminatory patterns and practices and better identify and prioritize contributing factors to fair housing issues.

The following definitions of Fair Housing Protected Classes were utilized for the Housing Element AFFH analysis:

- Race: Refers to family, tribe or group of people coming from the same common ancestors.
- Color: Refers to the color of an individual's skin.
- National Origin: refers to the country in which a person was born, or from which the person's ancestors came.
- Familial Status: Refers to a situation where there are one or more persons under age 18 who reside with a parent, legal guardian, etc. This also applies in the case of pregnancy or for people who are in the process of gaining legal custody of a person under age 18.
- Handicap/Disability: Refers to physical, mental and developmental disabilities.
- Sex: Includes gender (male or female), gender identity, and gender expression. Also includes, but is not limited to, pregnancy, childbirth, or conditions related to pregnancy or childbirth.
- Religion: Refers to all aspects of religious belief, observance, and practice.

RACE AND ETHNICITY

The City of Perris is an entitlement jurisdiction and receives HOME and CDBG funds directly from the State. As such, the City is required to prepare an annual Analysis of Impediments (AI) to Fair Housing Choice, which provides an overview of laws, regulations, conditions, and other possible obstacles that may affect an individual's or household's access to housing in Perris. HUD has developed a series of indices for the purpose of fair housing assessment to help inform communities about disparities in access to opportunity. HUD-provided index scores are based on nationally available data sources and assess residents' access to key opportunity assets in Perris. **Table 5-12**

provides index scores or values (the values range from 0 to 100) for identified racial groups for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data based on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

As shown in **Table 5-12**, in Perris, Native American and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, lower labor participation rate and more likely to utilize public transportation. The higher the score the more opportunity for that specific factor; the lower the score the more impacted the group is.

TABLE 5-12: OPPORTUNITY INDICATORS BY RACE/ETHNICITY

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Index	Jobs Proximity Index	Environmental Health
Total Population							
White, non-Hispanic	30.85	46.09	16.34	37.43	19.83	38.57	45.78
Black, non-Hispanic	27.87	44.31	13.32	41.40	22.61	30.43	42.22

Hispanic	22.85	42.57	11.31	41.40	23.57	35.19	41.79
Asian or Pacific-Islander	33.36	52.40	16.13	38.92	19.87	28.01	45.79
Native American	21.28	33.10	11.53	41.24	24.73	38.71	38.79
Population Below the Poverty Line							
White, non-Hispanic	19.18	41.36	11.24	37.77	23.02	40.68	43.18
Black, non-Hispanic	22.73	39.91	9.38	44.99	25.11	31.63	40.20
Hispanic	16.12	36.32	7.94	43.27	26.76	38.56	37.65
Asian or Pacific-Islander	19.59	30.36	11.10	43.75	29.74	42.01	28.42
Native American	15.57	60.08	8.55	36.35	22.87	44.29	45.45

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA
Note: American Community Survey Data are based on a sample and are subject to sampling variability.

In general, many minorities and special needs households are disproportionately affected by a lack of adequate and affordable housing in California. While affordability issues are not directly fair housing issues, expanding access to housing choices for these groups cannot ignore the affordability factor. Insofar as rent-restricted or non-restricted low-cost housing is concentrated in certain geographic locations, access to housing by lower-income and minority groups in other areas is limited and can therefore be an indirect impediment to fair housing choice. As shown in **Figure II-4** of the City's AI, affordable housing developments are dispersed throughout Perris. Looking to the 2021-2029 planning period, the City will evaluate potential housing sites to accommodate their RHNA allocation based on a number of factors, including, but not limited to: high resource areas, disadvantaged community status, geographic proximity to transit and amenities, with the understanding that affordable housing financing (i.e., 9% Low-income Housing Tax Credits and the Affordable Housing Sustainable Communities program) consider these factors in project scoring.

As shown in **Figure 5-1,** the City of Perris, down to the census block group level, has similar patterns of diversity to neighboring Moreno Valley, and exhibits higher diversity than the broader Riverside County region. The Diversity Index measures the likelihood that people chosen at random from the same area belong to different race or ethnic groups. Most residents in Perris and surrounding communities identify as Hispanic and Other Races (including 2 or more races), as described in the Community Profile of the Housing Element. Across the Southern California Association of Governments (SCAG) region, White communities are predominantly concentrated along the coast or in affluent desert communities (**Figure 5-1**). Perris reflects broader regional trends, in which residents that identify as Hispanic are often concentrated in inland communities in Riverside, Orange, and San Bernardino counties. Overall, the City has experienced increased diversity in recent decades, but there are areas of the City with minority concentrations.

Perris experienced major suburban growth during the 1980s, when the total population grew more than three-fold, from 6,800 to 21,500 residents.[20] For comparison, in the period between 1980 and 1990, the non-Latino population grew 185 percent, while the Latino population grew 284 percent.[21] In 1990, Whites represented the largest racial/ethnic group in the City (nearly 48 percent), and Hispanics represented the next largest at approximately 36 percent. By 2010, the proportion of Hispanic residents had doubled to 72 percent of the population, making them the predominant racial/ethnic group in Perris.[22] The City's Black population has also grown significantly. In 2017, Blacks matched Whites as the second largest racial/ethnic group in the City. Further illustrating the changing trends in the City,

[20] *City of Perris. (2019). Analysis of Impediments to Fair Housing Choice.*
[21] *Allenworth, E. and et. al. (1996). White Exodus, Latino Repopulation, and Community Well-Being: Trends in California's Rural Communities. Research Report. No. 13. Michigan State University.*
[22] *City of Perris. (2019). Analysis of Impediments to Fair Housing Choice.*

Figure 5-2 presents neighborhood segregation typologies, which identify census tracts where the proportion of non-White residents in the City is greater than the proportion of non-White residents in the County. In Perris, minority concentration areas are census block groups whose non-White population makes up more than 78.8 percent of the total population for that block group. **Figure 5-2** shows that in two of the City's northernmost census tracts (426.20 and 427.06) there is a higher representation of Black-Latinx residents. There are also four census tracts in the center of the City, including the downtown area, that are largely Latinx. There is also one tract in the northeast corner of the City that is a 3-Group Mix, indicating more diversity, while the remaining census tracts are shown to be Latinx-White.

Addressing patterns of segregation across the broader region requires implementing place-based community development interventions and population-based interventions to address inequities, including permanent measures of poverty alleviation and a broader distribution of affordable housing. To ensure equal housing opportunity and affirmatively further fair housing for all residents of Perris, including persons with special needs, the City has included Goal 4 in the 2021-2029 Housing Plan. Goal 4 includes policies and actions aimed at increasing communication with hard to reach and disadvantaged communities through partnerships with local organizations, along with implementing anti-poverty measures, increasing services provided by the Fair Housing Council of Riverside County, and providing housing for residents of protected classes and with special needs.

Figure 5-1: Diversity Index by Census Block Group

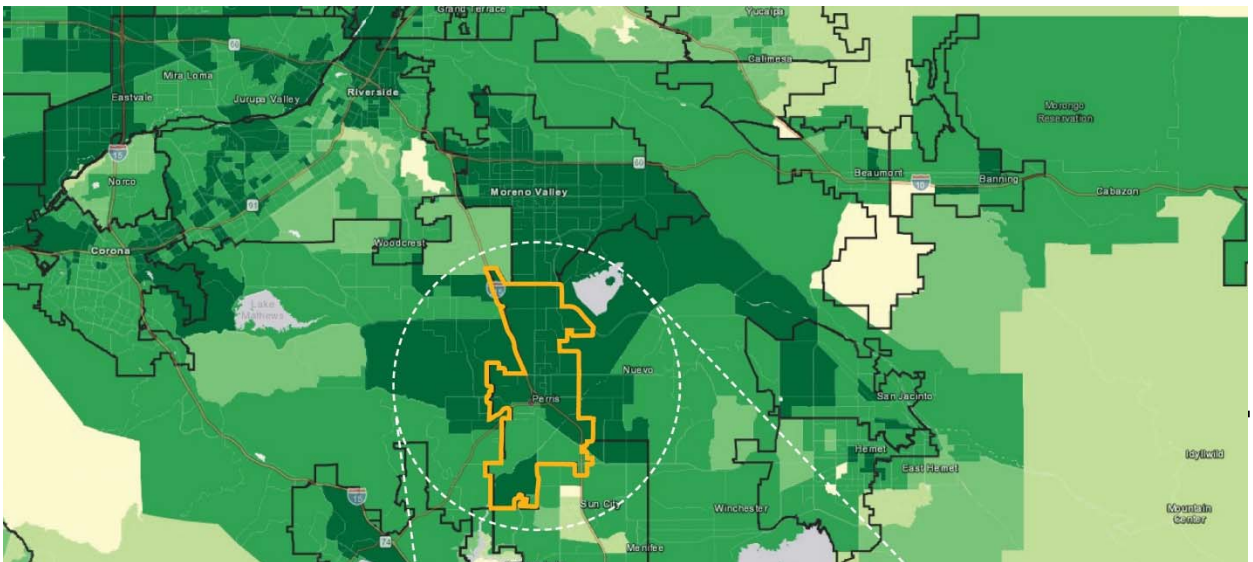
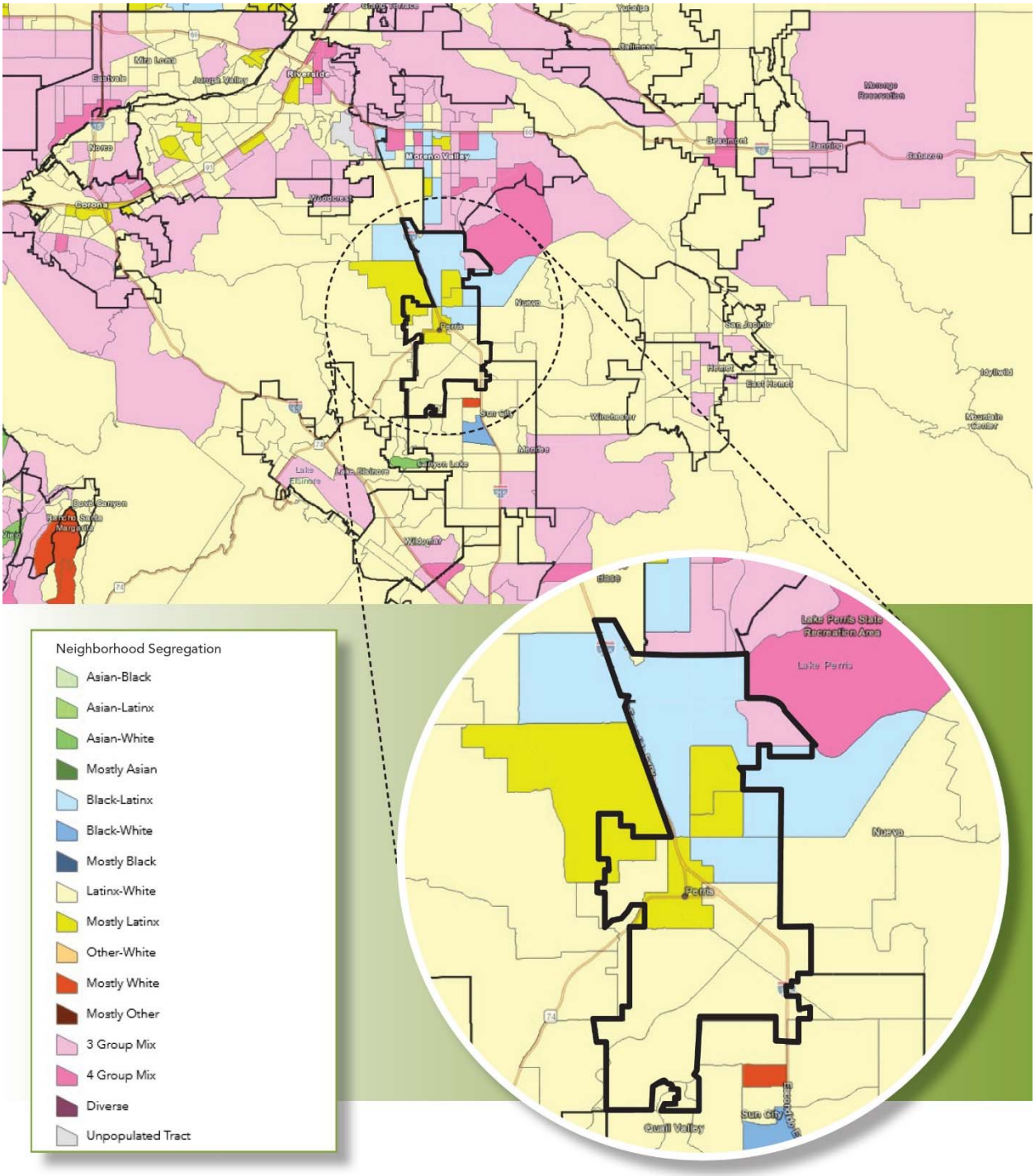


Figure 5-2: Neighborhood Segregation



Source: AFFH DataViewer – accessed by National CORE on July 8, 2021. Original data source: UC Berkeley, 2019.

INCOME

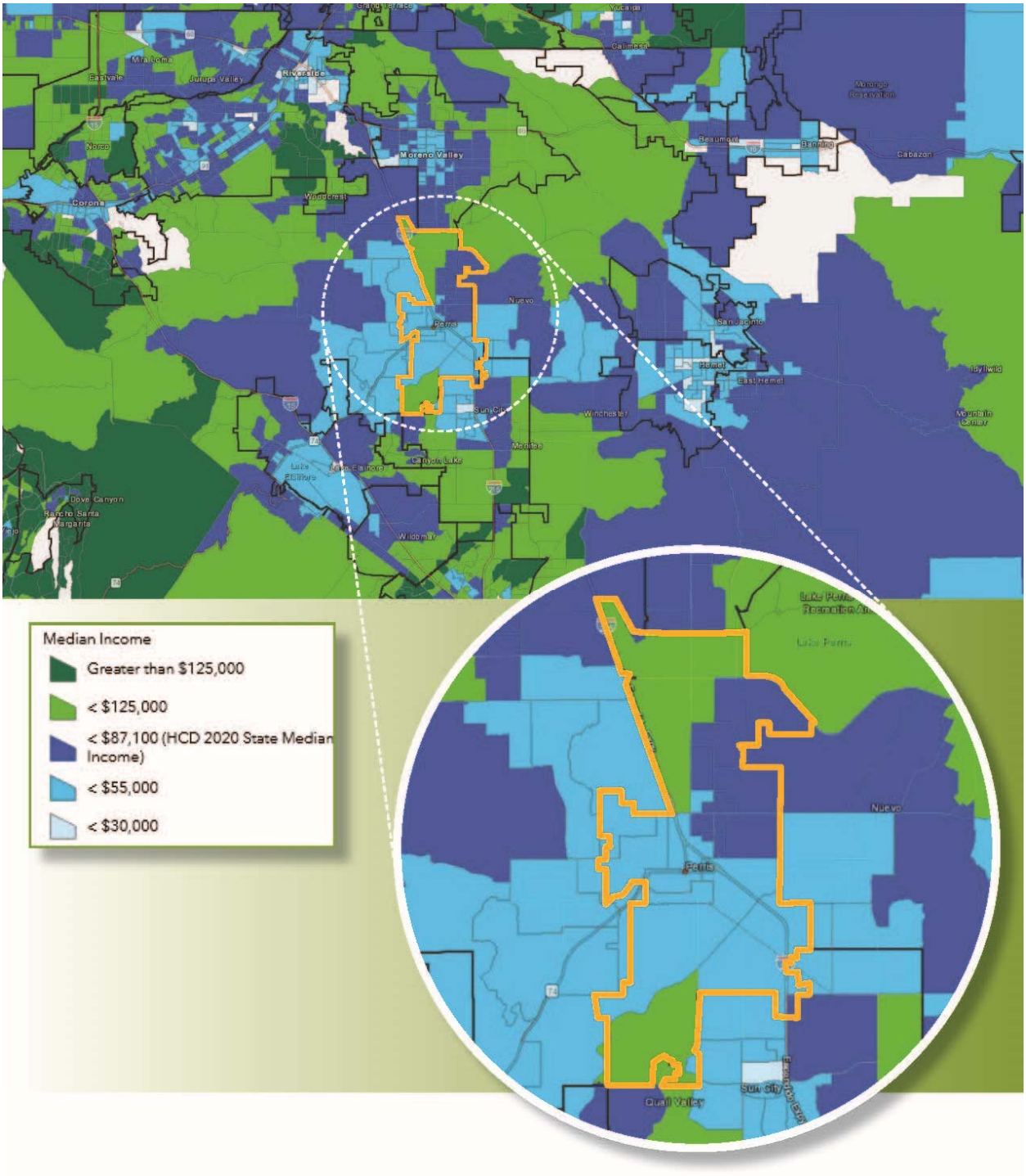
Figure 5-3 shows how the median income, by block group, compares to the median state income of $87,100. As discussed in Section 4.5, the 2019 ACS Estimates indicate that the median household income was approximately $70,214 in the City of Perris, which is slightly lower than the median household income for Riverside County ($72,260). As shown in **Figure 5-3**, median incomes in the City vary widely, with higher median incomes in the southern and northern tips of the City, and lower median incomes of less than $55,000 in the center of the City. The northern and southern ends of the City tend to be lower density single family neighborhoods, due to height and density limitations within the March Airforce Base safety zone in the north, and flood and habitat conservation areas in the south. By contrast, areas of the City with lower median income block groups are primarily concentrated in the vicinity of the SR-74 and I-215 interchange and the Downtown. These areas coincide with the older and more urbanized parts of the City.

There are no block groups in the City with a median income greater than $125,000 annually or with a median income of less than $30,000. A majority of the census block groups that are fully within the City boundary have an annual income of less than $87,100 annually (10 block groups) or less than $55,000 annually (11 block groups). As shown in **Table 5-12**, Hispanic and Native American residents are more likely to experience lower-incomes and higher instances of poverty. The connection between race and poverty will be further explored in Section 5.3.C.

Compared to the region, there is a concentration of lower-income households in the City of Perris. Areas of Riverside, Corona, and scattered County pockets have a greater concentration of homes above the state median income. Other areas with a concentration of higher-income households are south of SR-60, including Eastvale, Chino Hills, and Yorba Linda, parts of Temecula, Murrieta, and Lake Elsinore, and more affluent desert cities, like La Quinta, Rancho Mirage, and Palm Springs.

Within the 2021-2029 Housing Plan, Actions 2.2, 2.3, 2.4 and 2.6 are aimed at ensuring adequate zoned land is available and incentives are provided to support the development of affordable housing. Additionally, Actions 2.8 and 2.9, commits the City to prioritize and focus funding in census tracts that are defined as Low Resource by the California Tax Credit Allocation Committee/ California Department of Housing and Community Development (TCAC/HCD) Opportunity Area maps.

Figure 5-3: Median Income by Census Block Group



Source: AFFH DataViewer – accessed by National CORE on July 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.

FAMILIAL STATUS

The 2019 ACS 5-year estimates indicate there were 17,142 households in the City with an average household size of 4.29 persons. This is higher than the County average of 2.93 persons per household and the State of California average at 2.79 persons per household. Of the total number of households, approximately 11,406 (66 percent) were married or cohabitating couple households, and 5,736 (34 percent) were single person households, where no spouse is present. Perris saw a decrease in the total number of family households, especially those with children, from 2010 (59 percent) to 2020 (50 percent). In 2020, 13 percent of all households were non-family households, which consist of households with unrelated persons living together. Due to the high percentage of single-family homes with three and four bedrooms in Perris, and low inventory of apartments and other forms of entry-level housing, it can be difficult for singles and even couples to afford rent for an entire home on their own, leading them to find roommates in order to afford to live in the City.

As shown in **Figure 5-4**, the percentage of children living in households with married parents is comparable to surrounding cities, including Moreno Valley and Sun City, but lower than other suburban areas in the SCAG region. The patterns in Perris closely mirror other Inland Empire cities, where most census tracts (60 and 80 percent) include children living in married couple households. The highest concentration of children in female households, with no spouse/partner present, is in census tracts south of East Nuevo Road (20-40 percent of households). While this rate is generally lower in neighboring communities, a similar pattern persists in denser communities across the region, including Moreno Valley, Hemet, and Menifee. The highest concentrations of these type of households are in Banning, the Morongo Reservation, west of Temecula, and some scattered pockets across the County.

Data from the 2019 ACS 5-Year Estimates, shows that 15 percent of all families with children living in Perris are below the poverty line. The highest rate of poverty is among female householders (44 percent), particularly female-headed households with children under the age of 5 (64 percent), which is significantly higher than that of male householders with children under the age of 5 (8 percent.) This trend is higher in Perris than Riverside County, where approximately 33 percent of female-headed households were below the poverty level and 38 percent of female-headed households with children under the age of 5 were below the poverty level in 2019.

According to the City of Perris 2019 AI, single-parent households, especially single mothers, may also be discriminated against in the rental housing market. At times, landlords may be concerned about the ability of such households to make regular rent payments, and therefore, may require more stringent credit checks or higher security deposit for women. Of particular concern are single-parent households with lower-incomes.

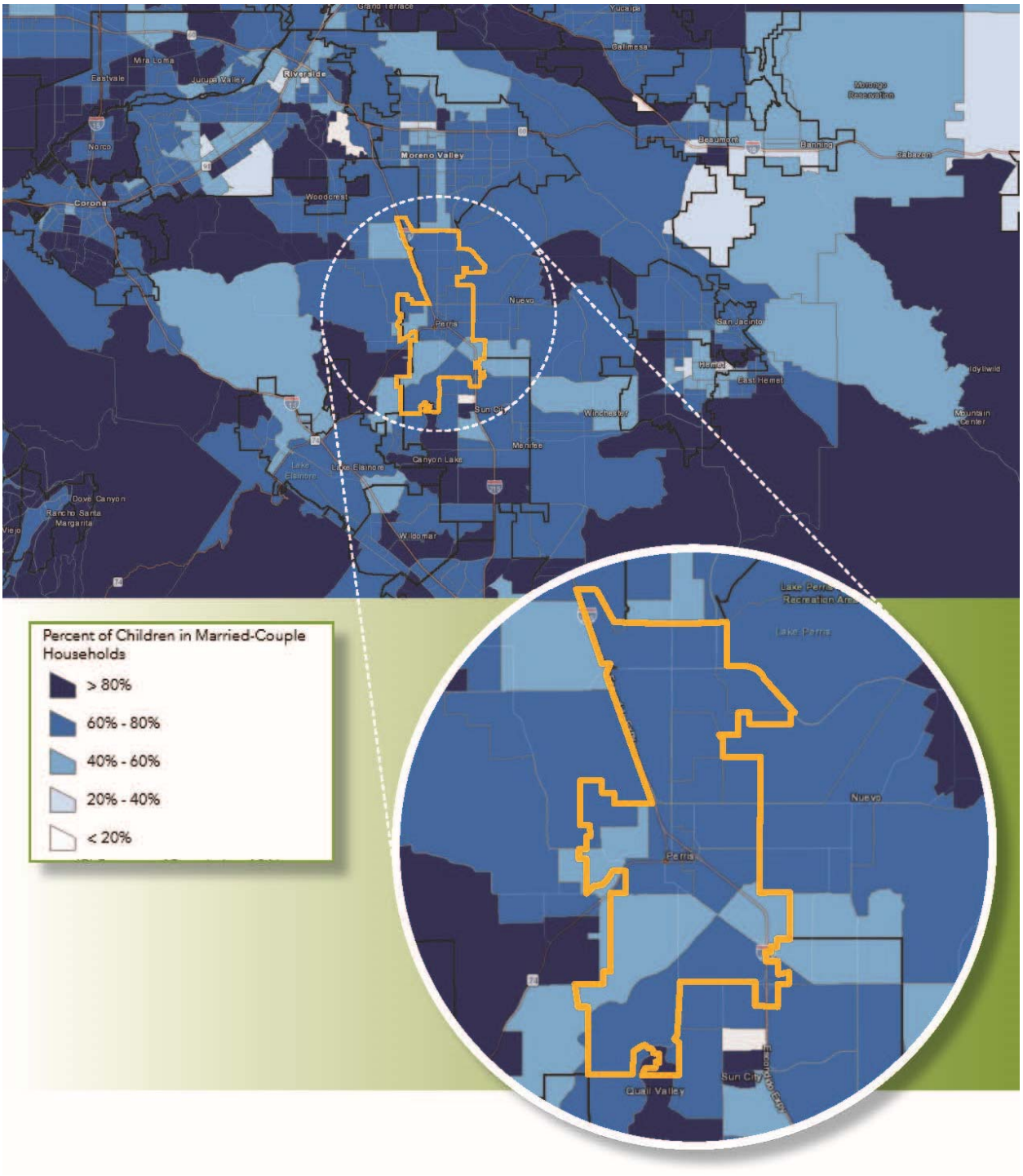
To support lower income families living in Perris, the City offers a variety of housing programs. Since 2009, the City Council has approved a resolution to participate in the Riverside County Economic Development Agency (EDA) Mortgage Credit Certificate (MCC) program. A MCC entitles qualified Perris homebuyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. The City offers Tenant-based Rental Assistance (TBRA) and partners with the Perris Family Resource Center, which offers a variety of services to residents, including rental housing assistance and utility assistance for renters. The Perris Family Resource center, along with other non-profit partners, such as the Social Work Action Group, (SWAG), Riverside County's Special Education Local Plan Areas, RI International, De Novo Full-Service Partnership, and the Basic Occupational Training Center, provides non-residential and housing assistance to persons with disabilities. Such services include, but are not limited to substance abuse assistance, health resources or referrals, job placement and

housing assistance. The 2021-2029 Housing Plan also includes Action 4.5, which commits the City to prioritizing financial resources and allows development concessions for the development of rental projects that provide units with two or three bedrooms, which are more suitable for families with children.

A variety of city programs and services are also available for children and young adults in the community. Among the programs offered, the City's Community Services Department coordinates various excursions, classes, and activities for youth. When the City's Senior Center is closed, it also serves as the Teen Center Game Zone. Families with children can also benefit from support services offered by various organizations in neighboring communities, including Community Action Partnership of Riverside County, the Family Services Association, Path of Life Ministries, Valley Community Pantry, Walden Family Services, among others.

For families that need assistance with childcare expenses, the Riverside County Department of Public Social Services (DPSS) Child Care programs provide childcare payments to a variety of eligible families. In addition, the Riverside County Child Care Consortium (RCCCC) provides advocacy and resource services to promote quality childcare services that are affordable and accessible to families in Riverside County.

Figure 5-4: Children in Married-Couple Households



Source: AFFH DataViewer – accessed by National CORE on July 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.

PERSONS WITH DISABILITIES

As indicated in **Section 5.2**, the 2015-2019 American Community Survey (ACS) 5-Year Estimates indicate that within the City of Perris, approximately 7.2 percent of the population 18 years and older have a disability. Of the total number of residents with a disability, roughly 30 percent are aged 65 years or older. The percent of the population with a disability has decreased across the City from 2010 to 2019. As shown in **Figure 5-5**, the rate of disability is generally higher (10-20 percent) south of East El Nuevo Road, but generally lower than other areas in the Inland Empire, including Beaumont, Banning, and Hemet, and reflects the dominant pattern across the SCAG region.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with a disability have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Their housing needs are further compounded by design accommodations, including universally designed housing units. As shown in **Table 5-13**, the City has updated its Zoning Code to address common barriers to the provision of housing for disabled individuals. In addition, the Perris Family Resource Center offers a variety of services to residents, including rental housing assistance and utility assistance for renters. The Perris Family Resource center, along with other non-profit partners, such as the Social Work Action Group, (SWAG), Riverside County's Special Education Local Plan Areas, RI International, De Novo Full-Service Partnership, and the Basic Occupational Training Center, provide non-residential and housing assistance to persons with disabilities. Such services include, but are not limited to substance abuse assistance, health resources or referrals, job placement and housing assistance. Actions 4.3, 4.6, and 4.7 within the 2021-2029 Housing Plan are also intended to remove constraints to the development of housing for individuals with disabilities and to promote reasonable accommodation procedures.

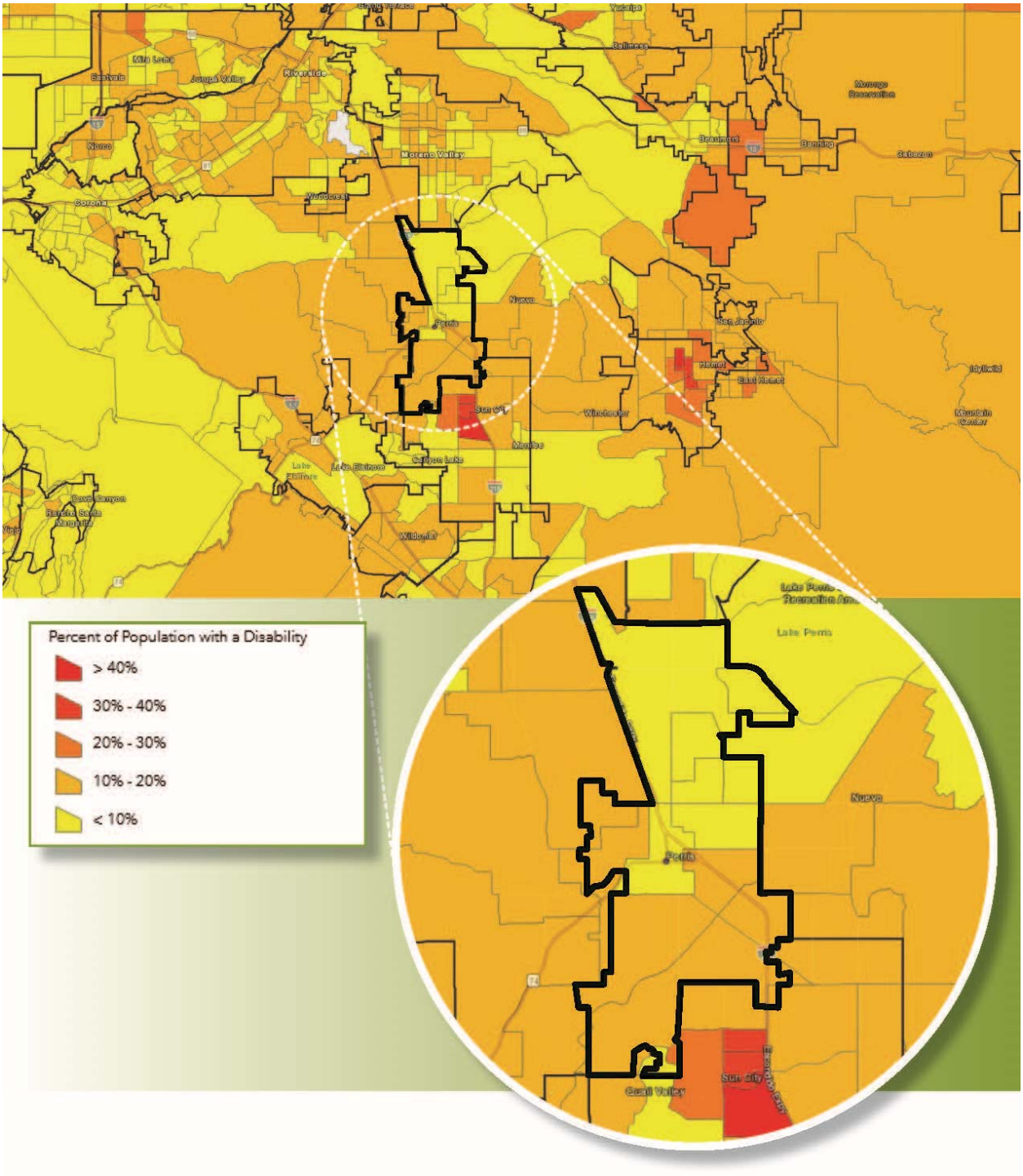
Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent this type of housing represent a fair housing concern. According to the State of California Community Care Licensing Division of the State's Department of Social Services, there were 12 State-licensed community care facilities in Perris, with a total capacity of 282 beds/persons, as of January 2019. The locations of these facilities are distributed throughout the City and not concentrated in any one neighborhood.

TABLE 5-13: ADDRESSING BARRIERS FOR INDIVIDUALS WITH DISABILITIES

Common Zoning Barriers for Persons with Disabilities	Compliance Mechanism
Reasonable Accommodation Procedure	Chapter 19.87 of the Perris Municipal Code (PMC) establishes reasonable accommodation procedures to address existing constraints to the provision of accommodations for persons with disabilities.
Family Definition	The PMC definition of "family" is compliant with State law and is as follows" *Family* means 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."
Excluding Group Homes	Chapter 19.84 of the PMC outlines the regulations for care facilities. A residential care center is permitted as a conditional use in most residential zones. Per Policy Action 3.1 this section of the PMC will be amended.
Spacing Requirements	There are no locational limitations on where a residential care facility can be developed.
Unit Types and Sizes	Chapter 19.28 of the PMC permits SRO units as a residential use, subject to those regulations that apply to other residential dwelling units of the same type in the same zone.
Lack of Accessible ADUs	The City approved amendments to Chapter 19.29 to relax the standards to develop attached and detached accessory dwelling units.
Nuisance and Crime Free Ordinances	The City does not have a Crime-Free Ordinance. It does have a Nuisance Ordinance focused on property maintenance.
Lack of By Right Zoning for Supportive Housing	The City currently allows supportive housing as a residential use in all zones that allow residential uses. The City also included Action 3.7 in the 2021-2029 Housing Plan to address AB 2162, allowing larger supportive housing developments.

Source: City of Perris, 2021.

Figure 5-5: Persons with Disabilities



Source: AFFH DataViewer – accessed by National CORE on July 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.

C. Racially & Ethnically Concentrated Areas of Poverty (R/ECAP)

Within the City of Perris, approximately 12,830 households (16.8 percent) live below the poverty level, based on 2019 ACS 5-Year Estimates. To assist communities in identifying racially or ethnically concentrated areas of poverty, HUD developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test: a nonwhite population of 50 percent or more, poverty rate that exceeds 40 percent, or three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower.

The poverty rate in 2019 was reported to be 11.3 percent for Riverside County and 12.2 percent for the Riverside-San Bernardino-Ontario metropolitan statistical area (MSA). As shown in **Figure 5-6** and **Table 5-14**, and consistent with the 2019 Perris AI, there are no census tracts in the City that have a poverty rate of 36 percent or more, which would be three times the poverty rate for the metropolitan area. There are also no tracts with a poverty rate above 33 percent, which is three times the average in the County. Therefore, by definition, the City does not have any areas of racially/ethnically concentrated areas of poverty. This is also supported by the R/ECAP map prepared by HUD and accessed in the AFFH Data Viewer, which show that in 2021 there were no defined R/ECAP areas in the City. However, areas of racially/ethnically concentrated areas of poverty do exist in the County, including in the cities of Riverside, Moreno Valley, Hemet, and a County pocket just east of Perris.

TABLE 5-14: PERRIS POVERTY RATES BY CENSUS TRACT: 2019

2019 Census Tract	Total Population[1]	Number Below Poverty Line	Percent Below Poverty Line
426.17	11,269	2,127	18.9%
426.18	8,562	1,208	14.1%
426.19	12,354	2,120	17.2%
426.20*	14,449	1,994	13.8%
427.06	8,234	1,280	15.5%
427.09*	4,510	350	7.8%
427.19*	5,461	1,123	20.6%
427.28*	2,117	116	5.5%
427.30	5,646	1,474	26.1%
427.31*	8,064	757	9.4%
427.32*	6,559	186	2.8%
428	9,480	1,983	20.9%
429.01*	7,591	1,524	20.1%
429.04*	10,228	2,747	26.7%

Source: American Community Survey (ACS) 5-Year Estimates, Table S1701: Poverty Status in the Past 12-Months

Note: 1. The total population of the census tracts will not match the City population as the Census tract boundaries do not align with the City boundary and in some instances (i.e., tracts marked with an asterisk indicate that only a small portion of the defined census tract is within the City boundary.)

While there are no census tracts that meet the definition of R/ECAP, the City is located within the Riverside-San Bernardino-Ontario MSA. The minority population percentage of the MSA was reported to be 67 percent in 2017 and 69 percent in 2020 by the National Equity Atlas.[23] An area of minority concentration is a census tract having 67 percent of the population identifying with a minority group. As shown in **Figure 5-7**, in all but two of the census tracts in the City, non-white residents comprise more than 81 percent of the total population. Additionally, **Figure 5-8,** also taken from the AFFH Data Viewer, indicates that Hispanic residents are the predominant population in almost all census tracts in the City.

All racial groups in the City – except for Black/African American - have higher rates of poverty than the County. **Table 5-15** shows the 2019 poverty rates by race and ethnicity in the City, compared to the County. According to the 2015-2019 ACS 5-Year Estimates, Black or African American and Non-Hispanic White populations in the City have the lowest rates of poverty (13.2 percent and 14.5 percent). American Indians and Native Hawaiian/Pacific Islander residents have the highest rates of poverty (31.8 percent and 20.9 percent).

TABLE 5-15: PERCENT OF POPULATION IN POVERTY BY RACE AND ETHNICITY

Race/Ethnicity	City of Perris	Riverside County
One Race		
White	14.6%	12.0%
Black or African American	13.2%	17.5%
American Indian and Alaskan Native	31.8%	20.8%
Asian	19.6%	11.3%
Native Hawaiian or Other Pacific Islander	20.9%	13.0%
Some Other Race	18.6%	18.2%
Two or More Races	14.2%	11.4%
Hispanic or Latino of any race	17.1%	16.7%
White Alone, Not Hispanic	14.5%	9.3%

Source: 2019 American Community Survey 1-Year Estimates, Table S1701 Poverty Status in the Past 12 Months

It is also important to consider concentrated areas of affluence to better evaluate trends, patterns, policies, and practices and guide meaningful goals and actions in addressing fair housing issues. In response to the R/ECAPs utilized by HUD in its 2015 AFFH rule, scholars at the University of Minnesota Humphrey School of Public Affairs have created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell a more nuanced story of segregation in the United States.[24] Based on their research, RCAAs are defined as census tracts where: 1) 80 percent or more of the population is White; and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California's relative diversity. At the time this Element was drafted, the RCAA maps were unavailable on the AFFH Viewer and the HUD website. However, the City does not have any census tracts where 80 percent or more of the population is white or census tracts with a median income greater than $125,000.

[23] Policy Link and the USC Equity Research Institute; National Equity Atlas, www.nationalequityatlas.org, 2020.
[24] Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124.

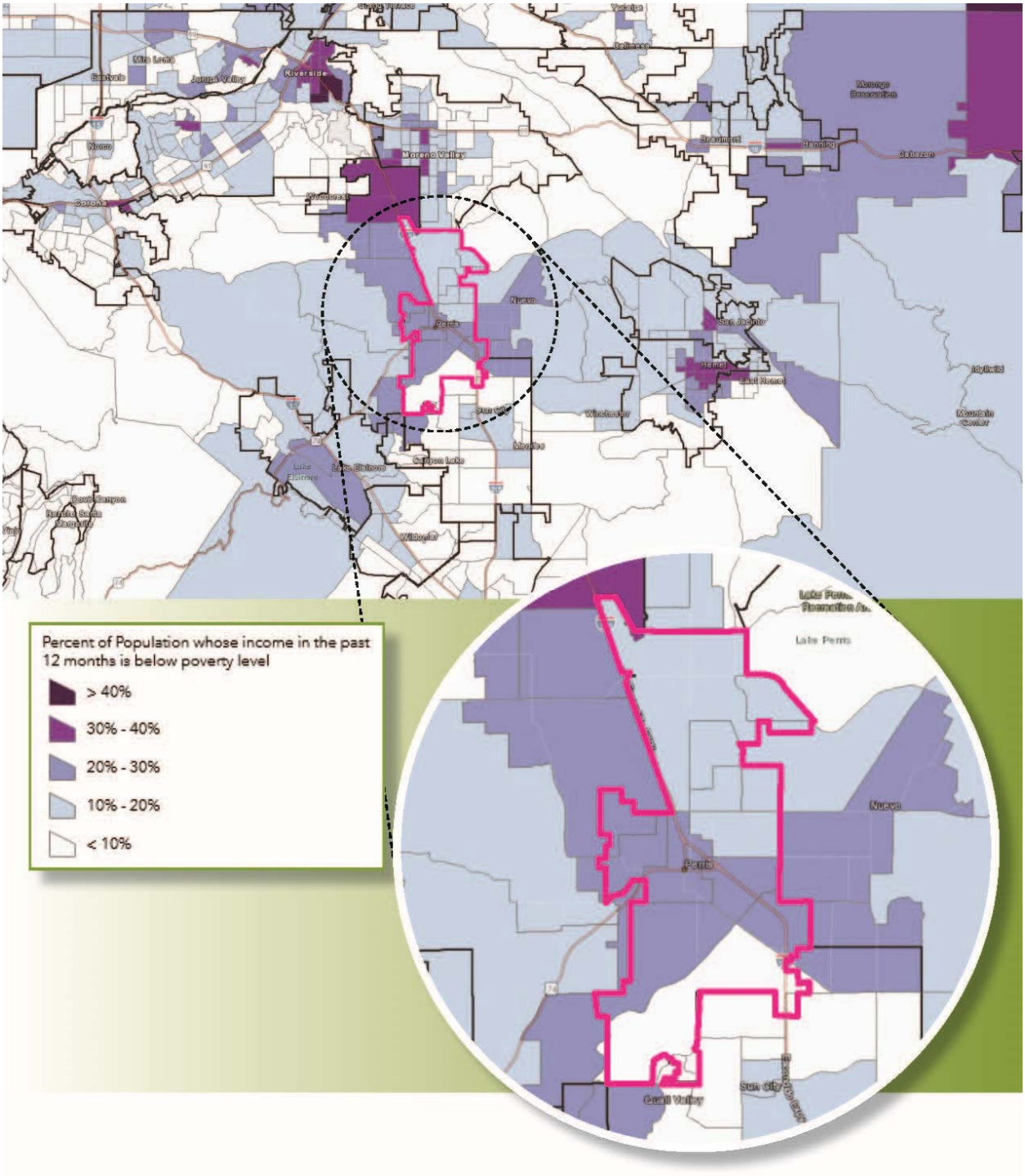
To mitigate poverty and homelessness in Perris, the City allocates CDBG funds to community-based organizations that provide youth employment classes, education/employment training, trade classes, and senior citizen programs to qualified residents living in the City. One of the key poverty reduction strategies is providing appropriate technical education and training to low wage workers and unemployed workers in the labor force.

The City also partners with the County of Riverside to offer residents access to anti-poverty programs. The County's size and availability of resources allows it to deliver services in a cost-effective manner. The following programs are available to Perris residents through the County:

- **California Work Opportunities and Responsibility to Kids (CalWORKs)** provides temporary financial assistance for eligible needy families with minor children who have lost or had a reduction in their income. The program is designed to provide families the means to meet their basic needs in times of hardship, while helping them to enter or re-enter the workforce and become self-sufficient.
- **The Riverside County Department of Public Social Services (DPSS) Child Care** programs provide childcare payments to a variety of eligible families.
- **CalWORKs Greater Avenues for Independence (GAIN)** assesses participants when they start the program to determine their need for supportive services and appropriate activity assignments. Assistance is provided with identifying and overcoming barriers to employment. All participants are encouraged to start working as soon as possible in a job that matches their skills and abilities. Adult basic education and on-the-job training may also be offered. As participants progress in the job market, they receive assistance with job retention, career planning and development of a training and education plan. Innovative service delivery by various education and training providers for working parents is critical during this time and includes the Riverside County Economic Development Board, the Housing Authority of the County of Riverside, community colleges, Riverside County Office of Education, local adult schools, and other public and private agencies.
- **The Self Sufficiency Community Outreach Branch (COB)** was formed in January 2012 to enhance the public's awareness and perception of DPSS programs; and to establish, strengthen and maintain community partnerships.

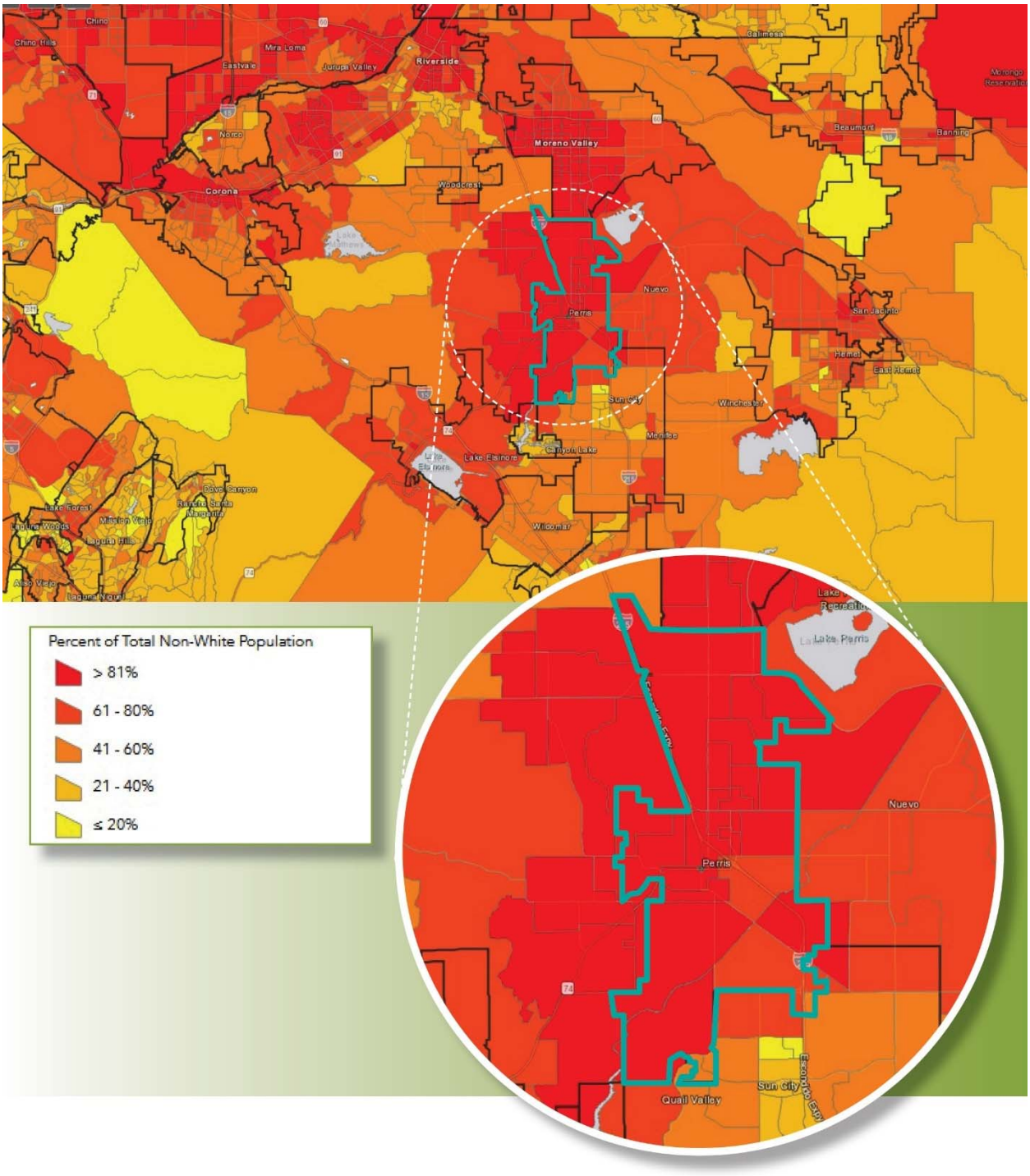
Anti-poverty goals and programs are considered when coordinating, or more specifically, funding affordable housing programs for extremely low and low-income households. The City's Housing Element contains specific incentives to facilitate both affordable housing development for extremely low-income households and anti-poverty programs under Goal 4 of the Housing Plan. Specifically, as part of Action 4.4, Implementation of anti-poverty strategies, the City offers technical education and training to low wage workers and unemployed workers and advertises available resources and programs through multilingual informational materials. Research has demonstrated that increasing participation in safety net programs helps to reduce poverty rates.

Figure 5-6: Poverty Status



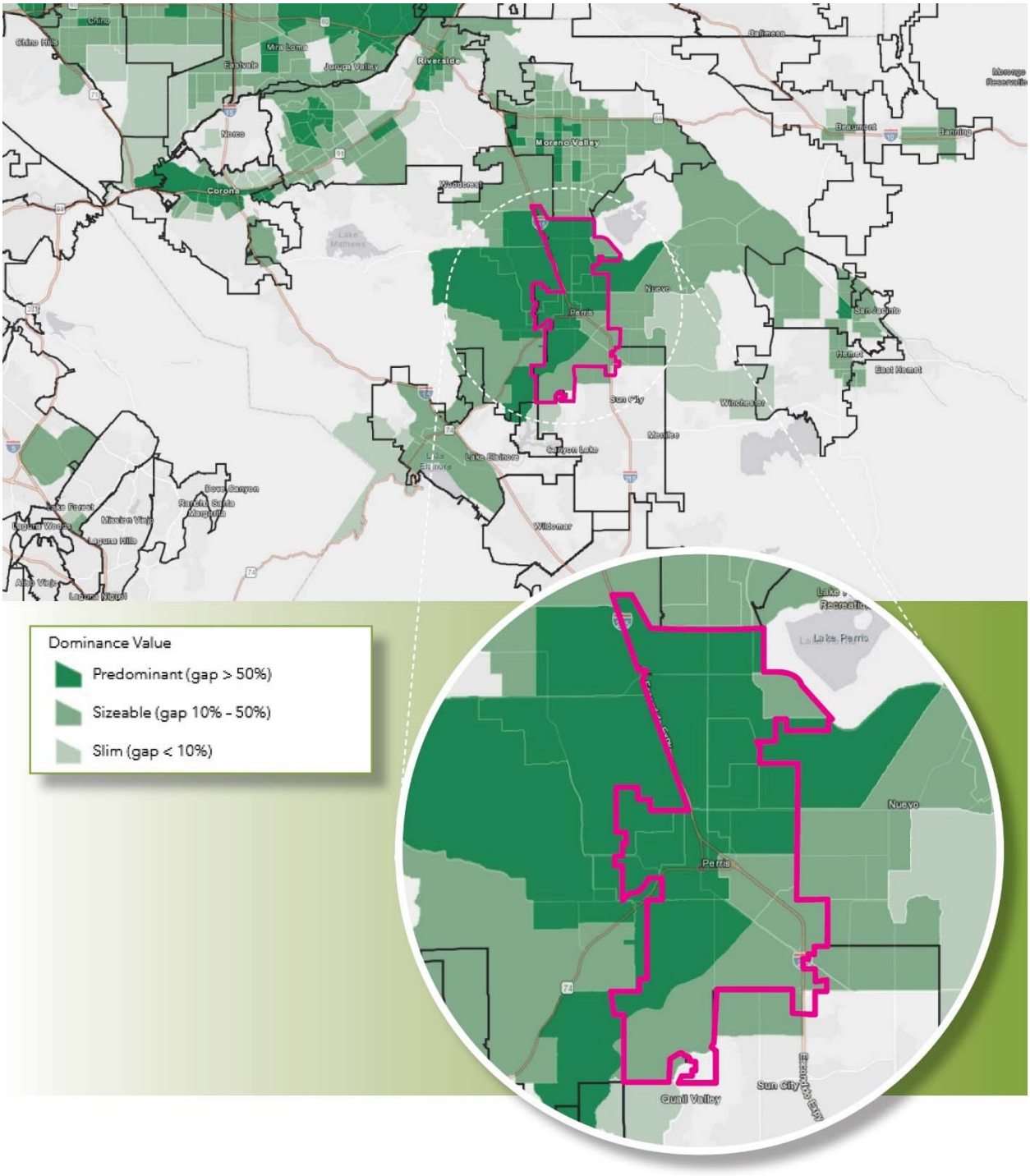
Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.

Figure 5-7: Racial Demographics by Block Group



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.

Figure 5-8: Predominent Population – Hispanic Majority



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.

D. Disparities in Access to Opportunity

Access to opportunity is a measure used to approximate place-based characteristics linked to critical life outcomes, which means both improving quality of life for residents of low-income communities, as well as supporting mobility and access to "high resource" neighborhoods. This measure encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (e.g., air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions). California Government Code Section 65583 (10)(A)(ii) requires that the Housing Element identify and analyze significant disparities in access to opportunity.

Education

Two school districts serve high schools and middles schools in the Perris area: the Perris Union High School District (PUHSD) and the Val Verde Unified School District (VVUSD). In addition, the Perris Elementary School District (Perris ESD) provides feeder elementary schools to PUHSD. PUHSD serves 9,805 students and includes three high schools, a military academy, one middle school. Perris ESD serves 4,680 students and operates seven elementary schools. VVUSD serves 19,940 students and operates three high schools, two middle schools, and eight elementary schools within the City of Perris. VVUSD also serves unincorporated areas of the County and the City of Moreno Valley.

Based on the TCAC/HUD Opportunity Maps focused on Educational Outcomes (**Figure 5-9**), a more positive educational outcome is expected for students in areas north of Nuevo Road, which corresponds to the VVUSD boundary. The TCAC/HUD Opportunity Map analyzes a number of factors, including percentage of 4th graders who meet or exceed literacy and math proficiency standards, percentage of high school cohort that graduated on time, and percent of students not receiving free or reduced-price lunch.

Based on information from the California School Dashboard, created by the California State Board of Education, 74 percent of students that attend PUHSD, 90 percent of students that attend Perris ESD, and 83 percent of students that attend the VVUSD are economically disadvantaged. Economically disadvantaged students are students who are eligible for free or reduced priced meals; or have parents/guardians who did not receive a high school diploma. Of the students that attend Perris ESD, roughly 46 percent are English Learners, meaning that they are learning to communicate effectively in English, and typically require instruction in the English Language, in addition to their academic courses. At the high school level, 16.5 percent of students that attend PUHSD and 19 percent of students that attend the VVUSD are English Learners.

HUD measures school performance by examining the percentage of 4th grade students proficient in math and reading according to state standardized tests on an annual basis. As shown in **Table 5-16,** a pattern of low-test scores in English language arts/literacy (ELA) and math exists in Perris, particularly for economically disadvantaged students. While Val Verde Unified School District produced higher rates of achievement than the Perris Elementary School District, a larger achievement gap exists in the former between economically and not economically disadvantaged students. **Table 5-16** also shows that more than half of 4th grade students that are economically-disadvantaged have not met achievement levels for either ELA or math in both districts. While this pattern is present across the County, low-test performance in both subjects is even more pronounced in Perris.

Table 5-16: School Performance, 4th Grade, 2018-2019

Percent of Students Meeting and Exceeding State Standards	ELA, 4th Grade	Math, 4th Grade
Perris Elementary School District		
Economically-Disadvantaged	33.7%	27.2%
Not Economically-Disadvantaged	40.6%	32.0%
Val Verde Unified School District		
Economically-Disadvantaged	45.3%	38.2%
Not Economically-Disadvantaged	69.2%	61.0%

Source: California Assessment of Student Performance and Progress 2018-19.

Table 5-17 provides information on the percent of students meeting and exceeding the State standards for English language arts/literacy (ELA) and math at the 4th grade level. This information, collected for the 2018-2019 school year, and compiled as part of the California Assessment of Student Performance and Progress by the California Department of Education, shows achievement for each of the elementary schools serving the City of Perris. Generally, achievement appears to be higher amongst the Val Verde elementary schools in both math and ELA. VVUSD serves the northern portion of the City, north of Nuevo Road, which includes census tracts with higher incomes (**Figure 5-3**). As shown in **Figure 5-9**, schools in dark and light green census tracts generally have better outcomes than schools in the yellow and orange census tracts, based on the TCAC/HUD Opportunity Maps focused on Educational Outcomes.

TABLE 5-17: STANDARD MET, 4TH GRADE, 2018-2019

Percent of Students meeting and exceeding State standards	ELA, 4th Grade	Math, 4th Grade
Perris Elementary School District		
Clearwater	42.2%	28.3%
Enchanted Hills	29.3%	15.8%
Good Hope	27.5%	12.9%
Palms	35.4%	24.8%
Perris	21.1%	16.1%
Railway	44.7%	41.2%
Sky View	26.7%	18.6%
Val Verde Unified School District		
Avalon	62.0%	50.2%
Columbia	34.3%	25.1%
Manuel L. Real	38.5%	34.8%
May Ranch	53.5%	53.4%
Mead Valley	47.2%	32.0%
Sierra Vista	43.5%	25.9%
Triple Crown	55.3%	50.3%
Val Verde	37.0%	19.7%

Source: California Assessment of Student Performance and Progress 2018-19.

To better understand achievement levels with regard to protected classes, **Tables 5-18 and 5-19,** provide information on the race/ethnicity and special needs characteristics of students by elementary school.

TABLE 5-18: RACE AND ETHNICITY, BY SCHOOL, 2020

Race/Ethnicity	Hispanic	Pacific Islander	Asian	Filipino	White	Black	Native American	Two or More Races
Perris Elementary School District								
Clearwater	82.9%	0.6%	1.5%	0.8%	4.4%	9.6%	0.2%	0%
Enchanted Hills	92.9%	0%	0.6%	0%	3.3%	3.1%	0%	0%
Good Hope	92.8%	0%	0.3%	0%	2.6%	3.6%	0.3%	0.3%
Palms	82.5%	0.1%	0.5%	0.4%	3.4%	12.5%	0.1%	0.4%
Perris	87.6%	0.2%	0.5%	0.4%	3.2%	7.6%	0.2%	0.3%
Railway	91.6%	0%	0.1%	0.2%	3.5%	3.9%	0.4%	0.2%
Sky View	82.3%	0.6%	0.8%	1.1%	2.9%	11.4%	0.2%	0.8%
Val Verde Unified School District								
Avalon	72.4%	0%	1.5%	2.0%	5.5%	12.9%	0.2%	3.2%
Columbia	92.5%	0%	0.5%	0.1%	2.5%	3.3%	0.3%	0.3%
Manuel L. Real	92.8%	0.2%	0.3%	0.3%	4.1%	1.6%	0.3%	0.3%
May Ranch	74.8%	0.1%	0.8%	1.6%	6.1%	11.9%	0.6%	3.3%
Mead Valley	88.9%	0%	0.8%	0.3%	5.2%	3.2%	0.5%	0.9%
Sierra Vista	76.3%	0.6%	2.1%	1.2%	5.3%	10.9%	0.3%	2.6%
Triple Crown	86.2%	0.1%	1.5%	0.4%	3.3%	6.5%	0.2%	1.2%
Val Verde	89.8%	0.2%	0.3%	0.3%	2.6%	4.9%	0.2%	1.0%

Source: California School Dashboard 2020.

There does not appear to be a relationship between more proficient schools and patterns of difference across any student population groups **(Tables 5-17 and 5-18)**. All elementary schools in Perris are racially and ethnically diverse, with generally over 80 percent or more of the school population identifying as Hispanic or Latino. The second most prominent racial group within both school districts is Black/African American. Based on the data in **Table 5-18**, compared to the achievement information in **Table 5-17**, there does not appear to be a pattern of low achievement that is tied to race or ethnicity. As an example, Railway Elementary has a high percentage of students with socioeconomic disadvantage (91.5 percent) and a high percentage of Hispanic students (91.6 percent). However, this same school has the highest rate of students meeting the ELA (44.7 percent) and math (41.2 percent) standards when compared to all elementary schools in Perris ESD. Similarly, in VVUSD, Val Verde Elementary has the lowest rates of socioeconomically disadvantaged students (77.4 percent) of all the elementary schools in the City and has some of the lowest achievement rates – only 37 percent and 19 percent of students meet or exceed standards in ELA and math, respectively.

Table 5-19 provides additional information about the student body at each of the elementary schools within the City of Perris, including whether students are English Language Learners (ELLs), disabled, homeless, socioeconomically disadvantaged, or in foster care. Generally, Perris ESD has an overall higher percentage of ELL's, which may suggest a higher number of immigrant families or first-generation students. Within Perris ESD, the percentage of ELLs ranges from 38 to 56 percent, compared to 19 to 47 percent in VVUSD. Within Perris ESD, there does not appear to be an

indication that the percentage of ELL's has an impact on overall achievement of a specific elementary school. For example, within Perris ESD, Good Hope Elementary and Sky View have similar achievement outcomes, despite having the highest and lowest number of ELL students. Looking at VVUSD, there does appear to be a larger achievement gap between schools depending on the percentage of ELLs. Looking at Manuel L Real (47 percent ELL's) and Avalon (19 percent ELL's) in VVUSD, achievement outcomes are higher at schools with lower percentages of ELL's.

Between the two districts, VVUSD reports a higher number of students with disabilities. The highest rate (15.1 percent) is at Val Verde Elementary, which is located near the center of the City, east of Interstate-215. Val Verde Elementary is also reported to have one of the lowest percentages of students at or exceeding grade level standards for both math and ELA **(Table 5-17).** This area generally has lower median annual incomes **(Figure 5-3)** and higher rates of poverty **(Figure 5-6)** than census tracts to the north that are also within the VVUSD boundary.

In both school districts, **Table 5-19** shows that between 4 to 8 percent of elementary school students are experiencing homelessness. A student is typically considered homeless if they are living in a motel, hotel, campground, shelter, car, park, abandoned building or other sub-standard housing, "doubled up," or sharing housing with another family due to economic hardship, or are generally without a fixed, regular, adequate nighttime residence. The one outlier is Columbia Elementary in VVUSD, which reported in 2020, that 12 percent of its students were experiencing homelessness. Columbia Elementary is also located in the center of the City, north of downtown, and west of Interstate-215. As mentioned above, this area of the City is shown to have lower median annual incomes and higher rates of poverty.

TABLE 5-19: STUDENT POPULATION GROUPS, BY SCHOOL, 2020

Special Needs Groups	English Learners	Students with Disabilities	Homeless	Socioeconomic Disadvantage	Foster Youth
Perris Elementary School District					
Clearwater	39.5%	6.1%	4.7%	83.4%	0.9%
Enchanted Hills	51.2%	8.1%	8.1%	92.5%	0%
Good Hope	56.0%	8.6%	5.7%	95.5%	1.4%
Palms	40.1%	9.5%	7.0%	87.0%	0.5%
Perris	45.9%	9.3%	5.9%	90.1%	0.7%
Railway	45.0%	8.6%	6.0%	91.5%	0.8%
Sky View	38.4%	11.1%	4.3%	88.9%	0.3%
Val Verde Unified School District					
Avalon	19.2%	12.5%	4.0%	78.4%	1.3%
Columbia	43.5%	8.9%	12.4%	97.2%	0%
Manuel L. Real	47.2%	13.1%	8.9%	95.2%	0.5%
May Ranch	22.6%	8.7%	7.1%	77.8%	0.7%
Mead Valley	37.8%	8.9%	7.7%	93.2%	0.6%
Sierra Vista	20.5%	11.6%	5.2%	84.2%	2.0%
Triple Crown	33.9%	7.5%	5.5%	82.4%	1.3%
Val Verde	30.2%	15.1%	6.7%	77.4%	0.8%

Source: California School Dashboard 2020.

At the high school level, the number of students graduating from Perris Union School District (91.3 percent) and Val Verde Unified District (92.7 percent) in four years with a regular high school diploma are similar to regional and statewide trends, 91.2 percent in the County and 87.6 percent in the State.[25] However, only 48.8 percent of students from Perris Union and 49.2 percent of students from Val Verde enroll in a postsecondary institution, compared to 56.5 percent in the County and 65.8 percent in the State. Most Perris students that pursue higher education (58.2 percent of Perris Union and 53.9 percent of Val Verde) enroll in a community college. As compared to the region, the patterns in Perris are similar to Moreno Valley, Hemet, Banning, and areas west of Lake Elsinore. However, compared to neighboring areas east and south of the City, Perris tends to have less positive educational outcomes.

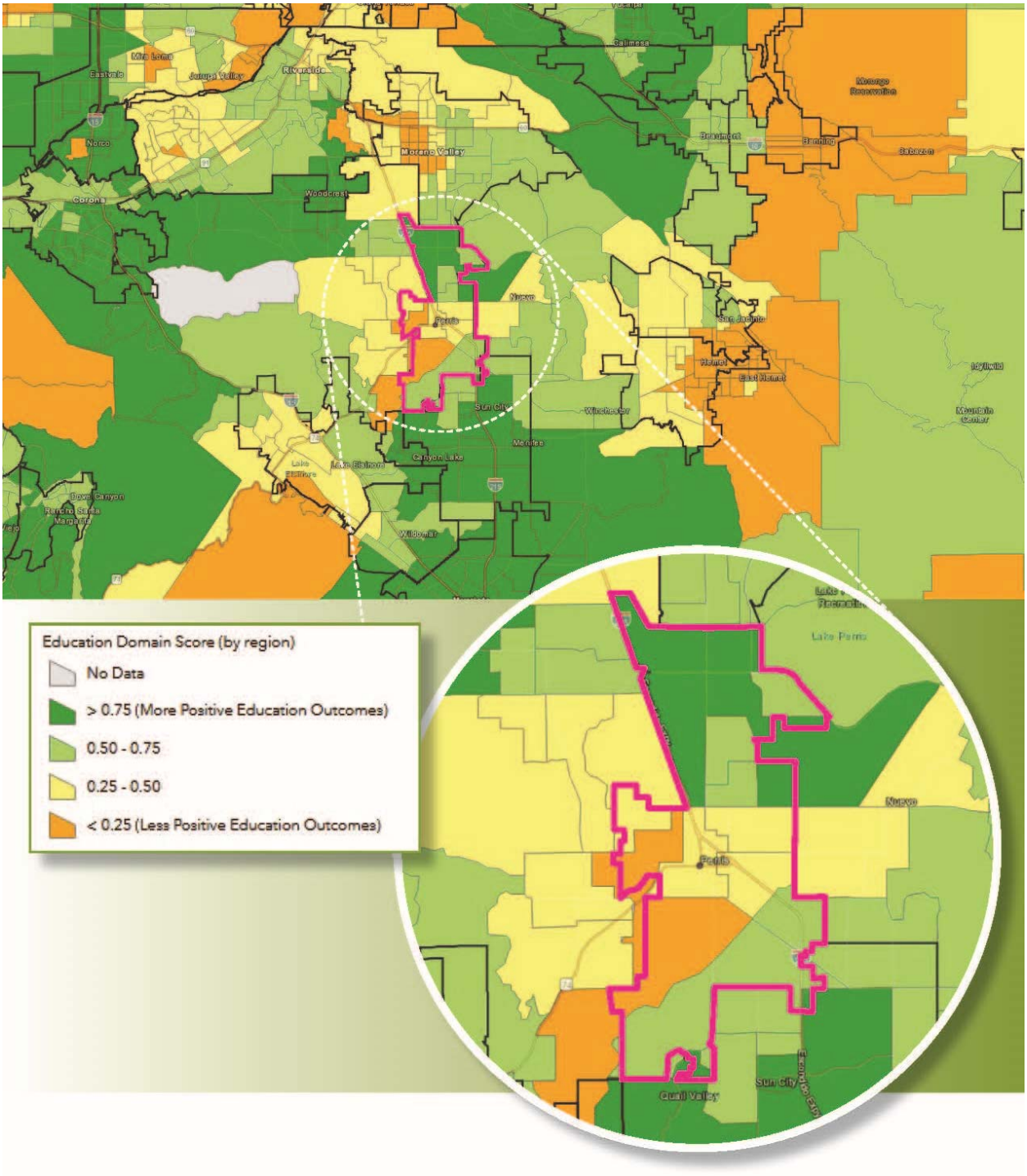
To meet the needs of students and families with school age children, the City could explore creating a Multilingual Family Outreach Program that provides services for families of ELLs, such as presentations and workshops facilitated by bilingual program specialists focused on bridging home, school, and community. The City currently has included Action 4.2 in the 2021-2029 Housing Element to affirmatively market CDBG and HOME funded programs, as outlined in the City's 2019 Analysis of Impediments and Fair Housing Action Plan. Marketing efforts include advertising housing programs in local publications and ensuring outreach to all potential eligible households, especially those least likely to apply for housing assistance. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Outreach efforts include, but are not limited to, disbursement of information on the City's website, City Facebook account, and City Twitter account, as well as production and distribution of brochures, newsletters, flyers, and notices. In addition, the City participates in community workshops and continues to coordinate outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and community members. The goal is to encourage residents of protected classes and underrepresented neighborhoods to become involved in local government through local organizations and stakeholders. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status, or disability. The city will continue to offer translation services and access to official City materials in multiple languages.

The Housing Element sites inventory was also developed to ensure that the potential housing sites identified are not all concentrated in one area of the City and also provide opportunities for lower and moderate-income families to live in areas with higher performing schools.

[25]https://dq.cde.ca.gov/dataquest/dqcensus/CohRateLevels.aspx?cds=19643031930775&agglevel= school&year=2019-20

Figure 5-9: TCAC/HCD Opportunity Areas – Education Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map

EMPLOYMENT

According to HUD's 2014-2017 proximity to jobs analysis (**Figure 5-10**), the northern portion of Perris is located in close proximity to a job center, however the majority of the City, south of Orange Avenue, is not. This is likely due to the concentration of warehouses and industrial uses at the northern end of the City and along the 91 Freeway. The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a Core-Based Statistical Area (CBSA), with larger employment centers weighted more heavily. Specifically, a gravity model is used, where the accessibility (Ai) of a given residential block group is a summary description of the distance to all job locations, with the distance from any single job location positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location. As shown in

As discussed in the Community Profile section, the unemployment rate in Perris in November 2020 was approximately 9.7 percent. This is higher than the County (7.8 percent) and the U.S. rate (6.9 percent). However, the COVID-19 pandemic resulted in a rise in unemployment across the State – in May 2020 the State unemployment rate rose to 15.6 percent.[26] In 2019, the average unemployment rate in Perris was 7.4 percent. Given this data, unemployment in the City is generally low, indicating that the supply of jobs in proximity to Perris meet demand and does not differ significantly from the region.

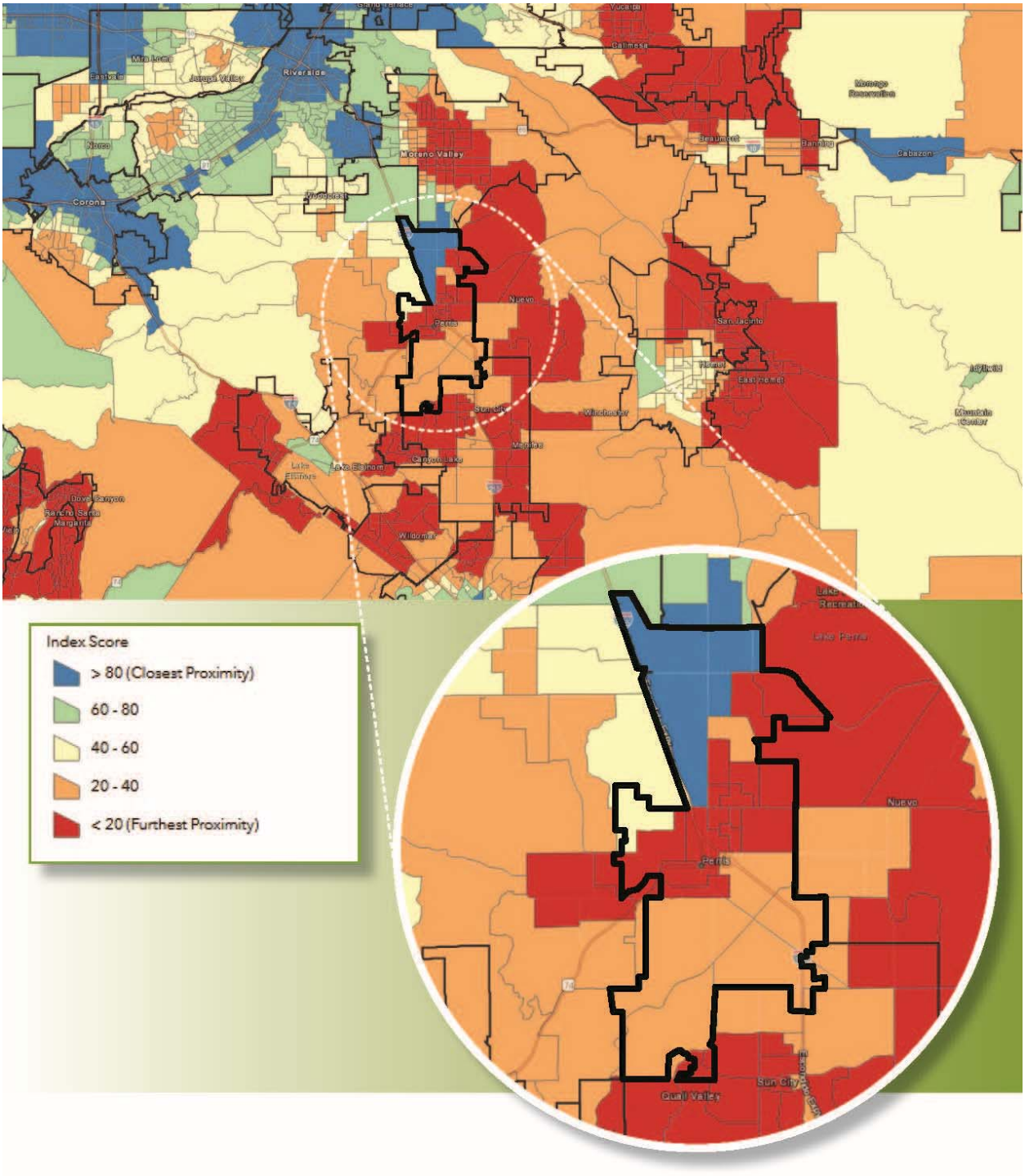
This is further supported by the mean commute times of residents in the City. According to the 2015-2019 ACS 5-Year Estimates, the mean commute time for Perris residents is 37 minutes (unchanged from 2010), suggesting that Perris residents are within a similar distance to destinations HUD identified as proximate job centers, similar to residents of Moreno Valley (35 minutes) or Menifee (43 minutes).[27] Commute patterns suggest that most Perris residents (75 percent) are traveling for work within Riverside County.

Another measure of access to economic opportunities in the City is the TCAC/HCD Opportunity Area Map - Economic Score (**Figure 5-11**). The Economic Score is evaluated based on percent of population with an income above 200 percent of the federal poverty line, percent of adults with a bachelor's degree or above, percent of adults aged 20 to 64 years of age who are employed in the civilian labor force or in the armed forces, and the number of jobs filled by workers with less than a bachelor's degree that fall within a given radius. **Figure 5-11** shows that there are portions of the City, particularly in proximity to Downtown that are less likely to have positive economic outcomes. Compared to the region, the patterns in Perris are similar to other cities in the County, including Moreno Valley, Sun City, and Lake Elsinore. However, the City tends to have more positive economic outcomes than cities like Hemet and Banning.

Given that the City has no racially/ethnically concentrated areas of poverty and high diversity index, there is no indication of disproportionate economic outcomes for members of protected classes. However, given that there are six census tracts in the City that have the least positive economic outcome score, coupled with higher rates of poverty when compared to other census tracts in the City, there is an opportunity to enhance the economic mobility of these residents. To achieve this, the City has included actions under Goal 4 focused on reducing poverty and providing job training for lower income households as well as integrating housing based on affordability.

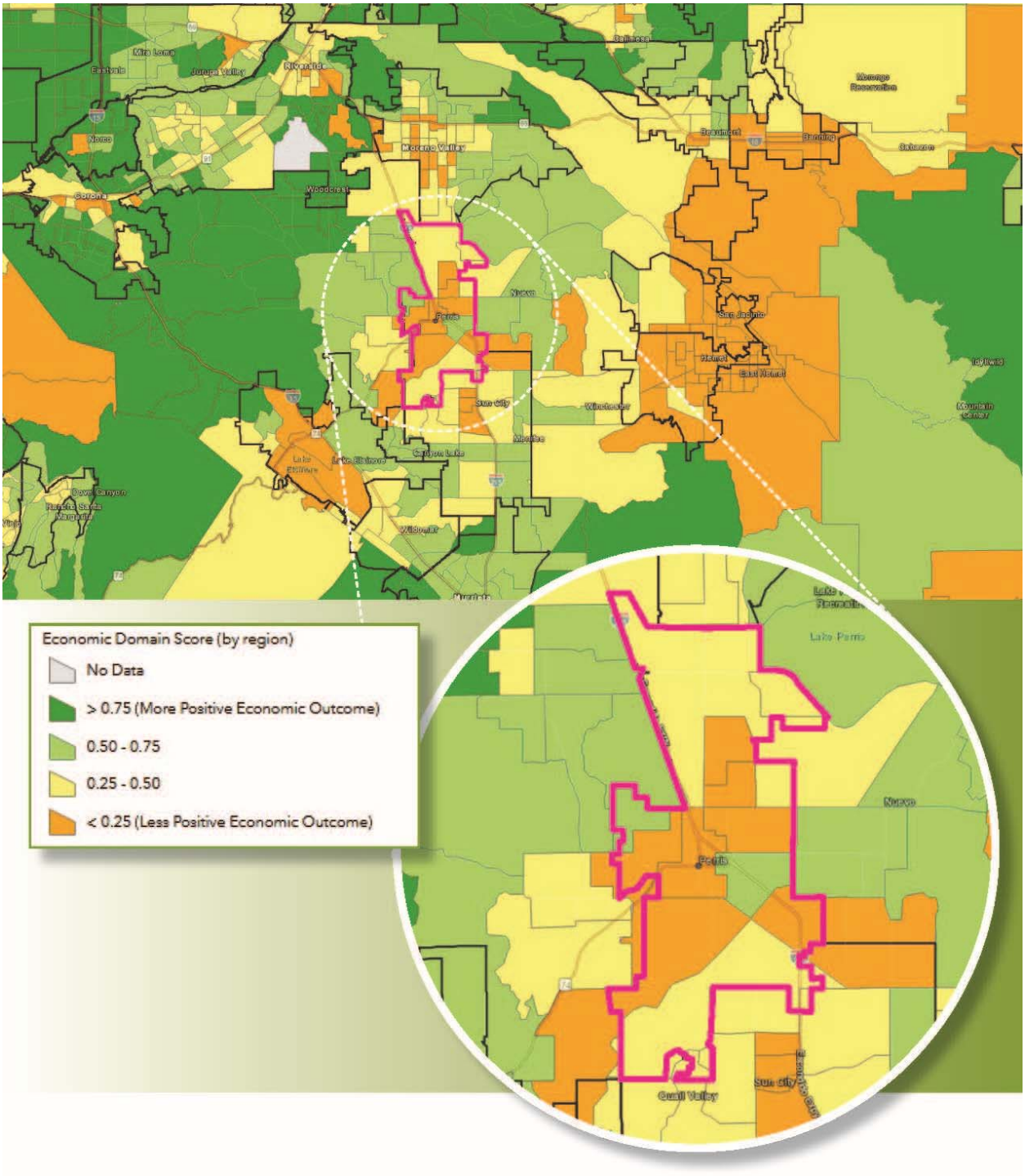
[26] California Department of Employment, June 18, 2021.
[27] Table: DP03, Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Figure 5-10: Jobs Proximity Index by Block Group



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014 - https://hudgishud.opendata.arcgis.com/datasets/4e2ef54b88084fb5a2554281b2d89a8b_0

Figure 5-11: TCAC/HCD Opportunity Areas – Economic Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map

TRANSPORTATION

Places that are compact, close to jobs and services, and that offer a variety of mobility choices, allow people to spend less time, energy, and money on transportation. The Center for Neighborhood Technology developed the Housing and Transportation (H+T®) Affordability Index to understand housing and transportation expenditures in measuring housing affordability. Based on this index, there are no areas within the City of Perris that are location efficient, combining compact and mixed-use developed with access to jobs, services, transit and amenities. All households (100 percent) in the City are spending more than $13,000 on transportation costs each year. Between housing and transportation expenditures, households are dedicating approximately 57 percent of their income to these costs. This figure is slightly lower than the County rate (63 percent), where transportation costs are lower in denser neighborhoods with proximity to jobs and services.

The transportation system within the City of Perris and its Sphere of Influence is composed of two State highways - Interstate 215 (I-215) freeway and State Route 74 (SR-74), an arterial highway, as well as numerous County and City routes. The public transit system within Perris and throughout the Riverside County includes Riverside Transit Agency (RTA), a public transit service, common bus carriers, AMTRAK (intercity rail service), and Metrolink (commuter rail service). In addition, the City and County transportation systems include general aviation facilities, extensive air passenger facilities in the Southern California and San Diego regions, freight rail service, bicycle facilities, and other services for non-motorized forms of transportation (pedestrian and equestrian trails).

Perris residents are served by the RTA bus system, which operates eight routes (Routes 9, 19, 22, 27, 28, 30, 61 and 74) that originate at or pass through the Perris Station Transit Center, located in downtown Perris. Route 41 also serves the northern portion of the City but does not pass through the transit station. Generally, Perris residents are able to travel to key destinations throughout the County by bus, with options starting as early as 5 a.m. and extending until 10 p.m. The base fare for a one-way bus ticket is $1.75. The price is reduced to $.75 for seniors, Medicare card holders, veterans, and disabled residents. Like other cities across the region, the majority of households in Perris have access to an automobile. Additionally, active commuting, defined by a higher percentage of workers (16 years and older) who commute to work by transit, walking, or cycling, tends to be higher in areas with accessible transit infrastructure and connectivity to jobs across the region, including March Air Force Base, downtown Riverside, Ontario, and Pomona.[28]

The City of Perris has two Metrolink stations, the Perris - Downtown station and the Perris – South station. Metrolink and the Riverside County Transportation Commission (RCTC) currently operate the 91/Perris Valley Line route, which connect to the Riverside - Downtown Station, and ultimately, Union Station in Los Angeles. The Perris – Downtown station is in the heart of downtown, including close access to the Perris Civic Center, Court House, and regional Perris Multimodal Center, which includes bus and Park 'n Ride facilities. There are 425 parking spaces around the station to encourage residents to park and ride. The Perris – South station is the end point for the 91/Perris Valley Line, just north of Ethanac Road. It serves Perris and communities to the south and east. There are 526 parking spaces around the station to encourage residents to park and ride. Hours of operation are from 4:30 a.m. to 8:30 p.m. on weekdays. A one-way ticket from the Perris-Downtown station to L.A. Union Station typically costs $13.00.0 However, discounted fares are

[28] *Public Health Alliance of Southern California. (2021). Healthy Places Index. Automobile Access and Active Commuting Indicators, American Community Survey (2011-2015). Retrieved from: https://map.healthyplacesindex.org/*

available for seniors and disabled residents ($6.50), students and youth under 18 ($9.75) and active military ($11.75).

Within the City of Perris, the Senior Center operates a Transportation Access Program, which provides bus and paratransit tickets to agencies for distribution to seniors, persons with disabilities, and low-income residents. RTA also offers three Dial-A-Ride programs that serve Perris residents:

- **Senior/Disabled Dial-A-Ride Service** - seniors aged 65 and above and persons with disabilities are eligible for local Dial-A-Ride service within a single city and within three-quarters of a mile of local fixed-route bus service during the hours of bus service operation. No application is required, but rides must be scheduled ahead of time.
- **ADA Priority Dial-A-Ride Service** - RTA provides Dial-A-Ride service to individuals who are certified under the Americans with Disabilities Act (ADA). Persons who are ADA-certified are eligible for trips throughout the RTA service area that are within three-quarters of a mile of local fixed-route bus service and during the hours of bus service operation. Individuals who are ADA certified are eligible to bring a Personal Care Attendant (PCA) at no cost or a companion or child at regular fare price. Residents must apply and be approved prior to their first ride service.
- **Dial-A-Ride Plus Lifeline Service** - This program provides access to lifeline services for those who are outside the three-quarter mile boundary and have no other transportation options. Trips are restricted to life-sustaining services and provide an additional two-mile radius of the fixed-route boundary. Eligible participants must be 65 or older or must have a disability that creates a need for specialized transportation.

The base fare for Dial-A-Ride service is $3.50 per passenger, per boarding. The maximum fare is $10.50 per one-way trip and will be based on the number of city zones traveled.

In 2020, the City adopted an Active Transportation Plan (ATP), which represents the City's blueprint for promoting walking, biking, and other human-powered methods of travel. It is part of a move away from auto-centric transportation design that perpetuates inequities and toward a sustainable, multi-modal transportation system that serves all residents, regardless of age, ability, identity, or income. The 2020 ATP is guided by an Equity Framework, which prioritizes equity and the needs of vulnerable residents in future transportation planning. Equity, in the ATP planning process, means that community members, who have historically been left out of transportation investments and decisions, will be prioritized, engaged, and included as part of planning and implementation. Within the 2020 ATP, a number of issues and opportunities were defined as part of an extensive public outreach process. During the planning process, community members also shared many concerns that guided the recommendations in this Plan, including:

- Safety concerns for students walking and biking to school
- Lack of connectivity to certain areas of the City, as well as neighboring community amenities
- Dangerous traffic speeds and cars not respecting stop signs
- Poor pavement conditions and excessive debris along many streets

These concerns are in line with the input collected from stakeholders, residents and elected officials during the public participation program for the 2021-2029 Housing Element.

The 2020 ATP confirms that "unsurprisingly, people with low-incomes have the highest rates of walking and bicycling to work, with the greatest number of bicycling trips taken by people of color." When affordable housing is not located near opportunities for work or school, low-income residents endure longer commutes and incur greater transportation costs. Longer travel distances mean less time spent with family, less time to exercise and rest, and less time for obligations, like picking up children from childcare, visiting the doctor, or grocery shopping. Impeding access to these and other basic necessities can have health consequences and exacerbate health inequities. Consequently, the goals, policies, and recommendations of the 2020 ATP were developed to serve and improve transportation for all Perris residents, particularly those who identify as people of color, lower-income, disabled, single-parents, and individuals with limited English proficiency. Most recommended bicycle and pedestrian improvements for future implementation are concentrated in Low Resource census tracts and in and around the Perris – Downtown Transit Station **(Figures 33 and 36 of the ATP)**.

While there is no indication of disproportionate unmet transportation needs for members of protected classes, the City adopted the 2020 ATP to establish a framework for improving access to transit, safety for pedestrians and bicyclists, and prioritizing the needs of underrepresented and disadvantaged residents.

ENVIRONMENT

An additional measure of access to opportunities in the City is the TCAC/HCD Opportunity Area Map – Environmental Score **(Figure 5-11)**. The environmental score mirrors the California Office of Environmental Health Hazard Assessment (OEHHA)'s approach to CalEnviroScreen 3.0, a risk assessment methodology based on twelve indicators used to measure the cumulative impacts of pollution-related exposures and environmental effects. Exposure indicators include ozone concentrations, PM2.5 concentrations, diesel PM emissions, drinking water contaminants, pesticide use, toxic releases from facilities, and traffic density. Environmental effect indicators include cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities.

Environmental pollution can have many negative impacts on human health. Generally, toxic pollutants include any type of waste materials that contaminate fragile ecosystems, whether these are on land, air, and/or water. Air pollution, for instance, can cause respiratory problems in humans, and animals, and damage food crops and trees. Human exposure to pollutants, such as ozone and particulate matter (PM), can trigger allergies, asthma, eye, and nose irritation, and in some cases, exacerbate lung infections, heart disease, and other health problems. The problem of pollution is especially concerning among vulnerable populations (e.g., children, elderly, and low-income residents) that live in areas with high levels of environmental pollution and that may be most susceptible to cumulative health impacts.

The City of Perris Municipal Code identifies nine (9) designated truck routes, including the Ramona Expressway and State Highway 74. Truck routes in the City are subject to change and may vary as Specific Plans are updated.

1. Ramona Expressway, westerly city limits to its easterly city limits.
2. State Highway 74 (Fourth Street), from its westerly city limits to its easterly city limits.
3. Ellis Avenue, from its westerly city limits to its easterly city limits.
4. Perris Boulevard, from its northerly city limits to its southerly terminus at Eleventh Street.

5. Goetz Road, from its southerly city limits to its northerly terminus at Case Road.
6. Evans Road, from Ramona Expressway to its southerly terminus at Nuevo Avenue.
7. Interstate 215, from its northerly city limits to its southerly city limits.
8. Case Road, from Goetz Road to Perris Boulevard.
9. Ethanac Road, from its westerly city limits to its easterly city limits

Truck routes in the City are also dictated by Specific Plans and the General Plan. The City is currently working to update all maps and plans related to truck routes to ensure consistency. Research has consistently found a connection between living near busy roadways, railways, or heavy industrial warehousing/processing facilities and the prevalence of respiratory disease symptoms, such as asthma and chronic obstructive pulmonary disease.[29,30] As shown in Figure 5-11, a less positive environmental outcome is expected in areas of the City that are west of Interstate 215 and south of Nuevo Road. This area includes the Interstate-215/California State Route-74 interchange, which is heavily traveled by semi-trucks moving goods across the region.

Additionally, high-volume roads, including interstates and truck routes, increase noise, diesel particulate matter (DPM), and fine particulate matter (PM2.5), particularly in disadvantaged communities. According to the Multiple Air Toxics Exposure Study (MATES IV) released by SCAQMD, Riverside County has the lowest toxic risk (223 per million) in the Southern Coast Air Basin, compared to Orange County at 315 per billion and Los Angeles at 339 per billion.[31] However, these results vary widely across the region. An area that extends just north of the Perris Valley Airport has an air toxic cancer risk of 501 to 800 per million and much of the City has an air toxic cancer risk of 401 to 500 per million. According to MATES IV, diesel particulate matter accounts for 68 percent of risk across the entire basin. In general, areas near ports and transportation corridors, including freeways and major arterials, show the highest toxic risk.

Perris is bordered by Moreno Valley, which adjoins the northerly boundary of the City east of Interstate-215, a rapidly growing industrial and residential development area. Plans for significant business park, industrial, and residential growth and development have also been implemented on the adjacent March Air Reserve Base, due to limits on density within flight safety zones. On a daily basis, the City sees significant traffic volumes, including trucks traveling to and from large distribution centers that utilize north-south arterials, the Ramona/Cajalco corridor, as well as I-215 through Perris. The air quality and health outcomes for residents living in Perris has been and will continue to be greatly affected by this regional growth, given the availability of land and growing warehouse and industrial employment base within the City limits.

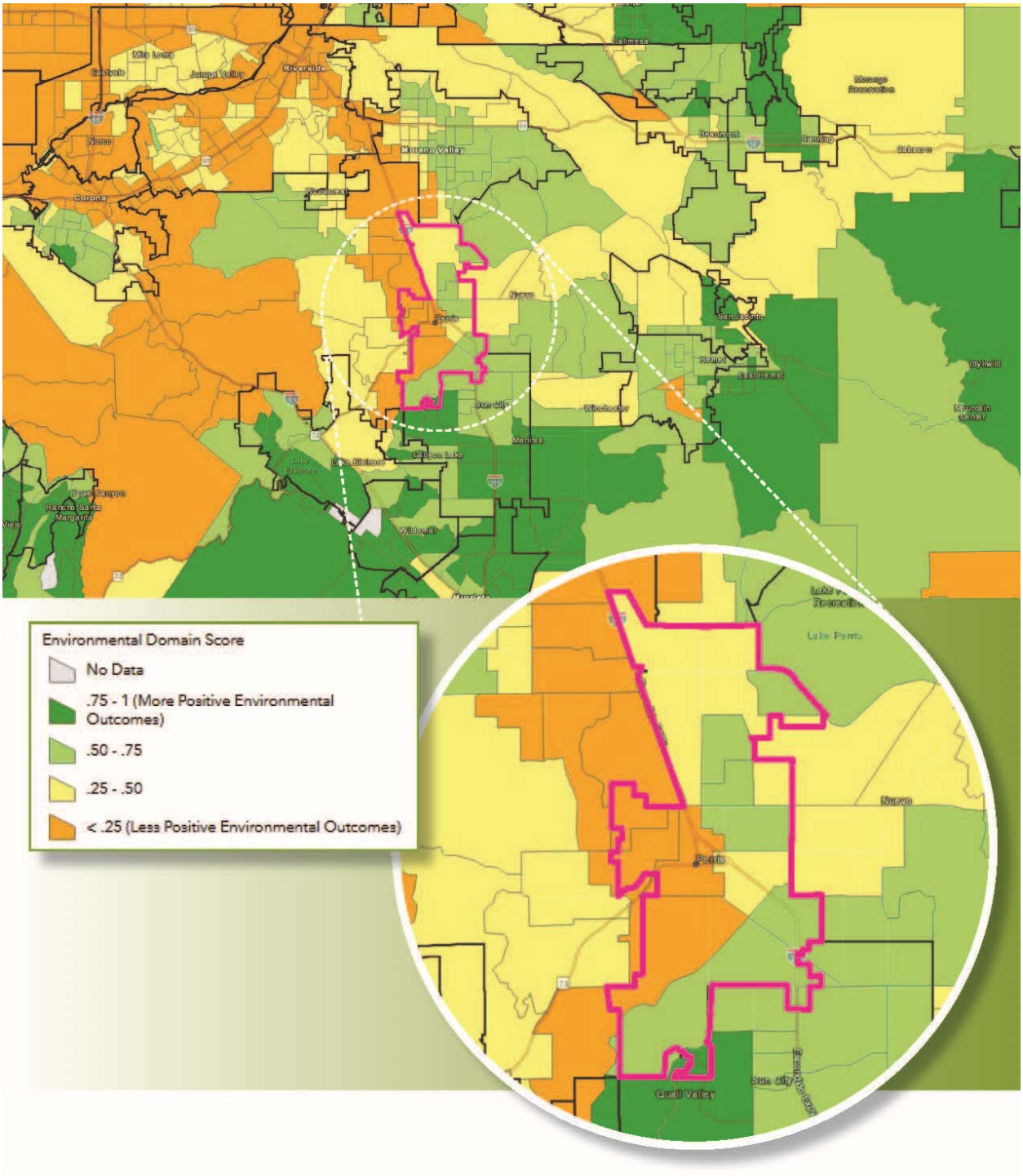
As discussed in the City's Environmental Justice Element, the City's industrial land and truck routes are concentrated in disadvantaged communities, areas with the highest concentration of housing in Perris. While air quality has improved in Southern California, the risk of contracting cancer due to air pollutants – including diesel, benzene, and others – remains high. These environmental issues are compounded by fair housing issues, which have stemmed from historical land use patterns. In order to mitigate these impacts, the City will aim to discourage new industrial development in proximity

[29] *Kim, JJ and et. al. (2008). Residential traffic and children's respiratory health. Environmental Health Perspectives 116:1274–9.*
[30] *Boehmer, T. and et. al. (2013). Residential Proximity to Major Highways. Centers for Disease Control. Retrieved from: https://www.cdc.gov/mmwr/preview/mmwrhtml/su6203a8.htm*
[31] *South Coast Air Quality Management District. (2015). Multiple Air Toxics Exposure Study in the South Coast Air Basin, Final Report. http://www.aqmd.gov/docs/default-source/air-quality/air-toxic-studies/mates-iv/mates-iv-final-draft-report-4-1-15.pdf?sfvrsn=7*

to sensitive land uses (e.g., schools, hospitals, homes, and long-term care facilities) near source point pollution sources that impact health, including freeways and hazardous waste sites.

The City addresses these environmental impacts, mitigating policies, and direct investments to burdened communities as part of the future Environmental Justice Element. The Environmental Justice Element was developed to reduce the negative impacts of land use changes, environmental hazards and climate change on disadvantaged communities, particularly those who identify as people of color, lower-income, disabled, single-parents, and individuals with limited English proficiency. Land use strategies aimed at reducing dependency on cars, minimizing energy consumption, improving community air quality, and increasing access to health food are all examples of how the City can promote cleaner air, physical activity, and a healthier lifestyle for all. Given that most census tracts in the City are identified as disadvantaged communities, policy recommendations are aimed at promoting the health of all Perris residents, improving the urban environment, and supporting a higher quality of life.

Figure 5-12: TCAC/HCD Opportunity Areas – Environmental Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map

TCAC/HCD Opportunity Map Composite Score

Since 2017, the California Tax Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities, high-quality schools, safe and clean neighborhoods, and other evidence-based economic, social, and environmental indicators to inform policy recommendations. This effort has been dubbed "opportunity mapping" – a data tool available to all jurisdictions to assess access to opportunities within their community.

Indicators identified by TCAC and HCD to determine access to opportunity include high levels of employment and close proximity to jobs, access to educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until they are classified as "Low Resource" areas, which typically have limited access to opportunities, poor environmental quality, and a historic pattern of exclusionary practices impacting fair housing issues. According to the 2021 HCD/TCAC Opportunity Areas Maps (**Figure 5-13**), the City of Perris is a mix of Low, Moderate and High Resource Opportunity Areas. The City's two northernmost census tracts (Tracts 426.20 and 426.19) are both classified as High Resource. The two southernmost census tracts (Tracts 427.31 and 427.30) are both Moderate Resource Areas. In the center of the City, including the Downtown, is a mix of Low and Moderate Resource census tracts.

Compared to other areas of the region, Perris is similar to cities like Moreno Valley, Lake Elsinore, Hemet, San Jacinto, and Banning. However, neighboring areas to the south and west, including Murrieta, Nuevo, Menifee, and County land in proximity to Lake Matthews, has a concentration of higher resource areas. Other areas with a concentration of high and highest resource areas include Eastvale, Chino Hills, and pockets of Corona.

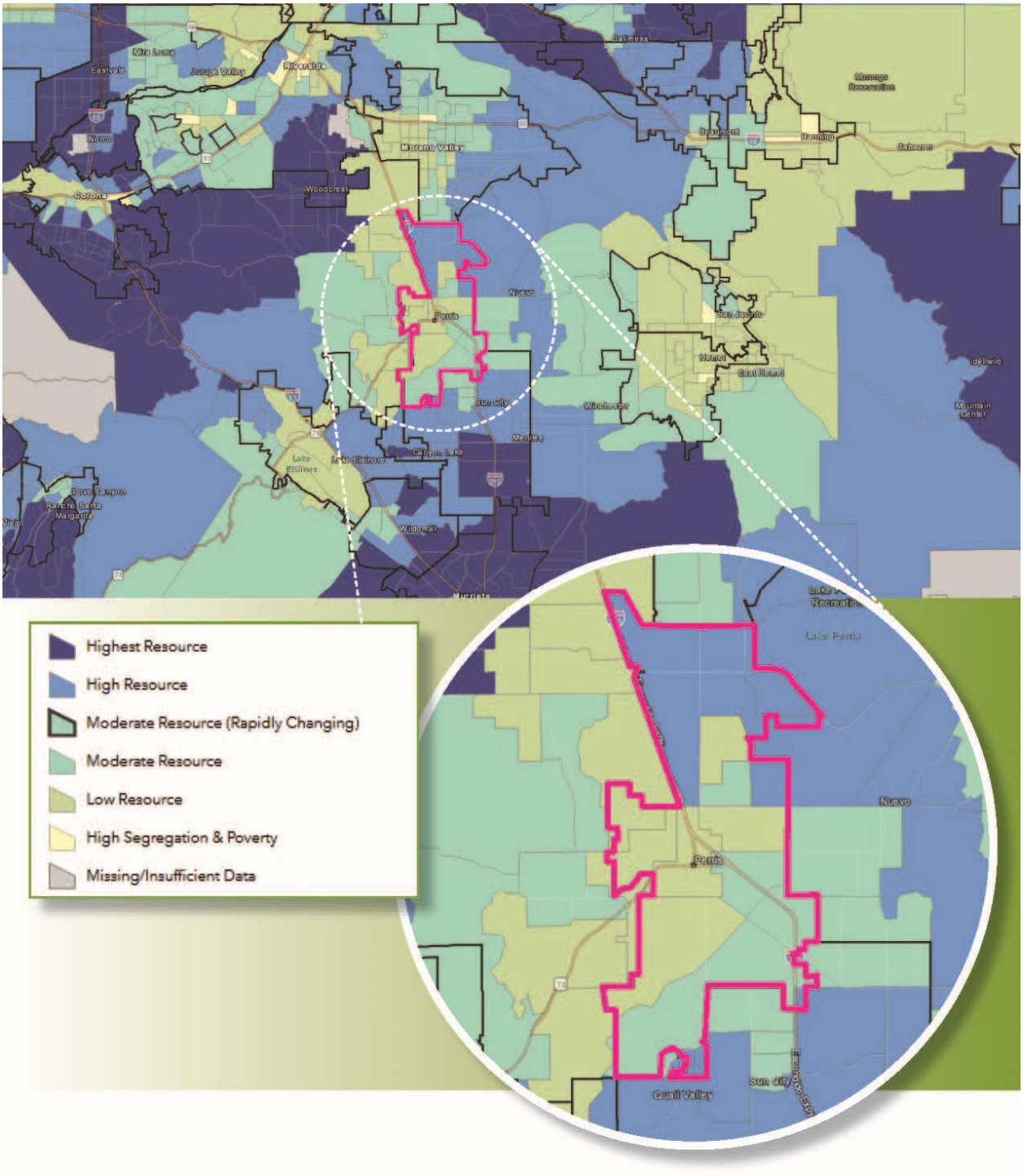
As discussed in Section 7, Housing Resources, Perris has planned for new higher density residential uses throughout the City. Given that the City of Perris has two Metrolink stations and multiple bus routes that utilize the Perris – Downtown Transit Station, there is great potential in the City to promote transit-oriented development and position the City to apply for Affordable Housing Sustainable Communities (AHSC) funding that could increase the availability of affordable housing, while providing funds for transit and pedestrian infrastructure, urban greening, and programs that improve access to opportunity for residents living in Low Resource tracts. The City will continue to prioritize funding for Downtown and surrounding Low Resource areas and expects to see continued private and public investment in the area.

Within the City of Perris, the State of California has also established an Economic Opportunity Zone. Economic Opportunity Zones are designated areas in economically-distressed communities where new private sector investments, under certain conditions, may be eligible for tax incentives. Communities qualify to be part of the Opportunity Zone program if the state has nominated them, and the U.S. Internal Revenue Service certifies the nomination. The program is designed to spur economic investment in low-income communities. The Opportunity Zone in Perris is loosely bound by Nuevo Road on the north, Ellis Avenue on the south, Redlands Avenue on the east, and extends to the City's western boundary. It includes the Perris Downtown Specific Plan area and the Perris – Downtown Transit Station.

Within the 2021-2029 Housing Plan, Action 2.3 commits the City to provide incentives for new development within the Perris Downtown Specific Plan area, including investments in infrastructure in census tract 428.00, which is a Low Resource area. Additionally, Action 2.10 is aimed at identifying funding to complete infrastructure improvements, specifically within Low

Resource areas of the City. Under Goal 4 of the Housing Plan, the City commits to implementing Affirmative Marketing Strategies to ensure that residents of protected classes and underrepresented neighborhoods are aware of available assistance and coordinate outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and other key community stakeholders.

Figure 5-13: TCAC/HCD Opportunity Areas – Composite Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map

E. Disproportionate Housing Need

Disproportionate Housing Needs generally refers to a condition in which significant disparities exist in the proportion of members of a protected class experiencing a category of housing need when compared to members of other groups, or the total population experiencing a category of housing need in the applicable geographic area. For this definition, categories of housing need are based on factors such as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions. This analysis sheds lights on how some groups experience severe housing needs when compared to other population groups within a local level and region. Particularly important to this analysis is local data and knowledge, since some areas could be impacted by market conditions that put households at risk of displacement, and/or or pending or upcoming planning decisions that may exacerbate displacement risk.

Overpayment and Severe Overpayment

Overpayment is an issue among both owner and renter households in Perris. Approximately 28.4 percent of owner households are overpaying for housing, compared to 31.5 percent in Riverside County. Areas with the highest percentage of owner households experiencing overpayment are spread out throughout the City and not concentrated in any one geographic area. Across the City, the concentration of owner households experiencing overpayment has decreased since 2010-2014. In 2010, there was a more prominent concentration of owners overpaying for housing in the center of the City, including census tracts 427.06, 426.17 and 426.18. In 2019, overpayment was less concentrated in the center of the City and occurring in tracts in the north and south as well. Among renter households, 56 percent of households are overpaying, which is in line with County, which reported 56.3 percent of renter households overpaying in 2019. Renter occupied housing units are concentrated in three census tracts, 427.06 in the center of the City, 426.19 in the northeast corner, and 429.01 in the southwest corner of the City.

As shown in **Table 5-20**, a high percentage of Hispanic households, of all races, overpay for housing. **Table 5-20** also indicates that White residents who own their homes and Black renter households experience a higher instance of overpayment, as compared to other racial groups in the City. In Perris, areas with high concentrations of households in renter-occupied housing units (60 percent or more) are not geographically concentrated. **Figures 5-14** and **5-15** demonstrate how persistent the issue is across the SCAG region, where overpayment has remained an issue among renters in recent years, while decreasing among homeowners. However, the concentration of overpayment among renters is of particular concern, given already high transportation costs across the region. Additionally, overpayment tends to disproportionately impact lower income households across the region.

This may suggest that there are fewer affordable rental options for low-income renters that live in the region or that the cost of housing is higher overall. A high cost of living can force families to double or triple up, splitting rooms across generational or family lines, and in some cases installing informal partitions or taking on additional non-family boarders to defray housing costs. While the pattern is most concentrated Los Angeles and Orange counties, there is evidence of it growing in pockets of the Inland Empire

Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. The AI determined that the displacement of low-income residents, which results in neighborhood gentrification, does not appear to be a fair housing issue in Perris. There has been very limited residential construction in low to moderate-income neighborhoods during the past five-to-ten-year period. Income changes that have occurred in these neighborhoods may be due to rental turnover and new occupants with higher incomes and/or residents that have not moved, but instead

experienced income gains. Additionally, income changes were not caused by the demolition of a large number of existing housing units, their replacement with new housing, or the displacement of existing residents.

TABLE 5-20: OVERPAYMENT AND SEVERE OVERPAYMENT

	White alone	Black alone	Asian alone	Am Ind alone	Pac. Is. alone	Hispanic (any race)	Other
Owner							
Overpayment	32.7%	7.2%	2.5%	0.9%	0%	56.4%	0.3%
Severe Overpayment	21.7%	7.6%	3.9%	0%	0%	64.5%	2.3%
Renter							
Overpayment	14.5%	15.4%	0.4%	0%	0%	68.9%	0.8%
Severe Overpayment	16.6%	15.2%	3.1%	0.5%	0%	63.3%	1.3%

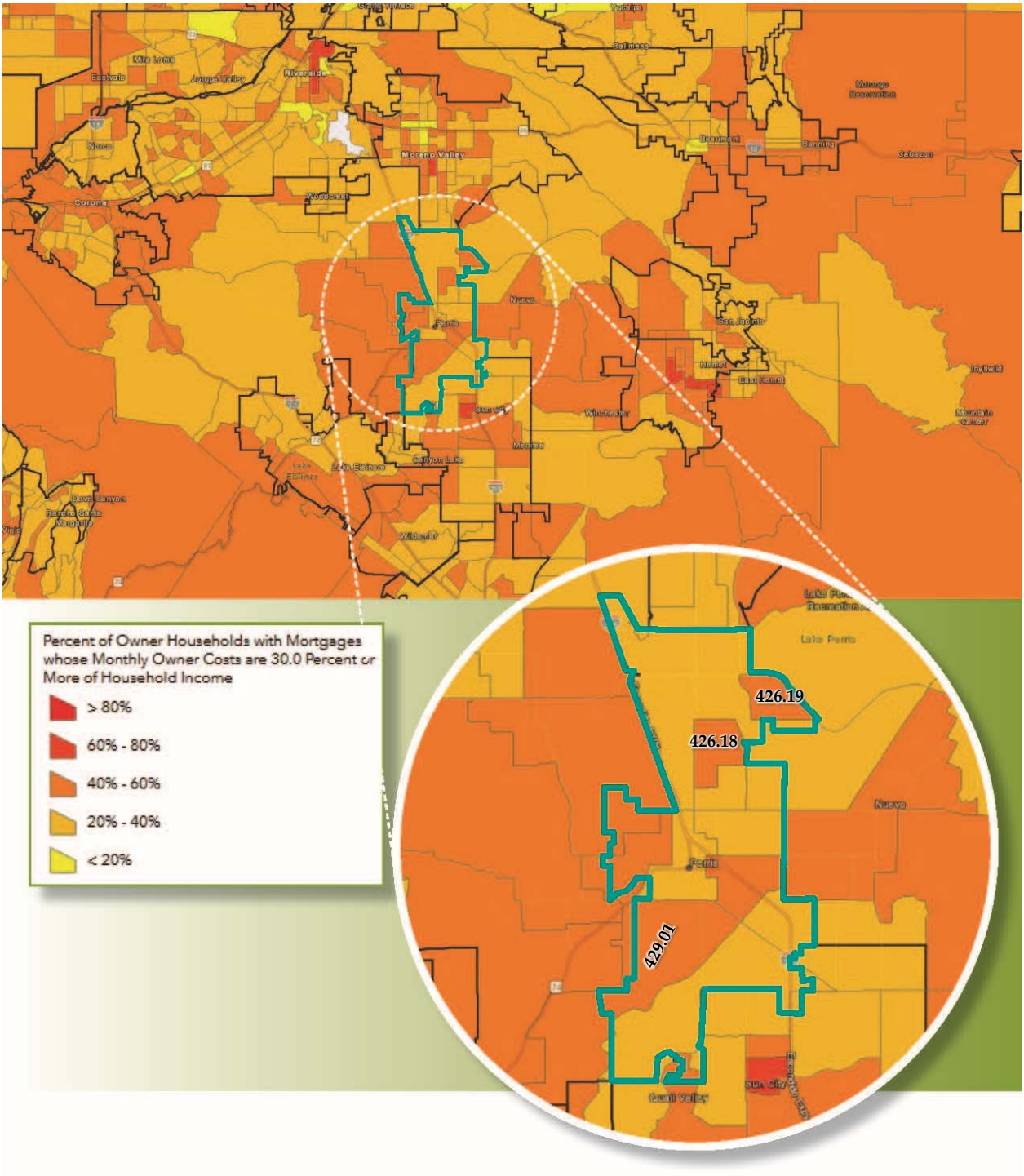
**HUD Comprehensive Housing Affordability Strategy CHAS Data, 2017.*

Note: Totals do not equal 100%

OVERCROWDING

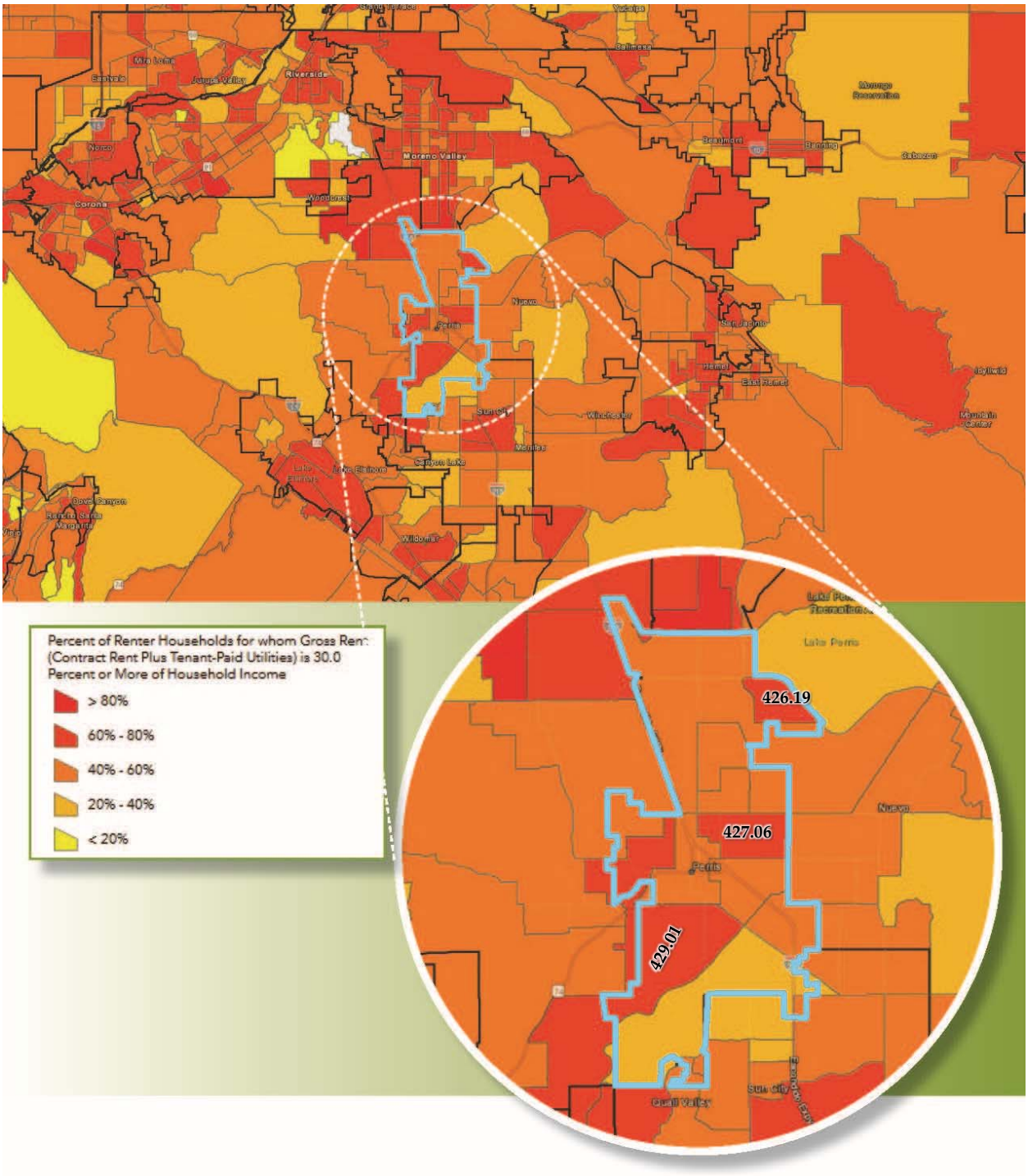
As discussed in the Community Profile of the Housing Element, roughly one in six dwelling units in Perris is overcrowded and one in four renter households is overcrowded. The rate of overcrowding is far greater among very low-income households. There is one tract (Tract 428.00) with a higher concentration of overcrowded households (›20 percent) and one tract (Tract 426.17) with 15-20 percent of households reporting overcrowding. These tracts are shown in blue tones on **Figure 5-16**. In Perris, 22.4 percent of households were overcrowded, compared to 7 percent of households in the County. Overcrowding is defined as housing units where there is more than one person per room, suggesting there is a disproportionate need for affordable, larger housing units in these census tracts. Within the 2021-2029 Housing Plan, Action 4.5 is aimed at providing incentives and support for affordable housing, including larger units for families to reduce instances of overcrowding. Action 2.3 directly addresses overcrowding within the two impacted census tracts by providing incentives for larger housing units within the Perris Downtown Specific Plan area, which includes both identified areas. There are various pockets of overcrowding across the region, particularly in close proximity to job centers in Riverside, Corona, already burdened by higher concentrations of overpayment.

Figure 5-14: Owner Household Overpayment



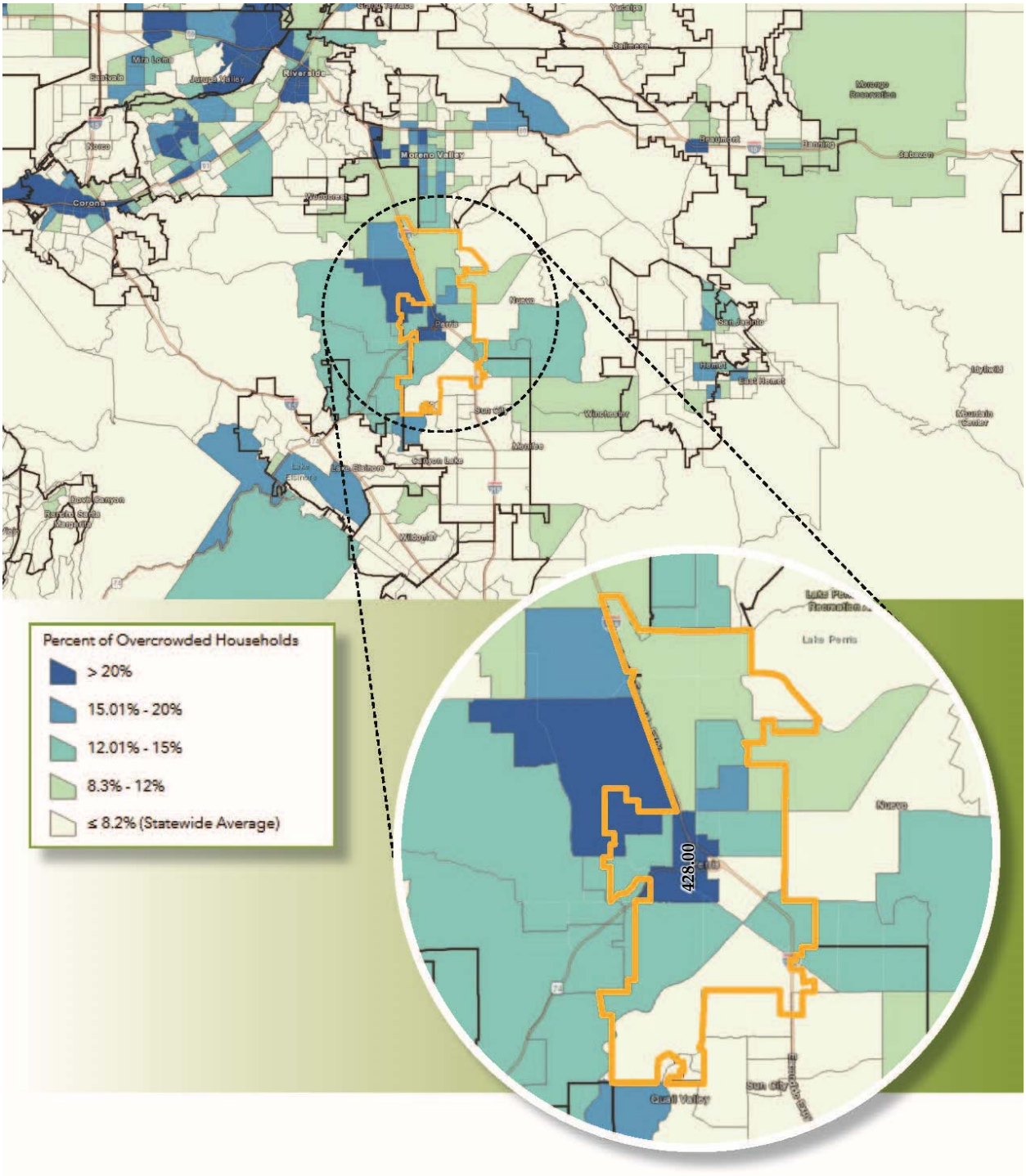
Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.

Figure 5-15: Renter Household Overpayment



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.

Figure 5-16: Overcrowded Housing



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: https://data.chhs.ca.gov/dataset/housing-crowding

SUBSTANDARD HOUSING

California Health and Safety Code Section 19920.3 determine habitability of housing based on: any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building. Housing is considered suitable for rehabilitation when it is economically feasible to renovate the building and bring it up to standard condition meeting all codes, including City codes.

According to the 2019 American Community Survey 5-year Estimates, roughly 0.9 percent of housing units in Perris do not have complete plumbing facilities, which is three times the County rate (0.3%). Additionally, 1.4 percent of housing in the City lacks complete kitchen facilities, compared to 0.7 percent in the County. Moreover, 49.5 percent of renter households paid more than 35 percent of their income toward housing costs in Perris, compared to 49 percent in the County. Among homeowners, 33.4 percent are paying 35 percent of their income toward housing in Perris, compared to 31.4 percent in the County. The high cost of housing, combined with poor housing conditions, is a quality-of-life issue that can impact community safety. Overcrowding can also compound the detrimental impacts of poor housing quality. These type of housing problems can impact parking, noise, and crime in a neighborhood, alongside the physical and mental health of individuals, particularly for disadvantaged communities.

Within the City of Perris, the Code Enforcement Division enforces ordinances pertaining to property maintenance, building conditions, and other housing and neighborhood issues. The Division conducts its work by proactively surveying neighborhoods and on a complaint or request basis, as they relate to potential or actual violations of local zoning; housing, fire, and building codes; and standards for landscaping to maintain safe and decent housing. The City continues to maintain code compliance by ensuring building safety and integrity of residential neighborhoods.

During the 2014-2021 planning period, there were approximately 1,579 violations addressed by the City's Code Enforcement Division, including 1,235 calls for maintenance and 344 calls for building code violations. Examples of code violations include households living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, illegal conversion of garages, and unsafe electrical work. Code Enforcement is also responsible for proactively identifying substandard and deteriorating housing units and taking appropriate actions to ensure correction of deficiencies or removal and or replacement of those units, which cannot be rehabilitated.

To address substandard units and assist lower-income senior residents, the City administers a Minor Home Repair Program and a Senior Home Repair Program that provide grants to households in need of minor home repairs and improvements to preserve housing quality in older neighborhoods. During the 2015-2019 Consolidated Plan period, the City was able to help fund repairs in forty senior households. The City also has an Owner-Occupied Rehabilitation Program, which offers low- and moderate-income homeowners the opportunity to apply for a deferred loan of up to $50,000 with a simple 2 percent interest rate to complete a wide range of property, structural, and energy/water conservation improvements on their properties. The Owner-Occupied Rehabilitation Program is available to eligible households based on HUD income limits and will be marketed to residents of protected classes, underrepresented neighborhoods via partnerships with local service organizations, online platforms and via City Staff. During the 2015-2019 Consolidated Plan period, the City assisted 17 lower-income homeowners to correct existing code violations and improved property conditions. The City also offers the Minor Home Repair Program and a Senior

Home Repair Program, which provides grants to lower-income and senior households to complete repairs to their homes, including mobile homes and single-family homes.

The low percentage of units lacking complete plumbing and kitchen facilities is low - likely due to the fact that the housing stock in the City is relatively new with most units built after 1980. According to the City's 2019-2023 Consolidated Plan, about 15 percent of the owner-occupied housing and 24 percent of the renter-occupied housing was constructed prior to 1980 and therefore may require repairs and rehabilitation. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, some of these homes will need repairs in the next decade. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced, if the house is designated as uninhabitable or during rehabilitation. To maintain the existing housing stock, the City conducts proactive and compliant-based code enforcement activities (Action 1.1 of the Housing Plan); it has also provided CDBG funding annually to Habitat for Humanity to administer the Minor Home Maintenance Program (Action 1.2 of the Housing Plan), including $28,504 in FY19-20 for Senior Home Repair; $211,400 in FY20-21 for Senior Home Repair; and $75,000 in FY 21-22 for Minor Home Repair.

To support households impacted by substandard housing, particularly those of protected classes, the City will continue to implement Actions 1.1 and 1.2 to proactively conduct code enforcement activities and refer qualified lower-income residents to the various housing rehabilitation programs offered by the City and County. The City will implement Action 4.4, working with local organizations and stakeholders to implement anti-poverty strategies aimed at reducing poverty and preventing displacement. Action 4.2 also commits the City to actively engage in affirmative marketing strategies to ensure that eligible persons, without regard to race, color, national origin, sex, religion, familial status or disability, are aware of the programs, funding and support available through the City.

HOMELESSNESS

The 2020 Riverside County Point-in-Time Count estimates that within Riverside County there were roughly 2,884 sheltered and unsheltered adults and children. Of the total number of unsheltered individuals counted (2,155), 52 homeless persons, were in the City of Perris. This number is up 3 percent from 2019, which is less than the 19 percent increase experienced by the County.

For the County generally, 40 percent of individuals counted were found living on the street, 19 percent in vehicles, 18 percent in encampments, and the remaining 20 percent were in various outdoor living arrangements (i.e., in the woods, a park or an abandoned building.) The 2020 Homeless Count provides an estimate of the race of the City's 52 unsheltered homeless persons, as shown in **Table 5-21.**

TABLE 5-21: PERCENTAGE OF HOMELESS IN PERRIS BY RACE

Race/Ethnicity	Prevalence of Homeless Population
American Indian/Native American	1.9%
Asian	1.9%
Black/African American	21.2%
Native Hawaiian/Other Pacific Islander	1.9%
White	57.7%
Multi-Racial/Other	0%
Unknown Race	15.4%

Table 5-21 shows that the majority of those counted were White (57 percent), followed by Black/African American (21 percent). Of the total number of individuals counted, 50 percent were Hispanic, 46 percent non-Hispanic, and the remaining 4 percent were of an unknown ethnicity. The City has a higher number of male individuals (71 percent) that were homeless than female (29 percent). All of the individuals counted were over the age of 18, with 21 percent in the young adult age group (18 to 24 years old) and 79 percent were adults (age 24 and up). Of the homeless persons interviewed (32 of the 52 individuals), 56 percent reported being chronically homeless and 57 percent indicated a pattern of substance abuse. Roughly 47 percent indicated they had a mental health condition and 28 percent indicated they had a physical disability. There were no families with children under the age of 18 counted in 2020.[32]

To support households at-risk of experiencing homelessness, the City partners with nonprofit organizations to provide case management, housing navigation services, and counseling to individuals experiencing homelessness. The City has an established referral system in place with the Social Work Action Group (SWAG) and the Riverside County Continuum of Care. SWAG's response time for homeless assistance calls is within an hour - they can assess an individual through the Riverside County housing assessments (VI-SPDAT when applicable) to identify appropriate housing, shelter placements or treatment centers for those in need of emergency, transitional housing or substance abuse treatment. The CoC maintains a list of available bed locations at various types of facilities (i.e., mental illness, family, single, veterans). The City also continues to work with TruCare, a service agency that provides services, such as healthcare, dentalcare and mental health services, to those who need it.

In an effort to address this growing challenge, the City's Housing Authority launched a Homeless Awareness Campaign called Perris Cares. The Perris Cares Campaign is a coordinated effort between the City, SWAG, code enforcement, and the Riverside County Sheriff's Department to help address homelessness in Perris.

As part of the City's 2015-2019 Consolidated Plan, the City supports non-profit agencies who address homelessness and support other special needs populations. Agencies that undertake activities to address homeless prevention, emergency shelter, transitional housing and supportive housing include, but are not limited to, Lutheran social and Welfare Services, U.S. Veterans Initiative and Riverside County Department of Social Services. The City's partnering agencies address reducing homelessness through outreach efforts to persons in need, assessments for medical

32 Riverside County Health Informatics, 2020 Riverside County Point -in-Time Count.

and essential service needs, options for permanent housing and other needs. The City also established a Homelessness Task Force Committee, which is comprised of Perris officials, staff from the Perris Housing Authority and Code Enforcement Division, members of the Social Workers Action Group (SWAG) and personnel from the Riverside County Sheriff's Department POP (Problem Oriented Policing) Team focused on addressing homelessness in the City.

Within the 2021-2029 Housing Plan, the City has included Actions 3.7, 4.4, and 4.8 to specifically address the needs of homeless individuals. These programs focus on the provision of housing, job training, supportive services. The City is also committed to using CDBG funds annually for programs that support households at-risk of or experiencing homelessness.

F. Displacement Risk

Shifts in neighborhood composition can compound and perpetuate existing patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people, public policies and investments, such as capital improvements and planned transit stops, and flows of private capital (Zuk et al 2015).[33] These processes can disproportionally impact people of color, as well as lower-income households, persons with disabilities, large households, and persons at-risk of or experiencing homelessness. An assessment of displacement within a city should address these three processes, root causes, and disproportionate impacts on protected classes. For the purpose of the Housing Element, displacement is used to describe any involuntary household move caused by landlord action or market changes.

Displacement can broadly be understood to be caused by disinvestment, investment-fueled gentrification, or a process combining the two. Low-income neighborhoods experiencing displacement can be due to disinvestment resulting from both public and private sector decisions. Similarly, both public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities (Chapple 2020).[34] The City of Perris AI recommends monitoring indicators of gentrification as a fair housing impediment.

Data from the Urban Displacement Project provides an important tool in assessing the risk of displacement, including the analysis of sensitive communities, low-income population groups that may be particularly vulnerable to displacement pressures (e.g., redevelopment, rising housing costs, neighborhood change). As shown in **Figures 5-17 and 5-18**, existing sensitive communities, with higher vulnerability, are largely concentrated in the center of the City, north of the flood control channel, and south of Nuevo Road. Roughly half of the City has higher vulnerability to potential displacement.[35] To address potential displacement from flooding, Sections III.B and IV.B. of the City's Safety Element provide policies and implementation programs aimed at mitigating a significant flooding event.

An additional consideration of displacement risk is an analysis of social vulnerability, which can provide important insights into the potential for disaster-driven displacement, particularly for low-

[33] Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.
[34] Chapple, K. (2020). "On the Brink of Homelessness: How the Affordable Housing Crisis and the Gentrification of America Is Leaving Families Vulnerable." Written statement for the record before the House Financial Services Committee, Washington DC: January 14, 2020. https:// docs.house.gov/meetings/BA/BA00/20200114/110362/HHRG-116-BA00-Wstate-ChappleK-20200114.pdfDesmon
[35] These maps are intended to define a general neighborhood change progression toward displacement. However, it is important to note that not all neighborhoods may definitively change into neighborhoods experiencing gentrification and/or displacement.

income renters in the community. Very high fire hazard severity, for instance, impacts residential areas in two disadvantaged communities in the City (census tracts 429.01 and 429.04), as shown in **Figure S-5** of the Safety Element. Additionally, the threat of flooding impacts a large area of disadvantaged communities on the eastern side of the City, as noted in **Figure 5-19**. Given that most census tracts in the City are identified as disadvantaged communities and that many of these areas are higher density residential, the likelihood of being impacted by more than one climate hazard is high.

Earthquake risks pose an additional displacement risk. An aging housing stock, overcrowding, and low levels of seismic hazard awareness can increase the risks associated with these threats. Future intensification trends will benefit from modern seismic design strict adherence to the 2016 California Building Code, including Seismic Zone 4 structural requirements, setbacks, clearance and fire preventive devices, and construction technology, creating a positive environment for the total community.

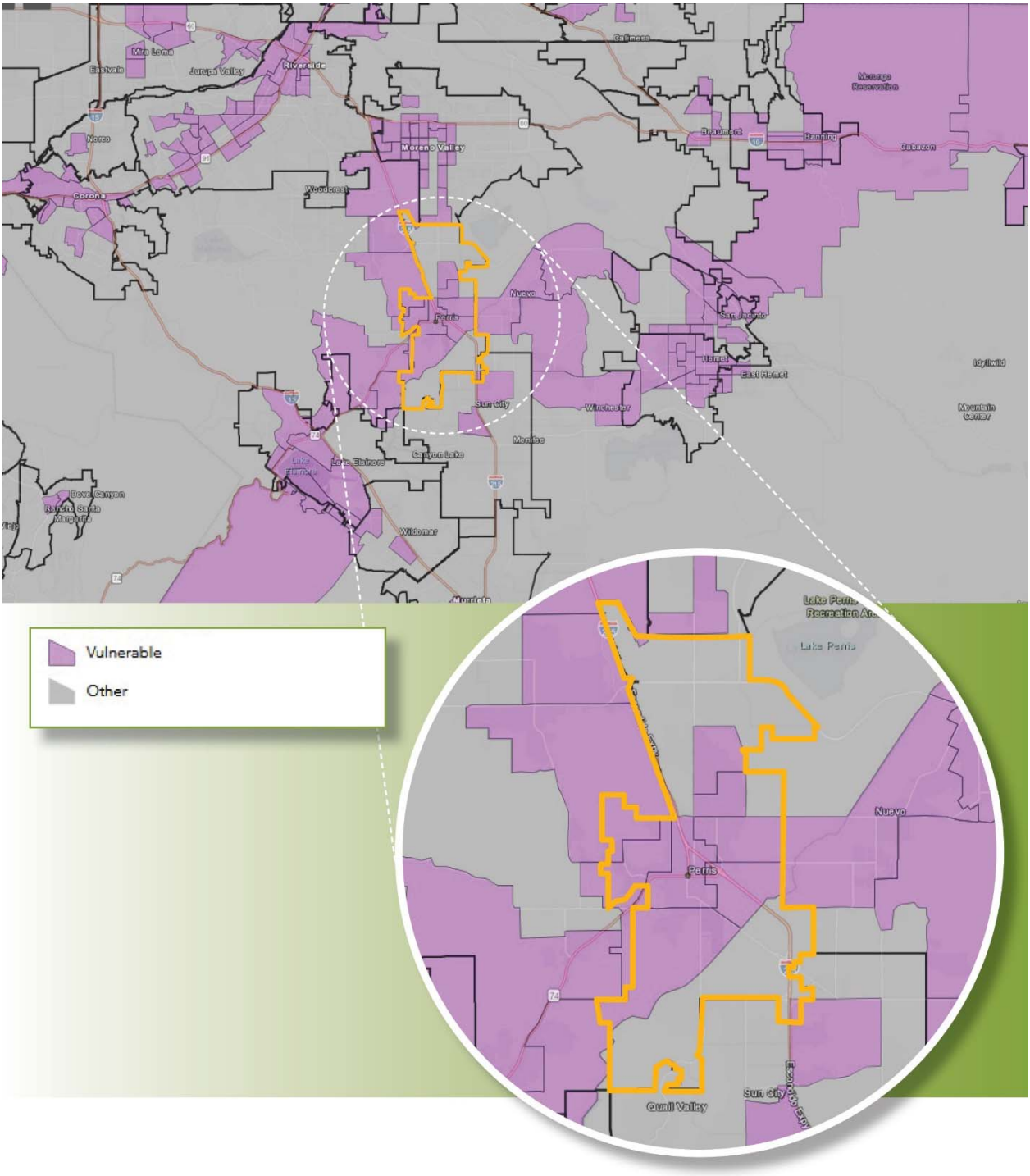
In addition to physical vulnerability, some demographic groups tend to be more vulnerable to hazards than others, otherwise known as "social vulnerability." Social vulnerability is the susceptibility of different populations to be harmed from exposures to a hazard, based on their ability to prepare for, respond to, and recover from that hazard.[36] Types of factors that impact social vulnerability include age, education, English proficiency, poverty status, vehicular access, disability, type of work environment, age and overcrowding. The interaction of these variables identifies populations that would be more or less vulnerable to climate change effects (i.e., low-income elderly populations may be more vulnerable than high-income elderly populations). An analysis of which hazards may pose the greatest harm to vulnerable groups or assets in Perris is provided in the City's newly created Environmental Justice Element.[37]

Climate change will add further uncertainty or multiply the effect of a wide variety of shocks and stresses. Taking actions to prioritize climate adaptation and resilience in making planning decisions in the City can benefit vulnerable communities and the community at large. For instance, prioritizing green infrastructure and preservation of the natural environment can support a healthy, resilient environment. Taking actions to protect the City's diverse communities and existing infrastructure can help everyone be protected against climate risks. Goals, policies, and actions to address social and physical vulnerabilities are included in the City's Safety and Environmental Justice Elements, which were drafted in conjunction and to be consistent with the Housing Element.

[36] Cooley, H. (2012). Social Vulnerability to Climate Change in California. Pacific Institute. Available at: https://pacinst.org/wp-content/uploads/2012/07/social-vulnerability-climate-change-ca.pdf

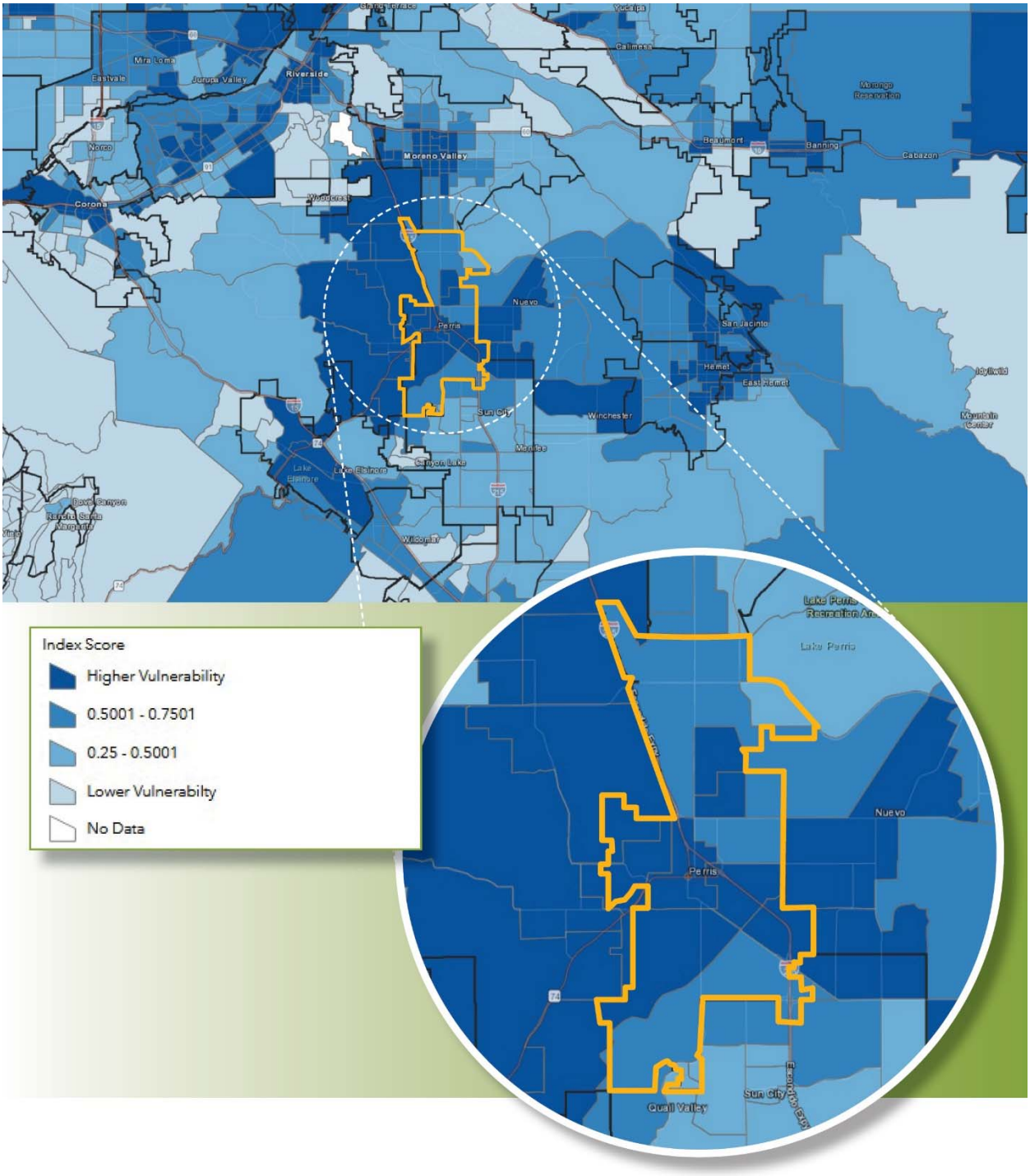
[37] A full list of potential vulnerabilities is included in the Western Riverside County Vulnerability Assessment.

Figure 5-17: Sensitive Communities



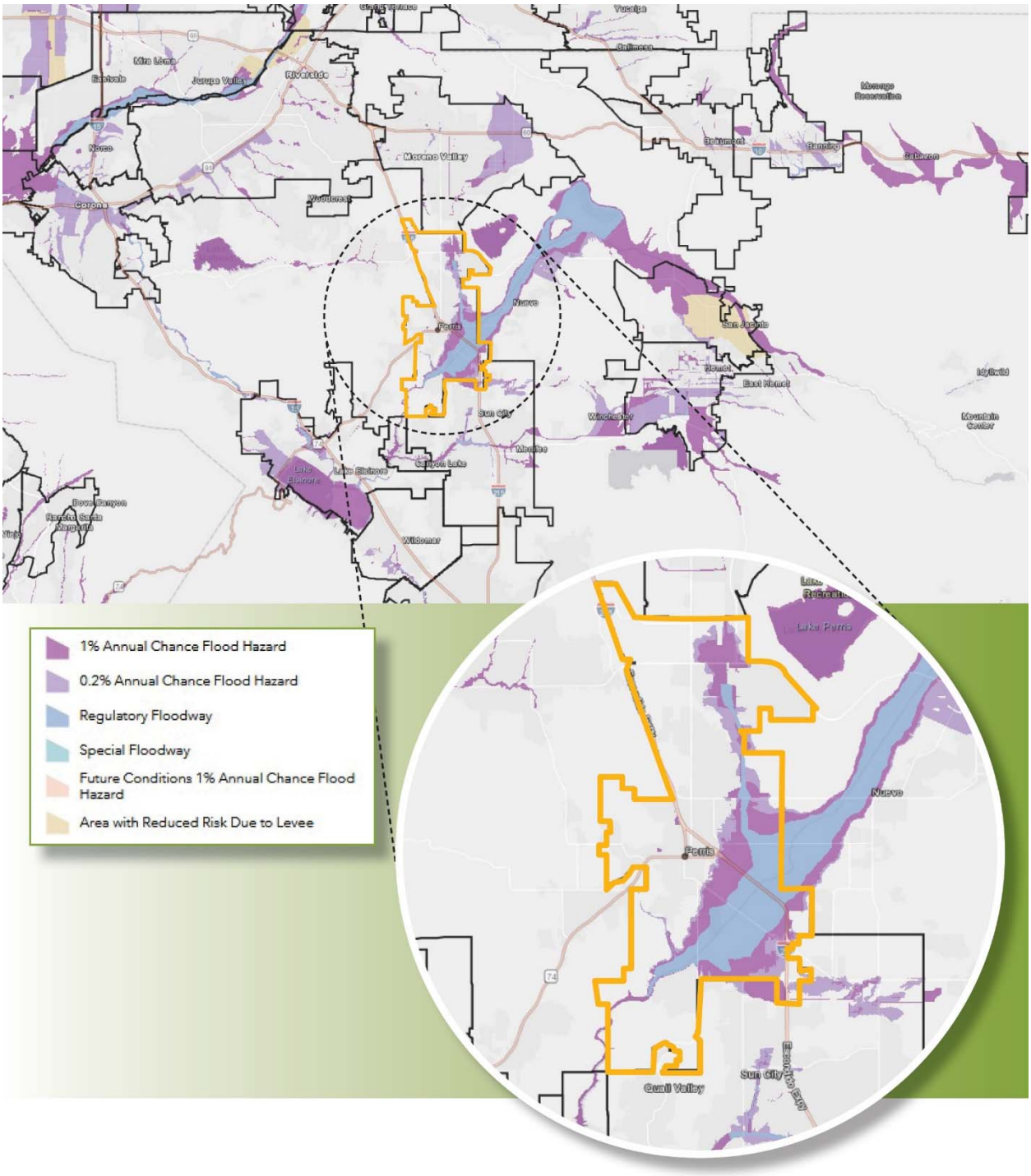
Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: https://www.sensitivecommunities.org/

Figure 5-18: Social Vulnerability Index



Source: Source: AFFH DataViewer – accessed by National CORE on June 1, 2021.
Original data source: CDC/ATSDR/Division of Toxicology and Human Health Sciences/Geospatial Research, Analysis & Services Program

Figure 5-19: Special Flood Hazard Areas



Source: Source: AFFH DataViewer – accessed by National CORE on June 1, 2021.
Original data source: Flood Hazard Areas from the Flood Insurance Rate Map created by the Federal Emergency Management Agency (FEMA)

G. Identification and Prioritization of Contributing Factors

This assessment of fair housing practices has determined that evidence of segregated living patterns for protected classes does exist within the City of Perris. Patterns reflect broader regional trends that have resulted in the concentration of lower-income residents in cities like Perris. As such, it is critical that the City continue to promote programs and strategies that ensure affordable housing opportunities in higher resource areas in the City to avoid perpetuating regional patterns of segregation and concentration of poverty.

In order to complete this analysis, an analysis of the relationship between the City's identified Housing Opportunity Areas to accommodate their RHNA and areas of high or low resources follows in Section 8. Additionally, a summary of concrete actions (e.g., programs to affirmatively further fair housing) can be found in Section 2, Housing Plan. The goal of this comprehensive assessment is to ensure that future housing does not lead to segregated living patterns in the City and ultimately continues to promote integrated and balanced neighborhoods.

Finally, potential factors that can contribute to or perpetuate fair housing issues include: (1) limited public investments in affordable housing, (2) limited investments in specific neighborhoods; and (3) an abundance of aging single-family housing. The City is taking several actions to address contributing factors to fair housing issues and affirmatively further fair housing throughout the city. These three contributing factors will be a priority:

The following are contributing factors that have been identified based on demographic information presented in this section and the fair housing issues presented in the City's Analysis of Impediments and the analysis in this document that affect fair housing choice in Perris.

Factor 1: Displacement risk for residents due to economic pressures.

The City has no racially/ethnically concentrated areas of poverty and a high diversity index. However, opportunities exist to improve access to housing and economic opportunity in the City. Perris has a larger than average household size (4.69) among Hispanic or Latino (of any race) households, the largest demographic in the City. Additionally, while Perris residents are employed in diverse industries, many residents are employed by lower wage industries, including warehousing and retail. Generally, lower wage industries do not offer health and other employment benefits, which can further increase economic strain and create barriers to paying for housing. To improve access to housing and promote economic opportunity the following actions have taken place and/or are planned:

- *Infill Lot Development:* The City has a balance of Neighborhood Stabilization Program (NSP) funds still available to support housing activities. The City will continue to support Habitat for Humanity (HFH) to expand housing opportunities for workforce and entry-level housing when they identify a potential site. The City will let HFH know about potential sites identified in the Housing Resources section of the Housing Element and City Staff will continue to identify additional opportunities and funding to build or renovate single family homes that can be rented or sold to lower-income residents. This program will be combined with Policy Action 4.2 and will be included in the 2021-2029 Housing Plan.

- *Diverse Housing Types:* The City of Perris is actively and strategically working to provide development incentives to promote the construction of affordable housing that is diverse and meets the needs of a variety of household types. In 2014, building permits were issued to construction the second phase of the Verano apartments in Downtown Perris. The project was modified to reflect the needs of the community including doubling its unit count, reducing its storefront retail, and instead allocating

2,000 SF to provide a day care facility to serve residents. In 2014, the City also celebrated the grand opening of the Perris Station Senior Apartments which includes 84 units that are affordable to lower-income seniors within the Perris Downtown Specific Plan area. In an effort to position the City for catalytic redevelopment, Staff partnered with EstoneloneStar.com to host a developer-focused meeting to discuss the City's vision for infill development in its Perris Downtown Specific Plan area. The discussion included positioning two parcels to develop one mixed-use, transit-oriented community to compete in the Affordable Housing and Sustainable Communities grant program by the State Department of Housing and Community Development (HCD). The City recently selected a development partner and signed an Exclusive Negotiating Agreement to move forward with a conceptual design. Additionally, the City has included actions under Goal 4 focused on reducing poverty and providing job training for lower income households together with integrating housing based on affordability.

Factor 2: Disproportionate Access to Services - Investments in Low Resource Areas

Currently, the Downtown is a Low Resource area based on TCAC opportunity maps. The City expects to see substantial investments in close proximity to Downtown, given the proximity of the Metrolink stations, Downtown Specific Plan, as well as pedestrian, bicycle, and other transportation improvements planned in this area. Additionally, the concentration of Housing Opportunities Areas in proximity to downtown create a unique opportunity to leverage investments and code enforcement in low resource areas. Nearly 61 percent of all households in the City of Perris experienced some form of housing problem, an issue that is aggravated among renters over owner households.

- *Downtown Area Development:* Generally, areas in the center of the City, including in and adjacent to the Downtown Specific Plan area, are less constrained by the development limitations of the airport safety zones and environmental hazards (Figure 7-1). Additionally, the proximity of the Metrolink stations and connectivity to corridors with good access to transit, services and amenities positively impact the cost of constructing housing and promote competitiveness in obtaining financing for affordable housing units. Additionally, land in and adjacent to the Perris 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. The City anticipates that there are numerous opportunities for housing at all income levels to be developed within the Downtown Specific Plan area or adjacent to the area. Parcels identified in the sites inventory within the Downtown are currently zoned for residential or mixed use at 30 units per acre or higher.

- *2020 Active Transportation Plan:* Locating affordable housing in proximity to opportunities for work or school can help low-income residents shorten commutes and reduce transportation costs. Longer travel distances mean less time spent with family, less time to exercise and rest, and less time for obligations, like picking up children from childcare, visiting the doctor, or grocery shopping. The goals, policies, and recommendations of the 2020 ATP were developed to serve and improve transportation for all Perris residents, particularly those who identify as people of color, lower-income, disabled, single-parents, and individuals with limited English proficiency. Most recommended bicycle and pedestrian improvements for future implementation are concentrated in Low Resource census tracts and in and around the Downtown Transit Station.

- *Code Enforcement:* To support households impacted by substandard housing, particularly those of protected classes, the City will continue to implement Actions 1.1 and 1.2 to proactively conduct code enforcement activities and refer qualified lower-income residents to the various housing rehabilitation programs offered by the City and County. The City will implement Action 4.4, working with local organizations and stakeholders to implement anti-poverty strategies aimed at reducing poverty and preventing displacement. Action 4.2 also commits the City to actively engage

in affirmative marketing strategies to ensure that eligible persons, without regard to race, color, national origin, sex, religion, familial status or disability, are aware of the programs, funding and support available through the City. Additionally, the City will continue administering the Minor Home Repair Program, Senior Home Repair Program, and Owner-Occupied Rehabilitation Program, which provide grants to households in need of home repairs for low- and moderate-income residents.

FACTOR 3: LIMITED HOUSING DEVELOPMENT TO MEET A RANGE OF NEEDS AND INCOMES

The City of Perris has a fair amount of undeveloped land. However, there are existing constraints to the development of high-density housing in the City. For instance, land use restrictions that limit density within Airport Hazard Zones for the Perris Valley Airport and the March Air Reserve Base/Inland Port Airport. Additionally, there are areas in the City that do not allow any residential development or limit development to less than 3 dwelling units per acre. The City also has a significant around of land in flood zones, classified as agricultural land (approximately 8,000 acres) and/or is within the Multi-Species Habitat Conservation Program area (approximately 4,400 acres).

Additionally, the City of Perris has largely developed through developer-driven Specific Plans. Many of the Specific Plans adopted in Perris are nearing 20 years old and will likely need an update, especially in areas where development has not yet occurred. Many of the parcels in Specific Plan areas are very large (over 10 acres) or very small (less than 0.5 acres) particularly within the Downtown.

- *Removing Constraints for Large Lot Development:* To ensure that lot size is not a constraint to the development of housing, as part of Policy Action 3.1, the City will require developers to update development standards within Specific Plan areas to reduce the minimum lot area for multifamily residential uses to no more than 2 acres if the requirement is higher within the Specific Plan document. For example, as ownership has changed on the Park West, Green Valley and New Perris Specific Plan Areas within the last 2 years and the new property owners have all approached the City about developing or re-entitling the properties, the City can require that they update the Specific Plan as part of the entitlement or permitting process.

- *Large Sites Program*: Through Policy Action 2.7, the City will play an active role in facilitating land divisions and lot line adjustments on larger sites to assist the development of housing for lower income households by providing incentives and technical assistance to developers wishing to subdivide or complete lot line adjustments. Incentives may include priority processing for subdivision maps that include affordable housing units, Ministerial review of lot line adjustments, expedited review for the subdivision of larger sites into buildable lots; financial assistance if available, and Modification of development requirements, such as reduced parking standards for seniors, assisted care and special needs housing.

- *Infrastructure Improvements:* As outlined in Action 2.10, the Perris Housing Authority will identify and apply for funding, such as Affordable Housing Sustainable Communities program, Infrastructure Infill Grants or Active Transportation grants to support the development of affordable housing by offsetting the cost of required infrastructure. It is expected that funding will be prioritized within Low Resource areas, as these funding sources require proximity to transit, and the Downtown Perris Transit Station is within a Low Resource area. When available, Staff will use CDBG allocations as a potential funding source or funding match for infrastructure projects, which may be applied to new and existing affordable housing developments.

H. Implementation Actions

Actions implement goals and consist of concrete steps, timelines and measurable outcomes. Pursuant to Government Code section 8899.50, these actions should be considered a part of the sched-ule of actions or programs required by Housing Element Law and must affirmatively further fair housing. Specifically, Government Code section 8899.50 requires "meaningful actions" well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. These actions, as a whole must:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws. Further, local agencies shall not take any action materially inconsistent with the obligation to affirmatively further fair housing. This requirement should apply to all actions in the housing element and the rest of the general plan as well as any actions, policies or practices outside of the general plan.

Affirmatively furthering fair housing means "taking meaningful actions, in addition to combating dis-crimination, that overcome patterns of segregation and foster inclusive communities." Table 5-22 presents a list of identified fair housing issues and Contributing Factors that existing in the City of Perris and outlines the policy actions in the 2021-2029 Housing Plan to be taken.

TABLE 5-22: FAIR HOUSING ISSUES AND CONTRIBUTING FACTORS

Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement Risks for Residents due to Economic Pressures	• Cost of rehabilitation and repairs. • The availability of affordable units in a range of sizes (such as large units for families). • Unaffordable rental and sales prices. • Dominance of single-family development.	• Assist homeowners with programs that offer rehabilitation funding (Action 1.2). • Preserve existing affordable housing that is at-risk of converting to market-rate rents (Action 1.4) • Encourage and facilitate the construction of housing for seniors (Action 2.2) • Encourage the construction of ADUs in existing low-density neighborhoods (Action 3.4) • Support households experiencing or at-risk of homelessness (Action 3.6) • Provide rental assistance vouchers to special needs and low income residents (Action 4.3) • Develop a program to connect lower-income residents with affordable housing opportunities. (Action 4.4)
Disproportionate Access to Services - Investments in Low Resource Areas	• Concentration of transit amenities, services, and resources in the	• Secure and allocate funding to invest in Low Resource Areas (Action 2.10) • Allow for residential care facilities in all zones that allow residential uses (Action 3.1)

Fair Housing Issues	Contributing Factors	Meaningful Actions
	northern half of the City. • Access to transportation for persons with disabilities. • Limitations on where residential care facilities are permitted.	~~• Develop place-based investments in low resource areas that support affordable housing (Action 4.9)~~ • Increase residential development in the Downtown Specific Plan area which has good proximity to transit and amenities (Action 2.3)
Limited Housing Development to Meet a Range of Needs and Incomes	• Private discrimination and misinformation about affordable and special needs housing. • Land use and zoning laws. • Land use development constraints (i.e. airports, habitat areas).	• Incentivize development of affordable housing units (Action 3.3) • Support first time moderate and low income homebuyers (Action 5.1) • Support the development of larger housing units (Action 4.5) • Encourage the development of housing for developmentally disabled residents (Action 4.6) • Address discrimination and misinformation in partnership with the Fair Housing Council of Riverside County (Action 4.1)

I. Conclusion

This assessment of fair housing practices has determined that evidence of segregated living patterns for protected classes does not exist within the City of Perris, based on the definitions established by HUD and HCD. However, given broader regional trends that have resulted in the concentration of lower-income residents in the region, and other suburban cities, it is critical that the City continue to promote programs and strategies that ensure affordable housing opportunities in higher resource areas in the City to avoid perpetuating regional patterns of segregation and concentration of poverty.

In order to complete this analysis, an analysis of the relationship between the City's identified Housing Opportunity Areas to accommodate their RHNA and areas of high or low resources follows in Section 7.7. Additionally, a summary of concrete actions (e.g., programs to affirmatively further fair housing) can be found in Chapter 2, Housing Plan. The goal of this comprehensive assessment is to ensure that future housing does not lead to segregated living patterns in the City and ultimately continues to promote integrated and balanced neighborhoods.

6. Assisted Housing At-Risk of Conversion to Market Rate

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 next ten years or until 2031.

Perris contains ten developments of deed-restricted multifamily rental housing totaling 704 affordable units, as presented in **Table 5-23**. This inventory includes all multifamily 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 5-23: Assisted Rental Housing Inventory

Project	Total Units	Total Affordable Units	Financing Program	Date Constructed	Potential Conversion Date
San Jacinto Vista II	60	59	LIHTC, Affordable Housing Subsidized; Section 515 Rural Rental Housing; Section 521 USDA Rental Assistance	1978	2028
San Jacinto Vista I	86	85	LIHTC, Affordable Housing Subsidized; Section 515 Rural Rental Housing; Section 521 USDA Rental Assistance	2004	Permanent Affordable Housing
Perris Park Apartments	79	78	Category 7A: Affordable Housing with Tax Credit Financing	2000	2055
Vintage Woods Apartments	70	69	Category 7A: Affordable Housing with Tax Credit Financing	2000	2055
Meadowview I Apartments	88	87	Category 7A: Affordable Housing with Tax Credit Financing	2010	2065
Meadowview II Apartments	76	75	Category 7A: Affordable Housing with Tax Credit Financing	2010	2065
Mercado Apartments	60	59	Category 7A: Affordable Housing with Tax Credit Financing	2012	2067
Perris Family Apartments	75	74	Category 7A: Affordable Housing with Tax Credit Financing	2013	2068
Perris Station Apartments	84	83	Category 7A: Affordable Housing with Tax Credit Financing	2013	2068
Verano Apartments	40	39	Category 7A: Affordable Housing with Tax Credit Financing	2014	2068
	TOTAL	**708**			

Source: City of Perris, 2020.

A. Loss of Assisted Housing Inventory

As noted in Table 5-23, the deed restrictions are set to expire on San Jacinto Vista II, in 2028. San Jacinto Vista II is an apartment home community with 59 deed-restricted units, that is owned by Community

Housing Opportunities Corporation (CHOC), an economic and community development organization that promotes healthy communities and opportunities for youth, families, and seniors. As a Community Housing Development Organization (CHDO), CHOC serves primarily very low-, low-, and moderate-income families and individuals. In December 2021, in email correspondence about the status of the San Jacinto Vista II property, CHOC confirmed that the deed restrictions are set to expire in 2028, but that CHOC plans to maintain ownership and refinance the property with affordable housing financing, maintaining the affordability of the units. This is common practice for affordable housing developers to refinance and often rehabilitate units, as affordability restrictions and financing timeframes end.

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.

As mentioned above, in December 2021, CHOC confirmed that the deed restrictions are set to expire in 2028, but that they plan to maintain ownership and refinance the property with new affordable housing financing mechanisms, which will ensure that the affordability of the units is maintained. The City Housing Authority will continue to correspond with CHOC about the refinancing and preservation of the property to ensure it remains affordable. As part of Action 1.4 the City will annually conduct outreach with CHOC, will actively monitor plans to refinance the property and request that CHOC give adequate notice if they plan to seller or convert the units to market rate.

B. Resources for Preservation

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program. A variety of federal and state programs are available for potential acquisition, subsidy, or replacement of at-risk units.

When affordable housing units have the potential to convert to market-rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid. The following qualified entities were listed as potential purchasers of at-risk units in Riverside County:

• Innovative Housing Opportunities, Inc.	• Anka Behavioral Health
• CSI Support & Development Services	• Coachella Valley Housing Coalition
• Keller & Company	• St. Vincent de Paul
• Orange Housing Development Corporation	• ROEM Development Corporation

• Coalition for Economic Survival	• Poker Flats LLC
• Nexus for Affordable Housing	• Southern California Presbyterian Homes
• Housing Corporation of America	• BUILD Leadership Development Inc.
• Neighborhood Housing Services of the Inland Empire	• AMCAL Multi-Housing Inc.,

C. Strategies for Preserving Affordable Housing

Acquisition - For units at risk of conversion, qualified non-profit entities must be offered the opportunity to purchase buildings to maintain affordability. The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). In July 2022, no multifamily properties were for sale in the City of Perris. However, looking to multi-family buildings for sale throughout the County, including Cities of Riverside, Moreno Valley, Lake Elsinore and Corona, prices in also instances were around $250,000 per unit regardless of the number of units in the property. While most units listed for sale in July 2022 are not in the City, it is likely that properties within the City of Perris will have a similar value. Therefore, the acquisition cost is estimated to be around $14,750,000.

Preservation - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. While there are many options to preserving units including providing financial incentives to project owners to extend lower income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rate units, the strategy considered below is to provide local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Federal Department of Housing and Urban Development (HUD) 2022 Fair Market Rents for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA), as shown in Table 5-24, were compared to market rate rents in Perris.

Table 5-24: 2022 HUD Fair Market Rents

Size of Unit	HUD Fair Market Rents
Studio	$1,062
1-Bedroom	$1,202
2-Bedroom	$1,509
3-Bedroom	$2,065
4-Bedroom	$2,542

Source: HUD FY 2022 Fair Market Rent Documentation System – Riverside-San Bernardino-Ontario MSA

As shown in Table 5-25, the annual subsidy to preserve the affordable rents at San Jacinto Vista II is approximately $173,000 annually. To preserve the project for 20 years the cost would be approximately $3,470,400, not taking into account future fair market rent adjustments.

Table 5-25: Estimated Monthly Subsidy to Preserve At-Risk Units

Unit Size	Monthly Rents	Number of At-Risk Units	Difference	Monthly Subsidy	Annual Subsidy

	FMR	Market				
1-Bedroom	$1,202	$1,350	24	$148	$3,552	$42,624
2-Bedroom	$1,509	$1,812	36	$303	$10,908	$130,896
TOTAL						**$173,520**

Source:
1. HUD FY 2022 Fair Market Rent Documentation System – Riverside-San Bernardino-Ontario MSA
2. National Community Renaissance – based on apartments listed for rent on Zillow on July 25, 2022.

Replacement - Another strategy to preserve the overall number of affordable housing units in the City is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock. Based on recent affordable housing projects constructed in the region by National Community Renaissance the average cost, including all soft costs, land costs, vertical construction, off-site infrastructure and financing costs, the average cost to construct a new unit of affordable housing is at minimum $400,000 per unit. If the covenants on San Jacinto Vista II were to expire, the cost to replace ~~these~~ 50 units with newly constructed affordable units is at a minimum approximately ~~$350,000 to $500,000 per unit (a minimum of~~ $20,000,000~~)~~.

D. Cost of Preservation versus Replacement

The cost of preserving units projected to expire in 2028 is estimated to be less in most cases than replacing the units through new construction. Replacing the units with rehabilitated units may be cost effective in some instances. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability restrictions on these projects expire. Extending low-income use restrictions to preserve the units as affordable may require financial incentives to the project owners. Other scenarios for preservation would involve purchase of the affordable units by a nonprofit or public agency, or local subsidies to offset the difference between affordable and market rents. Given that CHOC has already initiated the process to preserve the at-risk units at San Jacinto Vista II, it is expected that preservation will occur through refinancing.

~~In contrast, preserving the units would likely depend on the market value of the property which likely would be less than new construction. Actual preservation costs can not be provided as it is highly variable based on timing and market conditions. Historically, acquisition and rehabilitation of multifamily housing has been more cost effective than replacement, however without an appraisal and market study, this assumption is speculative. Qualified entities in the region to assist in preservation of the units' affordability include: Community Housing Opportunities Corporation, AMCAL Multi-Housing Inc., Highridge Costa Housing Partners, Coachella Valley Housing Coalition (CVHC), and Jamboree Housing.~~

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6. 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.

1. 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.

A. 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 6-1** illustrates General Plan land use designations that permit residential uses.

In 2015, the City added Healthy Communities Element to the Perris General Plan to promote healthful living. Communities with access to vital resources like recreational facilities, healthy foods, medical services, transportation options, quality and affordable housing, living-wage jobs, safe neighborhoods, and quality education experience better health outcomes. The Healthy Communities Element provides the framework to implement the General Plan's vision for a healthier, sustainable Perris, and tackles critical areas where public health and advance planning

intersect: including transportation, active living, access to nutritious food, access to health care, mental health, and environmental health. The Healthy Communities Element aligns with the City's Climate Action Plan (CAP) and promotes the implementation of balanced, well-designed communities with a balance of housing, jobs, amenities, and services.

TABLE 6-1: PERRIS GENERAL PLAN LAND USE DESIGNATIONS

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, 8,400 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
Neighborhood Commercial/ Urban Residential	Accommodates mixed-use development. Permitted uses include, but are not limited to, all retail, service and food-oriented uses allowed in Neighborhood Commercial category on the ground floor and residential uses as described within the MFR-14 land use category on the second floor or higher unless otherwise designated by the Development Services Director.	Up to 14 units per acre

Source: General Plan 2030, Land Use Element 2030, approved April 2005.

Notes: 1. Density range expressed in dwelling units per *net* acre.

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 6-2**, 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
- R-14 Multifamily Residential
- R22 Multifamily Residential
- 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 that establish specific development conditions and standards for areas or projects within a 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
- Riverglen
- Harvest Landing
- Downtown Specific Plan
- Perris Valley Commerce Center

Table 6-2 displays the development standards for zones that allow residential uses as well as Specific Plans used in this Housing Element Sites Inventory Analysis.

Many of the Specific Plans adopted in Perris are nearing 20 years old and will likely need an update, especially in areas where development has not yet occurred. For example, the Park West Specific Plan was first approved in April 1992. It initially provided for the development of 520-acres of vacant land into 1,705 single-family dwellings and 595 multiple-family dwellings. The combined 2,300 units resulted in a gross dwelling density of 4.4 units per acre. Other land uses included a 25-acre lake, 27-acres of open space, 39-acres of commercial land, 23.5-acres of parkland, and 14-acres for schools. The plan was divided into 28 planning areas to be developed in multiple phases.

The Parkwest Specific Plan was then amended in November 1995 and again in January of 2007 adjusting the mix of dwelling units. As the Specific Plan was the mechanism utilized to transition large vacant parcels into a master planned residential community with school and park facilities, the minimum lot size for multifamily residential was identified as 25 acres. This was not seen as a constraint as there is only one 43-acre parcel zoned for multifamily residential uses (townhomes) at 11 units per acre. Unfortunately, no development has occurred to date in the Specific Plan, since the original owners, Palin Enterprises, are landholders and not developers. They have retained the property as a long-term asset to be sold at the right price. However, in the fourth quarter of 2021, Mission Pacific Inc., purchased property with plan to develop. They are an active residential builder in the community and is the process of preparing improvement plans to construct the approved 529 single-family tract within the next year and build out the remainder of the Specific Plan thereafter. To ensure that lot size is not a constraint to the development of housing, the City will require the developer to update the Specific Plan, as they submit to re-entitle or permit phases for construction.

The requirement to update the Specific Plan areas to reduce the minimum lot area for multifamily residential uses to no more than 2 acres is included in Policy Action 3.1. As ownership has changed on the Park West, Green Valley and New Perris Specific Plan Areas within the last 2 years and the new property owners have all approached the City about developing or re-entitling the properties, the City can require that they update the Specific Plan as part of the entitlement or permitting process.

PARKING REQUIREMENTS

Residential parking requirements in Perris are shown in **Table 6-4**. The City's parking requirements are typical for a city of its size, and do not constrain the development of housing. Parking standards within the Zoning Code and Specific Plans are consistent and intended to accommodate mixed-use projects and foster shared parking concepts.

Within the Downtown Perris Specific Plan additional strategies are included to allow for reduced parking requirements, including:

- A "Park Once" strategy by including as many parking spaces as possible in a pool of shared, publicly available parking spaces. Build strategically located, publicly available parking structures in lieu of many small on-site private parking lots. This includes constructing shared parking arrangements at existing private lots where feasible, including the future Metrolink Perris Valley Line parking facilities.
- Establish a parking in-lieu fee program as part of the "Park Once" strategy intended to encourage new nonresidential developments in the downtown area to pay a market rate fee for the geographic area per required parking space to the City in-lieu of providing parking spaces on-site.

The City complies with Section 65915 of the Government Code (as amended by AB 744) which allows developments with a set percentage of low- or very low-income units that are located within $^1/_2$ mile of a major transit stop, to request a parking ratio of no more than 0.5 spaces per bedroom. The City's adopted Senior Housing Overlay zone (SHO) also 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 6-4: 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 or one-bedroom unit: 1 space/unit Two-bedroom unit: 1.5 spaces/unit 0.25 spaces/each additional bedroom Guest spaces: Guest parking spaces associated with residential uses may be added by project applicant, subject to market demand	Guest spaces shall be distributed throughout development. Each uncovered space shall have a min. dimension of not less than 9 feet in width and 19 feet in length. No more than 15% of uncovered parking spaces for multifamily development may be compact stalls. Each compact 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.

TABLE 6-2: SUMMARY OF RESIDENTIAL ZONING REGULATIONS

Zone	Permitted Residential Uses	Min. Lot Area	Minimum Setbacks	Maximum Lot Coverage	Max. Bldg. Height	Parking
A-1	• Any use permitted in the R7 Zone, including a single mobile home on a 20,000 square foot lot	20,000 SF	Front -Primary building - 25' - Accessory building -100' Side - 5' per story Rear - 20'	40%	25'	See Table 6-3
R-20,000	• One detached single-family dwelling • Supportive and transitional housing • Single-room occupancy units • Small family day care homes • Residential care facilities	20,000 SF	Front - 25' Side - 5' per story Rear - 25'	40%	35'	See Table 6-3
R-10,000	• One detached single-family dwelling • Supportive and transitional housing • Single-room occupancy units • Small family day care homes • Residential care facilities	10,000 SF	Front - 25' Side - 10' Rear - 25'	40%	35'	See Table 6-3
R-8,400	• One detached single-family dwelling • Supportive and transitional housing • Single-room occupancy units • Small family day care homes • Residential care facilities	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 6-3
R-7,200	• One detached single-family dwelling • Supportive and transitional housing • Single-room occupancy units • Small family day care homes • Residential care facilities	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 6-3
R-6,000	• Attached and detached single-family dwellings • Supportive and transitional housing • Single-room occupancy units • Small family day care homes • Residential care facilities	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' - multifamily buildings – 10' + 5' each add'l story	1-story – 60% 2-story – 40%	30'	See Table 6-3

Zone	Permitted Residential Uses	Min. Lot Area	Minimum Setbacks	Maximum Lot Coverage	Max. Bldg. Height	Parking
MFR-14	• Attached/detached single-family dwellings • Multiple-family development, including apartments and condominiums • Supportive and transitional housing • Single-room occupancy units • Small family day care homes • Residential care facilities	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 2nd 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 6-3
MFR-22	• Detached single-family homes • Attached single-family dwellings • Multiple-family development, including apartments and condominiums • Supportive and transitional housing • Single-room occupancy units • Small family day care homes • Residential care facilities	6,000 SF	Front: 20 feet/30 feet arterial for streets and highways Side/Rear yards: Equal to wall height of proposed residential buildings, as measured to plate height.	45%	40'	See Table 6-3
R-4 District	• 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	• 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 6-3
PD Overlay & SH Overlay Zones	See Zoning Ordinance for specific development standards.					

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

TABLE 6-3: SPECIFIC PLAN DEVELOPMENT STANDARDS

Specific Plan	Permitted Residential Uses	Min. Lot Area/Density	Minimum Setbacks	Max. Lot Coverage	Max. Bldg. Height
Green Valley	• Attached and detached single family residences • Multifamily dwellings	Single-family- 5,500 sq. ft. Multifamily – 10 ac.	Single-family Front – 25' Side – 5' Rear – 20' Multifamily Front – 20' Side – 10' Rear – 10'	Single family: 60% Multifamily: 50%	Single family - 35' Multifamily - 35'
New Perris	• Attached and detached single-family dwelling • Multifamily dwellings	Single family – 7,200 sq. ft Multifamily – 25 ac.	Single-family Front – 25' Side – 5' Rear – 25' Multifamily Front – 35' Side – 20' Rear – 20'	Single family - 50% Multifamily 50%	Single-family 35' Multifamily – 48'
Parkwest	• Attached and detached single-family dwelling • Multifamily dwellings	Single family – 5,000 Multifamily – 5 ac.	Single Family Front – 20' Side – 5' Rear – 20' Multifamily Front – 20' Side – 10' Rear – 10'	Single family – 60% Multifamily – 50%	Single-family –35' Multifamily – 48'
River Glen	• 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/Density	Minimum Setbacks	Max. Lot Coverage	Max. Bldg. Height
Harvest Landing	• Attached and detached single-family dwelling • Multifamily dwellings	Low Density Residential – 3,500 sq. ft. Medium Density Residential – 2,100 sq. ft. Medium High Density Residential – 1,800 sq. ft.	Low Density Residential Front – 12' Side – 0 or 5' Rear – 12' Medium Density Residential Front – 10' Side – 0 or 5' Rear – 8' Medium High Density Residential Front – 8' Side – 0 or 5' Rear – 8'	Low Density Residential – 50% Medium Density Residential – 55% Medium High Density Residential – 75%	35' for all uses
Downtown Perris Specific Plan	• 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)*	SR Residential (units) – 6 Retail (square feet) – 0 Office (square feet) – 0 S Residential (units) – 798 Retail (square feet) – 0 Office (square feet) - 0 N Residential (units) – 381 Retail (square feet) – 0 Office (square feet) - 0 UV Residential (units) – 2,918 Retail (square feet) – 0 Office (square feet) - 0 G Residential (units) – 186 Retail (square feet) – 507, 173 Office (square feet) – 304,304	SR Front: 15' Rear: 15' External Side: 10' Internal Side: 5' S Front: 20' Rear: 20' External Side: 10' Internal Side: 5' N Adjacent to residential: Side: 10' Rear: 10' No other setback required UV Adjacent to residential: Side: 10' Rear: 10' No other setback required G 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.	SR Low Density Residential - 50% S Medium Density - 55% N Medium Density Residential – 100% UV High Density Residential - 100% Residential G Medium Density Residential – 100% Retail – 25% Office – 15%	SR 20' S 20' N 30' UV 50' G 50'

Specific Plan	Permitted Residential Uses	Min. Lot Area/Density	Minimum Setbacks	Max. Lot Coverage	Max. Bldg. Height
		M Residential (units) –88 Retail (square feet) – 73,958 Office (square feet) – 22,187 DP Residential (units) – 569 Retail (square feet) – 270,925 Office (square feet) – 309,629	M None required DP None required	M High Density Residential – 75% Retail – 50% Office - 15% DP High Density Residential – 75% Retail – 35% Office - 40%	M 30' DP 30'

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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 multifamily 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. Additional requirements for minimum dimensions of required open space areas are provided in 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 by the underlying zoning district. 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. Chapter 19.57 of the City of Perris Zoning Code 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 has 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 multifamily 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.

Cumulative Analysis for Land Use Controls

Looking to the development standards in the City's Municipal Code and each Specific Plan, specifically setbacks, heights and parking requirements, they are in alignment and typical for the region. Front, side, and rear setbacks average around 20', 5', and 10', respectively, which are typical for the development patterns in the Inland Empire. As development has typically been less dense with land more available than in areas closer to the coast, setback requirements have not historically been a constraint. These setbacks are considered in site design when considering the gross versus net developable area and in the instance of the sites inventory are accounted for in the 80 percent capacity assumption. The heights permitted for multifamily development are between 30 to 50 feet which is equivalent to 3 stories which is sufficient to achieve at least 30 dwelling units per acre. The minimum lot sizes required are low except for the Parkwest, Green Valley and New Perris Specific Plan areas which are 5 acres, 10 acres and 25 acres respectively. These lot sizes were based on a phased development master plan that allocated specific areas for specific types of development. As development has been slow to occur, and the minimum lot sizes are large, the City has included Policy Action 3.1 to reduce the minimum lot size requirements in Specific Plan areas for residential development to no more than 2 acres, when developers apply to permit or re-entitle projects within that Specific Plan area.

Accessory Dwelling Unit Requirements

In response to state mandated requirements and local needs, the City of Perris allows the development of both single family and multifamily accessory dwelling units (ADUs). 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. The City adopted revised their zoning code to reflect the current State law in fall of 2021.

Perris Municipal Code Chapter 18.156 allows both single-family and multifamily ADUs as well as junior accessory dwelling units or JADUs. Chapter 18.156 includes the state requirements as well as the following local regulations:

A. The architecture style of the accessory dwelling unit shall be the same as that of the primary dwelling unit. If no architectural style can be identified, the design of the accessory dwelling unit shall be the same architecturally as the primary dwelling unit. The color, material and texture of all building walls, window types, and window shall match the primary dwelling unit.

B. The design, color, material, and texture of the roof shall match the primary dwelling unit.

C. The Accessory Dwelling Unit shall have the same roof pitch as the primary dwelling with matching eave details but may vary by up to 15% more or 15% less of the roof pitch of the primary dwelling.

D. All ADU façade elevations visible from any public right of way must provide entries, windows, or other architectural features that match with the existing primary dwelling unit.

E. When a garage is converted into an ADU, the garage door must be removed and replaced with windows, door, or other design treatments that are the same as the architectural design of the structure and the primary dwelling unit.

F. When a garage, carport, or covered parking structure that is visible from a street is demolished to build an accessory dwelling unit at the same location, the design must incorporate features to match the scale, materials, and landscaping of the primary dwelling unit to preserve the existing streetscape and average front yard setback of the surrounding neighborhood within three hundred (300) feet of the subject property.

G. If any external staircases are necessary to access a second-story accessory dwelling unit, that staircase shall be located at the side or rear of the unit and shall be at least five feet from the adjacent property line.

H. The exterior lighting shall include shielding to contain glare.

I. For large accessory dwelling that are subject to an Administrative Approval by the Development Services Director as stated in Section 18.156.XXX, the following criteria will be used in evaluating the building massing for the proposed unit:

1. Use of at least two different building materials (e.g., stone, shingles, siding, stucco, etc.). Metal siding is prohibited.

2. Use of recessed or projecting windows, doors, or parts of the wall to avoid flat monotonous facades. Recessed windows and doors shall project a minimum of six inches or shall be recessed a minimum of six inches. Any projection must be behind the parcel side or rear yard setback line.

3. Use of cantilevered areas so long as area does not extend beyond the four feet side yard and rear yard setback allowed for the Accessory Dwelling Unit.

If the unit is located in the Historic District or is listed on the California Register of Historic Places, it must follow the City's Historic Architectural Design Guidelines. All accessory dwelling units and junior accessory dwelling units require an accessory dwelling unit permit from the Development Services Department. The applicant shall obtain a building permit as required by the City's Building and Construction Code set forth in Title 15. For all junior accessory dwelling units, a deed restriction as provided in Section 18.156.490 is required prior to issuance of a building permit.

An application for an accessory dwelling unit or a junior accessory dwelling unit permit shall be made on forms provided by the Development Services Department and be submitted with any applicable fees. The application shall include all information needed to determine compliance with the Zoning Code.

Constraints to the development of accessory 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 accessory dwelling units to be considered ministerially without discretionary review and a public hearing. Currently, the City's ADU ordinance complies with this requirement and applications are approved by the Planning Division during the building permit review process.

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 all residential zones, and are treated as standard residential uses, consistent with State law.

Large residential care facilities with 7 to 12 residents are permitted in all residential zones subject to the provisions of Chapter 19.84. The City's Zoning Code indicates that large residential care facilities (7 to 12 persons) require a permit approved by the Director of Planning and Community Development with conditions of approval and are 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, those residing at the facility, and their guests.

Per Chapter 19.84 of the Perris Municipal Code, a large residential care facilities shall comply with the following regulations:

a. The site complies with all zoning criteria and development standards for the zoning district in which the large residential care facility is located.

b. The use is incidental and subordinate to its use as a residence.

c. The facility is located more than 500 feet from any other large residential care facility, or care center, or the director determines that over concentration or facilities within the areas will not result from the facility.

d. The facility has adequate off-street parking for the primary residential use and each employee and resident, if applicable.

e. Access will not interfere with traffic and circulation of the neighborhood and can be facilitated in a safe and effective manner.

f. Design will minimize excessive noise impacts to adjoining properties.

The following conditions apply to all proposed large residential care facilities:

a. Applicable provisions of the Uniform Building Code and other codes, as adopted by the City.

b. Any standards promulgated by the State Fire Marshal and the Riverside County Fire Department regarding fire and life safety in large residential care facilities, and the applicable provisions of Uniform Fire Code.

c. Be licensed or deemed exempt from licensure by the State of California for 7 to 12 persons.

d. Operator(s) reside at the residence. Additional care givers, required under State of California Health and Safety Code, need not live in the residence.

e. No signs advertising the use of the property as a large residential care facility shall be permitted.

f. Any conditions imposed by the Director of Planning and Community Development, deem necessary to satisfy the requirements of the necessary findings.

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. Development standards and findings for approval are presented in Chapter 19.84 of the Perris Municipal Code.

To ensure that residential care facilities for seven or more people are not constrained the City is committed through Action 3.1 in the Housing Plan to comply with State law and will annually review their Zoning Code for consistency and update as needed.

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 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 City has amended the Zoning Code to allow transitional and supportive housing as a permitted use by right in all zones that allow residential uses, 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 has amended the Zoning Code to allow SRO facilities as a permitted use by right in all zones that allow residential uses, 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. 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.

As identified in the Housing Needs assessment there is no area within the City of Perris that is designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Only 124 (0.04 %) persons in Perris were employed in agriculture, forestry, or fishing industries (or related industries) according to 2019 American Community Survey 5-Year Estimates.

While there are no active agricultural areas in the City, there is a history of agricultural uses in the region. Due to Perris' nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability, however the City will also update the Perris Municipal Code to comply with California Health and Safety Code sections 17021.5, 17021.6 and 17021.8.

Manufactured and Mobile Homes

Manufactured housing on a permanent foundation is permitted by right as a residential use, no different from a traditional single-family home in all zones which permit single-family houses,

pursuant to State law. Additionally, mobile home parks 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.

B. Housing Types Permitted by Zoning District

Tables 6-5 and 6-6 summarizes housing types permitted by zoning district and specific plan area in the City of Perris.

TABLE 6-5: HOUSING TYPES PERMITTED BY ZONING DISTRICT

	Zone								
Residential Use	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		
SF-Attached					P	P	P		
2-4 DU						P	P		
5+ DU						P	P		
Manufactured Homes	P	P	P	P	P	P	P	P	P
Mobile Homes	C	C	C	C	C	C	C	P	P
Residential Care < 6 persons	P	P	P	P	P	P	P		
Residential Care 7-12 persons	C	C	C	C	C	C	C		
Residential Care Center	C	C	C	C	C	C	C		
Second Units		P	P	P	P	P	P		
Single Room Occupancy Facilities	P	P	P	P	P	P	P		
Supportive Housing	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P

Source: City of Perris Zoning Ordinance, January 2021.
P=Permitted; C= Conditionally Permitted

TABLE 6-6: HOUSING TYPES PERMITTED BY SPECIFIC PLAN AREA

	Zone								
Residential Use	CN	CC	GI	Green Valley	New Perris	Park west	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							
SRO Units		P							
Emergency Shelter			P						

Source: City of Perris Planning Division, 2021.
P=Permitted; C= Conditionally Permitted

C. 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 2019 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 City Code Enforcement Division, with seven inspectors and support staff assigned to the City of Perris.

D. 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. In general, full street width dedication is required and construction of curb, gutter, and sidewalk upgrades are required if determined by the City Public Works Department. Roadway improvements are dependent on the frontage of the proposed project, and generally are consistent with the City's General Plan Circulation Element:

> Local Streets: 60 feet right-of-way and a curb-to-curb width of 40 feet. Six-foot wide sidewalks are generally included in general on both sides of local streets. In industrial areas, the curb-to-curb width may be widened from 44 feet to 56 feet.
>
> Collector Streets: Range from 40 feet to 64 feet curb-to-curb with six feet of sidewalk on both sides depending on the design and traffic volumes to be served.

Secondary and Primary Arterial Streets: Generally, vary from a curb-to-curb width of 64 feet to 86 feet.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. On and off-site improvements required by the City are typical for the region and have not been determined to be a constraint to the development of affordable housing.

In the 2014-2015 FY, CDBG funds were used to make capital improvements through the D Street Roadway Enhancement Project - Phase 6 (railroad tracks to 10th street). The project included new streetscape, paving, street furnishings, and other associated public improvements within D Street, between the railroad tracks and 10th street, in the public right of way. These improvements support the newly constructed Verano apartment affordable housing development. The City recently adopted an Active Transportation Plan (ATP) in December 2020, which plans for and identifies funding sources to link affordable housing to public transportation, pedestrian and bicycle networks, and urban greening elements. The ATP provides a blueprint and will guide the City's efforts to apply for additional funding in the future. The City will explore and pursue funding sources such as: Affordable Housing Sustainable Communities program, Urban Greening grants, CDBG program, and HOME funds.

To encourage the development of affordable housing many of these requirements and dedications can be waived by the City to help mitigate cost impacts. Typically, waiving the requirement to underground all utilities can be considered on a project-by-project basis and is a substantial cost savings to the developer.

E. 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. 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. As the conditional use permit requirement could be a constraint to the

development of large residential care facilities, the City will remove the requirement, as outlined in Policy Action 3.1.

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.

The City amended Chapter 19.87 of the Zoning Code in September 2013 (Ordinance 1296) 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. An application for a reasonable accommodation request is granted if all of the following findings are made:

1. The housing, which is the subject of the request, will be used by individual disabled as defined under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts).
2. The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the City.
4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
5. The requested reasonable accommodation would not adversely impact surrounding properties or uses.
6. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.

As findings 5 and 6 have been deemed by the State to be a constraint, the City will update their ordinance to remove them. The City will update the reasonable accommodation procedures,

within two years of Housing Element adoption to ensure all constraints are removed. The City continues to provide information regarding the City's reasonable accommodation ordinance to interested parties and makes information on the ordinance widely available to residents.

F. 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, multifamily 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. The City has the zoning ordinances, development standards, and planning applications and procedures posted on the main Development Services website for easy resident access - https://www.cityofperris.org/departments/development-services.

Multifamily development projects with five or more dwelling units on appropriately zoned properties are subject to review and approval by the Planning Commission and may include review by the City Council, if the project is appealed. Typically, the Planning Commission will determine if the proposed project will have any adverse impact on nearby properties and uses. Multifamily 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.

The purpose of Development Plan Review is to protect the health, safety, and welfare of the citizens of the City; to ensure that all development proposed within the City is consistent with the City's General Plan, Zoning, any applicable Specific Plan, and City requirements to protect and enhance the built and natural environment of the City, identifying and mitigating potential impacts that could be generated by the proposed use, such as traffic, noise, smoke, dust, fumes, vibration, odors, other hazards, or community impacts. The City's review process includes the evaluation of certain development impacts and standards, including, but not limited to the following:

1. The proposed development is consistent with the allowed Zoning restrictions, in addition to drainage, waste disposal, street dedication, fire safety, and other appropriate regulations.
2. The following are constructed and arranged so that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:
    a. Buildings, structures, and improvements
    b. Parking, vehicular ingress/egress and internal circulation
    c. Setbacks
    d. Height of buildings
    e. Service areas
    f. Walls and fences
    g. Landscaping

h. Architectural compatibility with zoning standards, applicable Specific Plans, and surrounding development

3. All utility facilities are underground, unless otherwise authorized by Perris Municipal Code Chapter 13.04.
4. Proposed lighting is located so as to reflect the light away from adjoining properties
5. Proposed signs will not, by size, location, color or lighting, interfere with traffic, limit visibility, contribute to overhead clutter, or create a public nuisance.
6. All applicable public easements and rights-of-way have been dedicated or offered for dedication.
7. All required infrastructure and improvements are included within the proposed development or the conditions of approval.

Prior to granting approval of a Development Plan Review the following findings shall be adopted:

1. The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.
2. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.
3. The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
4. The architecture proposed is compatible with community standards and protects the character of adjacent development.
5. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.
6. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

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 multifamily 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 will remove the public hearing requirement. Once updated, the approval process for multifamily projects with 5 or more units that are consistent with the General Plan and Zoning Code, can be approved administratively. The City shall also prioritize development processing time of applications for multifamily 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.

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 application can have significant cost implications for affordable housing. Changes in zoning designations or standards are typical of entitlement requests accompanying proposals for affordable housing and can add time to the process creating a constraint.

Currently, the City does not have a formal procedure for expediting projects with affordability conditions, however, to help streamline the application process for housing developments, the City has a Preliminary Review Application which allows developers to meet with City Staff early in the development process to discuss conceptual plans. Having the option to meet with Staff prior to submitting a full plan set, can reduce the number of rounds of review later in the process, saving time and reducing design expenditures. Typically, each resubmittal adds a minimum of 45-60 days to the entitlement process, which includes time for the design team to respond to comments from City Staff and then 30 days for the City to circulate and review. The Preliminary Review Application process is a critical tool for City Staff and developers to ensure applications can be deemed complete and address any potential issues before the plans are formally submitted. Following Housing Element adoption, the City will establish a formal streamlining process in compliance with SB 35.

Table 6-7 provides a list of the average processing times for various procedures from application to City Council approval of a project. 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.

TABLE 6-7: 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	90-180 days
Variance	60-90 days
Zoning Amendments or Zone Change	180-365 days
General Plan Amendment	180-365 days
Accessory Dwelling Unit Permit Application	5 days
Environmental Documentation	
Environmental Impact Report	270 days
Initial Study	90-180 days
Mitigated Negative Declaration	90-180 days

Source: City of Perris Planning Division, 2021.

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

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

The length of time between a project's approval and building permit issuance in many cases is determined by the applicant. The range of time between entitlements and building permits typically ranges from 6 months to 6 years for projects developed in the City of Perris,. The average time between entitlements and building permit approval is roughly one year. The City does allow applicants to dual track entitlements and permitting to reduce development times, but a majority of developers opt to obtain entitlements first, as there is risk in running a dual track approach. There is no required wait time between when a project receives entitlements and when the applicant can apply for permits.

Once a project begins the construction plan review process, the following general timelines can be achieved with responsive applicants:

- Land Use Entitlement timelines and procedures generally take 3-6 months, but if they are considered major projects (projects requiring CEQA compliance), the process could take 6 – 12 months.
- Building permit approval timelines generally take 1-3 months (actual timeline depends on how fast an applicant can resubmit plans with corrections, etc.)

The City's development procedures and applications are posted on the City website and are reviewed and updated annually. The length of time to obtain approvals is typical and is not a constraint to development in the City.

Within the City of Perris, large areas of land have been entitled utilizing Specific Plans. In some instances, these areas are entitled and then are not developed right away. Perris was hit especially hard during the 2008 Recession, with a high number of foreclosures, and has only recently begun to see residential development picking back up. Consequently, there are areas of the City where Specific Plans were adopted between 2007 and 2014, but construction has not yet begun. From conversations with the landowners, this is typically due to market conditions – there is not a market to support selling the land or actually constructing units themselves.

Recently in 2020 and 2021, the City has begun to see movement toward construction in Specific Plan areas, including Harvest Landing, Green Valley, May West and Park West Specific Plan areas. This includes land being sold off by the owners to another entity for development or the owner submitting permits to continue construction after a pause due to unforeseen market conditions. The City has little control over when a developer chooses to move forward with construction but could limit the amount of time entitlements are good for to encourage landowners to move forward.

G. 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 has the zoning ordinances, development standards, and planning applications and procedures posted on the main page of the Development Services Department website for easy resident access - https://www.cityofperris.org/departments/development-services.

The City's Planning Division Deposit-based Development Fee Schedule is outlined in **Table 6-8**. 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.

H. Local Ordinances, Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. Perris has adopted the International Building Code (IBC) which establishes minimum construction standards. As required of all jurisdictions in California, Perris, has adopted the 2019 California Green Building Code in 2020 that establishes construction standards necessary to protect public health, safety, and welfare. The provision of the California Building Code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable by persons with disabilities.

The City does not currently have an inclusionary housing ordinance but does have a short-term rental ordinance. The purpose of the ordinance is to require the owner or owners of a residential dwelling unit that is partly or wholly used as a short-term rental to apply for and secure a short-term rental business license authorizing such use. The intent is to safeguard the peace, safety and general welfare of the residents of Perris and their visitors and guests by eliminating excessive noise, disorderly conduct, vandalism, overcrowding, traffic congestion, illegal vehicle parking, and the accumulation of refuse which are directly related to short-term rentals. As of December 2021, there were only two short term rental licenses issued by the City and both were hotel/motel businesses. Based on the low number of short-term rentals in the City, the ordinance is not constraining the availability or cost of housing.

The Code Enforcement Division is responsible for enforcing City ordinances affecting property maintenance, building conditions, and other housing and neighborhood issues (Policy Action 1.1 of the Housing Plan). The Code Enforcement Division proactively targets areas of concentrated rehabilitation needs within the City and responds to complaints and proactively enforce the zoning ordinance; housing, fire and building codes; and standards for landscaping to maintain safe and decent housing. The primary goal of regulation is to provide reasonable controls for maintenance, rehabilitation, preservation, and conservation of existing commercial and residential properties.

TABLE 6-8: CITY OF PERRIS DEPOSIT-BASED FEE SCHEDULE, 2018

Application	Fee*
ADMINISTRATIVE DETERMINATIONS	$300.00 + $8.45 DPF
ADMINISTRATIVE DEVELOPMENT PLAN REVIEW	$3,500.00 + $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) Minor Com/Indus (new construction) Minor Residential (single family, mobile home compatibility or arch. reviews)	 $4,500.00 + $1,500.00 (EA) + $500.00 + $8.45 (DPF) $500.00 + DPF $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/Mitigated Negative Declaration	$2,210 + $50.00 = $2,260
Environmental Impact Report	$3,069.75+ $50.00 = $3,119.75
Exempt (Categorical/Statutory)	$50.00
De Minimus	$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	
Plan check	$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)
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)

TABLE 6-8: CITY OF PERRIS DEPOSIT-BASED FEE SCHEDULE, 2018

Application	Fee*
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 Non-profit organization	$100.00 + $8.45 (DPF) $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 1st 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)
Source : City of Perris Fee Deposit Based Schedule, Adopted 7/1998, Amended 2018, Accessed January 2021.	

The City complies with GC 65940.1(a)(1)(B) and has their fee schedule posted on their website. Information on fees, fee studies, and fee reports are updated any time a new fee schedule is adopted, typically every two years. The City will provide this information to the County to ensure compliance with GC 65940.1(a)(1)(A) within one year of Housing Element adoption.

I. Development Impact Fees

Development Impact Fees are one-time charges applied to new developments. Their goal is to raise revenue for the construction or expansion of capital facilities located outside the boundaries of the new development that benefit the contributing development. The City of Perris does have set fees for the provision of public safety facilities, community amenities, government facilities, park facilities, and transportation facilities. In addition to the development impact fees charge by the City, there are several additional fees that apply to development within the City, including: Western Riverside County

Multiple Species Habitat Conservation Program Fees (MSHCP Fees), Transportation Uniform Mitigation Fees (TUMF), School Fees, Stephens Kangaroo Rat Preservation Fee, Eastern Municipal Water District Charges (EMWD), and for certain areas of the City, Perris Valley Master Drainage Plan Fees. While the City of Perris does not control all development impact fees that are set by regional entities and organizations, the fees do have an impact on the cost of development within the jurisdiction. **Table 6-9** lists the development impact fees for single-family and multiple-family dwellings that are charged by the City of Perris. The fees that became effective in November 2018.

TABLE 6-9: DEVELOPMENT IMPACT FEE SUMMARY – RESIDENTIAL

Facility	Single-Family	Multifamily
Public Safety Facilities		
Police	$59.50	$53.50
Fire	$362.00	$327.50
Subtotal	**$421.00**	**$381.00**
Community Amenities	$1,120.00	$1,014.00
Government Facilities	$576.00	$522.00
Park Facilities	$7,677.13	$6,789.61
Transportation Facilities	$4,025.00	$2,817.00
Administration	$28.00	$24.00
Total	**$13,847.13**	**$11,547.00**

Source: City of Perris Development Services Department, 2021.

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.

PERRIS VALLEY MASTER DRAINAGE PLAN FEES

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 in October 2020 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	$2,234 per dwelling unit
Between 8.1 and 14.0 dwelling units per acre	$1,430 per dwelling unit
Greater than 14.1 dwelling units per acre	$1,161 per dwelling unit

TRANSPORTATION UNIFORM MITIGATION FEES (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). In January 2021, the fees were adjusted to the following:

Single-Family Residential	$9,810 per single-family residential unit
Multifamily Residential	$6,389.00 per multifamily 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.

School Fees

Perris Elementary School District	$1.63 per square foot of assessable space
Perris Union High School District	$1.63 per square foot of assessable space
Menifee Union School District	$1.14 per square foot of assessable space
Romoland School District	$1.14 per square foot of assessable space
Val Verde Unified School District	$4.08 per square foot of assessable space

City of Perris Sewer and Water Fees

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

City of Perris Water Meter Charges

Meter Size	Price
3/4"	$950.00 per unit
1"	$1,000.00 per unit
1 ½"	$1,485.00 per unit
2"	$1,590.00 per unit
3-6"	Cost

Eastern Municipal Water District Charges (EMWD)

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

In October 1988, the Stephens' Kangaroo Rat (SKR) was listed as an endangered species by the U.S. Fish and Wildlife Service (USFWS). Under the Endangered Species Act, both the SKR and its habitat are protected from any type of disturbance resulting in harming the species. At the time of the listing very little was known about the animal, its geographical distribution and its habitat needs.

Since the listing and formation of the RCHCA much has been learned about the species. SKR is an endangered rodent native to Southern California. They make their home on grasslands and coastal sage scrub without too much plant cover. Although it is small at only 2.4 ounces, it plays an important role in its environment. SKR is a keystone species that has a great effect on their ecosystem and surrounding environment. Without keystone species, the ecosystem would be dramatically different or cease to exist all together. Keystone species have low functional redundancy. This means that if the species were to disappear from the ecosystem, no other species would be able to fill its ecological niche.

Development within the historic range of the Stephens' Kangaroo Rat has resulted in loss and degradation of occupied Stephens' Kangaroo Rat habitat, increased isolation of Stephens' Kangaroo Rat populations, reduction of potential habitat areas for future colonization, and elimination of corridors which allow the species to relocate as environmental conditions warrant. The successful completion and implementation of a habitat conservation plan for the Stephens' Kangaroo Rat would be jeopardized by not implementing a procedure that requires review of each proposed development within the fee assessment area to determine the best means of mitigating impacts to the Stephens' Kangaroo Rat.

Each proposed development project is reviewed to determine the most appropriate course of action to ensure the survival of the species through one or more of the following: (1) on-site mitigation of impacts to the Stephens' Kangaroo Rat through the reservation or addition of lands included within or immediately adjacent to a potential habitat reserve site; or (2) payment of the mitigation fee set by this chapter; or (3) any combination of (1) and (2) consistent with the intent and purpose of this chapter. A proposed development project may be referred, for review, to federal and state resource agencies based upon criteria which may be established and agreed upon by the county and the agencies. Projects within the City of Perris may be subject to pay a fee to offset the impact to the SKR.

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 6-10 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 multifamily units in a 50-unit apartment building on 2 acres that is ministerially approved and

qualifies for a CEQA exemption. 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 $37,880, and the total fee for a multifamily unit is approximately $26,847. For a development with 50 units the total cost would be roughly $1,342,350. These fees are comparable to other local jurisdictions, and many of the impact fees (i.e., MSHCP, TUMF and school fees) are regional and apply to any development in the area. In some instances, there are reductions or fee waivers granted, for example the TUMF fee does not apply to deed-restricted affordable housing units and schools fees are reduced for senior housing developments.

TABLE 6-10: TOTAL TYPICAL FEES FOR RESIDENTIAL DEVELOPMENT

Fees	Single-Family Unit	Multifamily (per unit)
Development Plan Review	$108.45	$78.45
Landscaping Plan Check	$200.45	$200.45
Public Safety	$421.00	$381.00
Community Amenities	$1,120.00	$1,014.00
Government Facilities	$576.00	$522.00
Park Facilities	$7,677.00	$6,789.00
Transportation Facilities	$4,025.00	$2,817.00
Administration	$28.00	$24.00
School Fees ($4.10 per s.f.)	$6,150.00	$4,100.00
MSHCP Fee	$2,234.00	$1,161.00
Transportation Uniform Mitigation Fee	$9,810.00	$6,389.00
Stephens Kangaroo Rat Fee	$500.00	$500.00
Drainage Fees	$1,466.00	$355.00
Eastern Municipal Water District	$3,565.00	$2,135.00
TOTAL	**~ $37,880.90**	**~ $26,847**

Source: Compiled by National CORE, 2021.

2. NON-GOVERNMENTAL CONSTRAINTS

A. 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, the City 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 and fall 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.

B. Aircraft Hazards

The City of Perris is a unique jurisdiction in that it has two airports within or near its City limits: 1) March Air Reserve Base/Inland Port Airport (March ARB/IPA), and 2) Perris Valley Airport.

In the 1990s, the Federal Government ceased or reduced military operations at several military bases throughout the United States. The bases were "realigned" for civilian use and/or military reserve uses. Subsequent to the base realignment process in 1996, March Air Force Base (AFB) became March Air Reserve Base (ARB), and portions of the former Air Force base were reserved for use as a commercial airport. The March Joint Powers Authority (JPA) was created to oversee conversion and operation of the commercial airport, March GlobalPort. The JPA includes members of the Riverside County Board of Supervisors and City Council Members from adjacent cities. In 1998, the Department of the Air Force completed an Air Installation Compatible Use Zone (AICUZ) study. The objective of the AICUZ was to achieve compatible uses of public and private lands in the vicinity of military airfields. The study completed three important tasks:

1. Identification of Accident Potential Zones (APZ) and the Clear Zone

2. Identification of Noise Impact Zones
3. Identification of compatible uses within the above-mentioned zones

In addition to the AICUZ, Airport Influence Area boundaries around March ARB/IPA were adopted by the County of Riverside Airport Land Use Commission (ALUC) in May 1986 and became part of the County's Airport Land Use Plan (ALUP). In 2005, the Department of the Air Force updated their Air Installation Compatible Use Zone (AICUZ) study. In 2014, the County of Riverside adopted a new Airport Land Use Compatibility Plan (ALUCP), which includes the 2014 March ARB/IPA ALUCP. In 2016, the City of Perris adopted an Airport Overlay Zone (Zoning Code Chapter 19.51) to comply with the 2014 March ARB/IPA ALUCP.

Perris is also home to the Perris Valley Airport, a small, private airport that is a premiere location for skydiving and ballooning enthusiasts. 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 141 aircrafts are based on this field, and an average of 90 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.

As shown in **Table 6-11,** the March ARB/IPA Land Use Compatibility Guidelines significantly limit the density that can be developed and prohibits the development of multifamily housing. The compatibility guidelines are critical to preventing high casualties and ensuring the safety of residents within airport zones. **Figure 6-1** illustrates the March Air Reserve Base/Inland Port Airport Influence Areas and Safety Zones. The City of Perris is located at the southern end of the runway areas and includes the following zones: A – Clear Zone, B1 – Inner Approach/Departure Zone, B2 – High Noise Zone, C1 – Primary Approach/ Departure Zone, C2 - Flight Corridor Zone, D – Flight Corridor Buffer and E – Other Airport Environs. In areas zoned A, B1, and B2 no new residential development is allowed. In areas zoned C1 residential density is limited to less than 3.0 dwelling units per acre and in areas zoned C2 residential density is limited to less than 6.0 dwelling units per acre.

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.

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.

TABLE 6-II: MARCH ARB/IPA LAND USE COMPATIBILITY GUIDELINES

Land Use	Accident Potential Zones			Noise Zones (in dbs)			
	CZ	APZ 1	APZ II	65-69	70-74	75-79	80+
Single-family, detached	N	N	Y[1]	A[11]	B[11]	N	N
Single-family, attached row	N	N	N	A[11]	B[11]	N	N
Duplex, side by side	N	N	N	A[11]	B[11]	N	N
Duplex, stacked	N	N	N	A[11]	B[11]	N	N
Apartments, walk-up	N	N	N	A[11]	B[11]	N	N
Apartments, elevator	N	N	N	A[11]	B[11]	N	N
Group Quarters	N	N	N	A[11]	B[11]	N	N
Residential Hotels	N	N	N	A[11]	B[11]	N	N
Mobile Home Parks	N	N	N	N	N	N	N
Emergency Shelters	N	N	N	A[11]	B[11]	C[11]	N
Other Residential	N	N	N[1]	A[11]	B[11]	N	N

Source: City of Perris Safety Element

Legend:

Y – (Yes) – Land uses and related structures are compatible without restriction.

N – (No) – Land use and related structures are not compatible and should be prohibited.

Y^X – (yes with restrictions) – Land use and related structures generally compatible; see notes indicated by the superscript.

N^X – (no with exceptions) – See notes indicated by the superscript.

A, B, or C – Land use and related structures generally compatible; measures to achieve NLR for A (DNL 65-69 dB), B (DNL 70-74dB), C (DNL 75-79 db), need to be incorporated into the design and construction of structures; see notes indicated by the superscript.

Notes:

1. Suggested maximum density of 1-2 dwelling units per acre, possibly increased under a Planned Unit Development where maximum lot

11. a) Although local conditions might require residential use, it is discouraged in DNL 65-69 dB and strongly discouraged in DNL 70-74 dB. The absence of viable alternative development options should be determined, and an evaluation indicating a demonstrated community need for residential use would not be met if development were prohibited in these zones should be conducted prior to approvals.
b) Where the community determines the residential uses must be allowed, measures to achieve outdoor-to -indoor noise level reduction (NLR) for DNL 65-69 dB and DNL 70-74 dB should be incorporated into building codes and considered in individual approvals.
c) NLR criteria will not eliminate outdoor noise problems. However, building location, and design and use of berms and barriers can help mitigate outdoor exposure, particularly from near-ground level sources. Measures that reduce outdoor noise should be used whenever practical in preference to measure which only protect interior spaces.

Figure 6-3 illustrates the Perris Valley Airport Influence Areas and Safety Zones within the City of Perris. As a privately owned facility, no master plan has been prepared for Perris Valley Airport. The Compatibility Plan for this airport is based upon a simplified airport layout diagram for the March ARB/IPA Land Use Compatibility Guidelines. The Perris Valley Airport is entirely within the City limits and limits residential densities in the areas zoned A, B1, B2 and C. As shown in **Figure 6-3**, a portion of the Downtown Specific Plan is within the Influence Areas and Safety Zones. 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. The Housing Element will be submitted to ALUC for approval following adoption.

Figure 6-1: March ARB/IPA Airport Influence Areas And Safety Zones

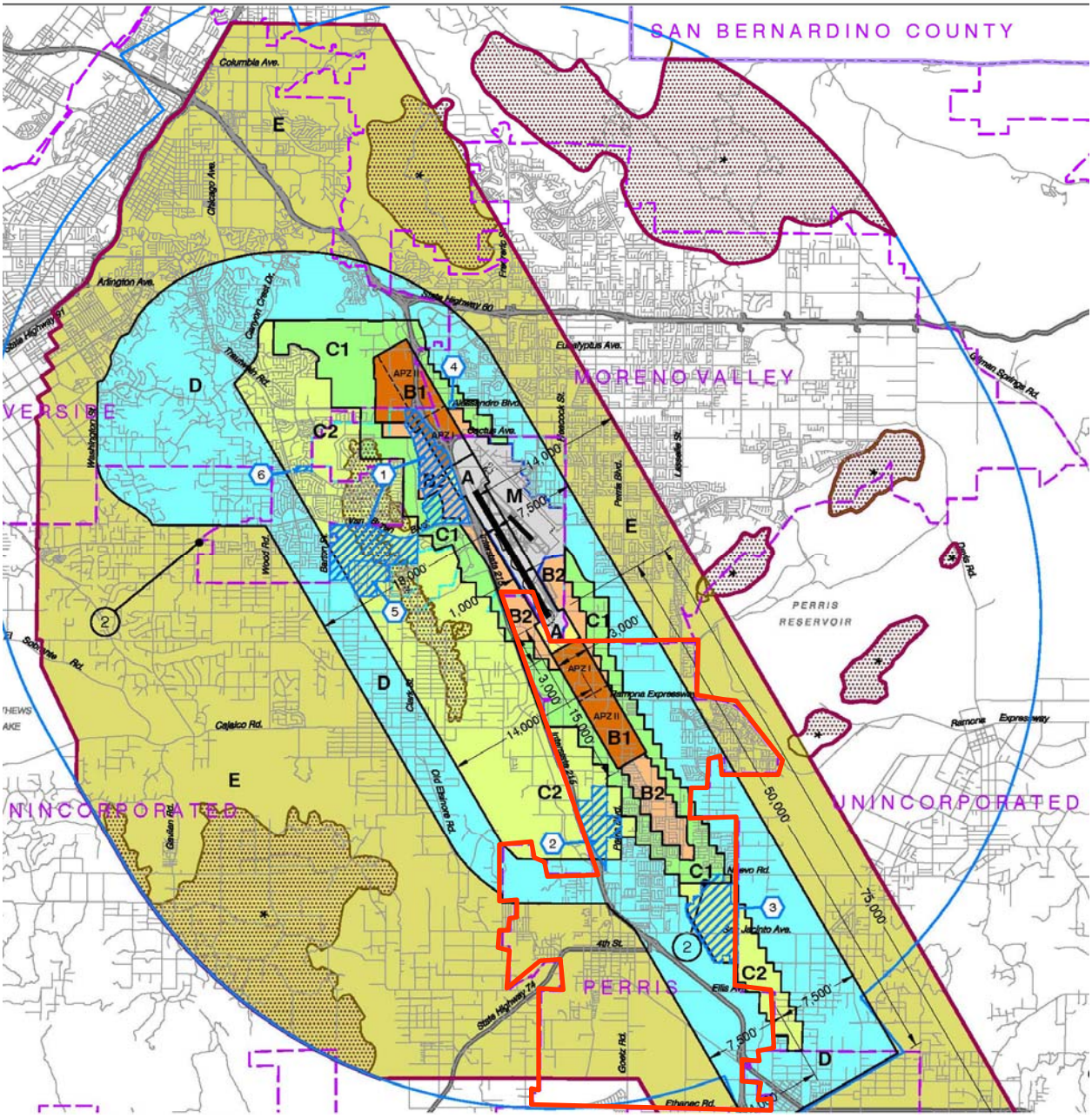
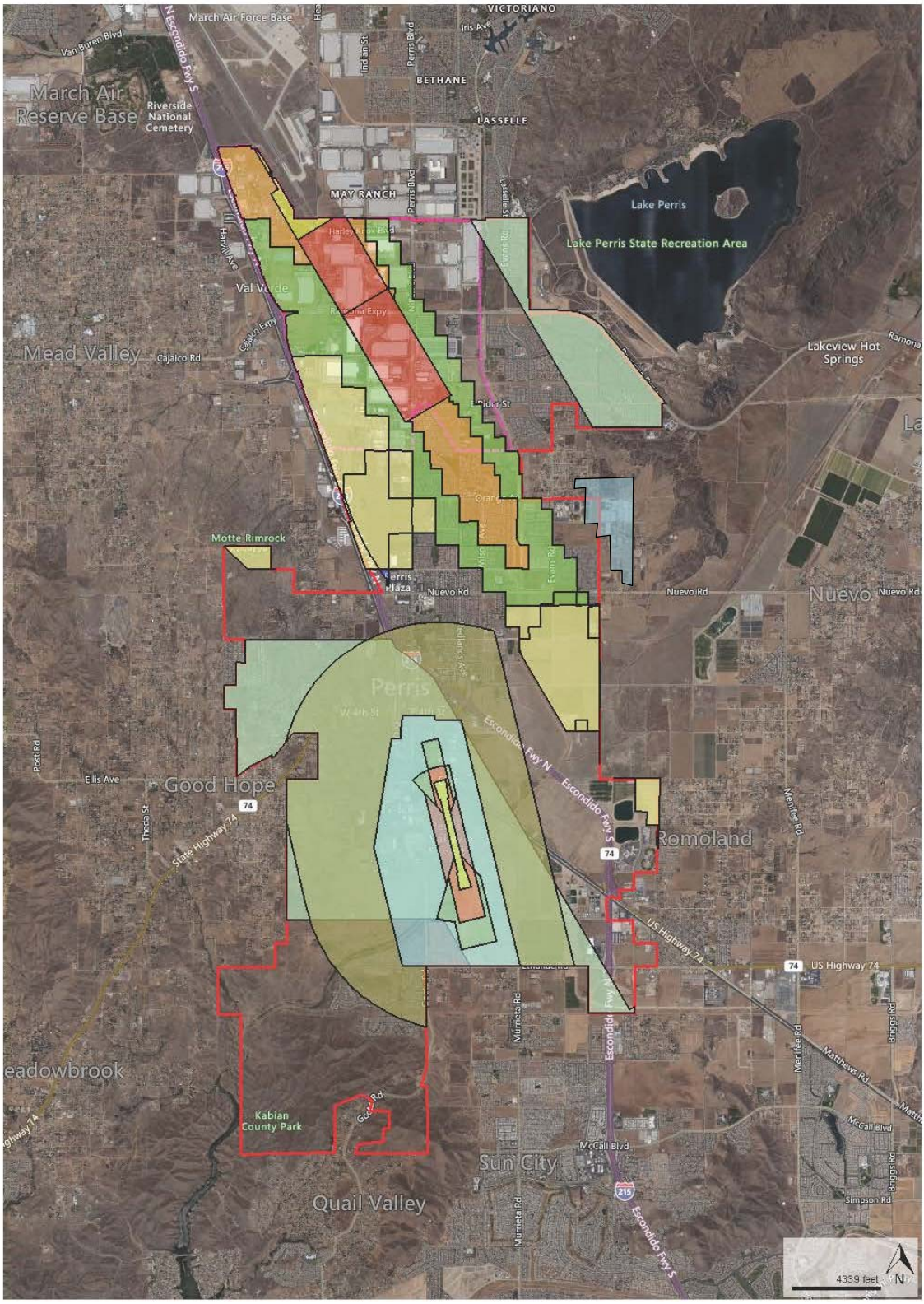


Figure 6-2: March ARB/IPA Airport Basic Compatibility Criteria

Zone	Locations	Density / Intensity Standards				Additional Criteria	
		Residential (d.u./ac) [1]	Other Uses (people/ac) [2]		Req'd Open Land	Prohibited Uses [3]	Other Development Conditions [4]
			Average [5]	Single Acre [6]			
M	Military					› No ALUC authority	
A	Clear Zone [7]	No new dwellings allowed	0	0	All Remaining	› All non-aeronautical structures › Assemblages of people › Objects exceeding FAR Part 77 height limits › All storage of hazardous materials › Hazards to flight [8]	› Electromagnetic radiation notification [9] › Avigation easement dedication and disclosure [4, 7]
B1	Inner Approach/ Departure Zone	No new dwellings allowed [10]	25 (APZ I) 50 (APZ II and outside APZs) [11]	100 100	Max. 50% lot coverage within APZs [12]	› Children's schools, day care centers, libraries › Hospitals, congregate care facilities, hotels/ motels, restaurants, places of assembly › Bldgs with >1 aboveground habitable floor in APZ I or >2 floors in APZ II and outside of APZs [13] › Hazardous materials manufacture/storage [14] › Noise sensitive outdoor nonresidential uses [15] › Critical community infrastructure facilities [16] › Hazards to flight [8] › Uses listed in AICUZ as not compatible in APZ I or APZ II [17]	› Locate structures maximum distance from extended runway centerline › Sound attenuation as necessary to meet interior noise level criteria [18] › Zoned fire sprinkler systems required › Airspace review req'd for objects >35 ft. tall [19] › Electromagnetic radiation notification [9] › Avigation easement dedication and disclosure [4]
B2	High Noise Zone	No new dwellings allowed [10]	100	250	No Req't	› Children's schools, day care centers, libraries › Hospitals, congregate care facilities, hotels/ motels, places of assembly › Bldgs with >3 aboveground habitable floors › Noise-sensitive outdoor nonresidential uses [15] › Critical community infrastructure facilities [16] › Hazards to flight [8]	› Locate structures max. distance from runway › Sound attenuation as necessary to meet interior noise level criteria [18] › Aboveground bulk storage of hazardous materials discouraged [14, 20] › Airspace review req'd for objects >35 ft. tall [19] › Electromagnetic radiation notification [9] › Avigation easement dedication and disclosure [4]
C1	Primary Approach/ Departure Zone	≤3.0	100	250	No Req't	› Children's schools, day care centers, libraries › Hospitals, congregate care facilities, places of assembly › Noise-sensitive outdoor nonresidential uses [15] › Hazards to flight [8]	› Critical community infrastructure facilities discouraged [16, 20] › Aboveground bulk storage of hazardous materials discouraged [14, 20] › Sound attenuation as necessary to meet interior noise level criteria [18] › Airspace review req'd for objects >70 ft. tall [19] › Electromagnetic radiation notification [9] › Deed notice and disclosure [4]
C2	Flight Corridor Zone	≤ 6.0	200	500	No Req't	› Highly noise-sensitive outdoor nonresidential uses [15] › Hazards to flight [8]	› Children's schools discouraged [20] › Airspace review req'd for objects >70 ft. tall [19] › Electromagnetic radiation notification [9] › Deed notice and disclosure [4]
D	Flight Corridor Buffer	No Limit	No restriction [21]		No Req't	› Hazards to flight [8]	› Major spectator-oriented sports stadium, amphitheaters, concert halls discouraged [21] › Electromagnetic radiation notification [9] › Deed notice and disclosure [4]
E	Other Airport Environs	No Limit	No Restriction [21]		No Req't	› Hazards to flight [8]	› Disclosure only [4]
*	High Terrain	Same as Underlying Compatibility Zone			Not Applicable	› Hazards to flight [8] › Other uses restricted in accordance with criteria for underlying zone	› Airspace review req'd for objects >35 ft. tall [19] › Avigation easement dedication and disclosure [4]

Figure 6-3: Perris Valley Airport Influence Areas

Figure 6-4: Airport Influence Areas And Safety Zones



C. Multiple Species Habitat Conservation Program (MSHCP)

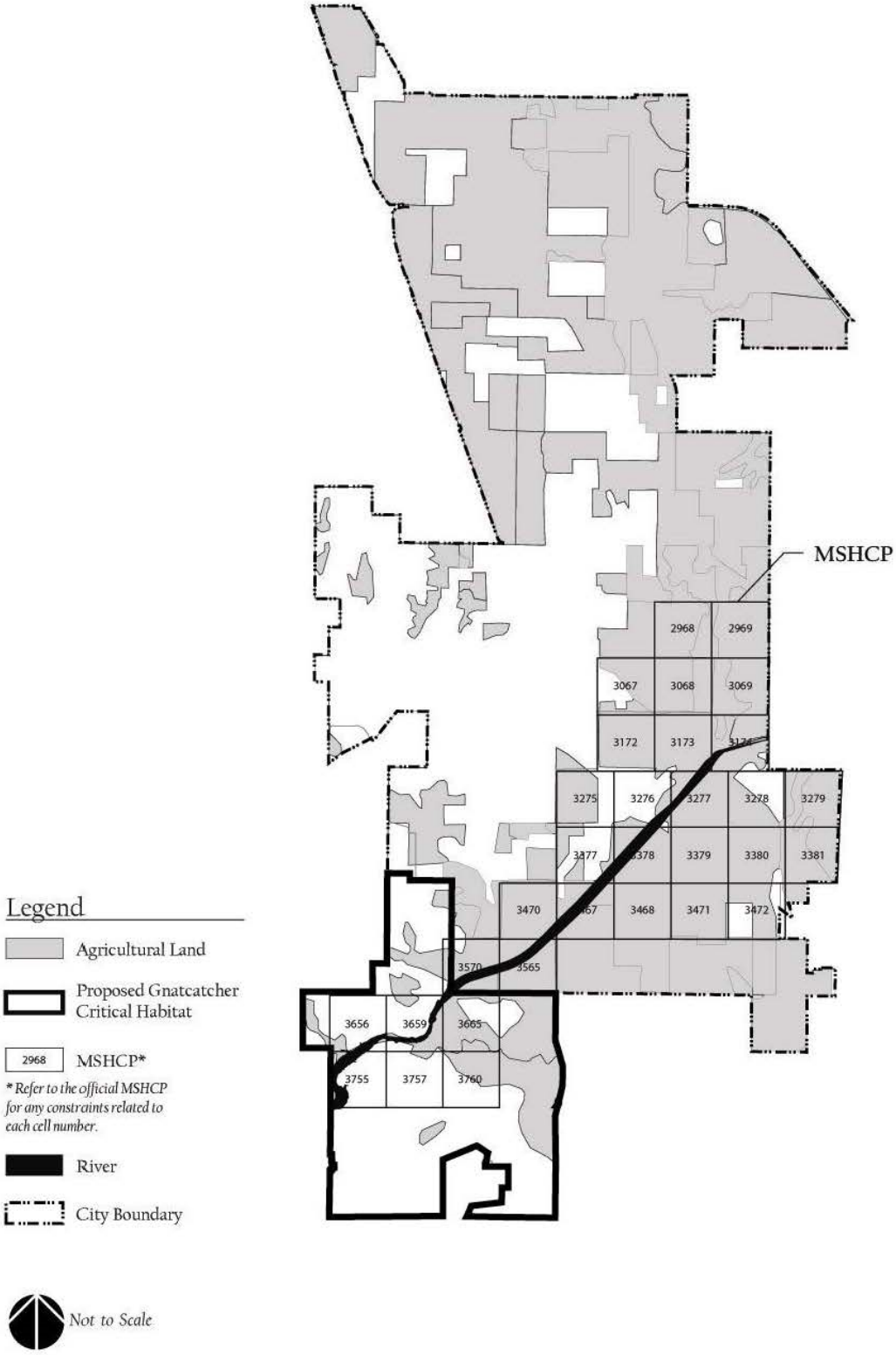
In 2003, the Riverside County Board of Supervisors adopted the Riverside County Multiple Species Habitat Conservation Program (MSHCP), which is a criteria-driven Habitat Conservation Plan intended to create a network of permanent open space to conserve a variety of natural communities and other undeveloped lands that would ensure long-term survival of 146 species of plants and animals. The Plan aims to create a 500,000-acre conservation area from a combination of public and private lands. 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. The MSHCP is a governmental constraint that is beyond the City's control, as it is a multi-jurisdictional program intended to conserve a variety of natural communities that would ensure survival of numerous species of plants and animals.

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 "Development Impact Fees".

The conservation subunits contain sufficient land to conserve the amount of acreage estimated to be necessary to preserve the range of target species that occur, or which could potentially occur in that area. Each of the subunits is comprised of 160-acre "cells", where the habitats and species of concern are identified, and the conservation criteria are defined. As part of the MSHCP the City of Perris and its Sphere of Influence comprise the Mead Valley Area Plan.

Figure 6-5 shows portions of the City that are part of the MSHCP and cannot be developed with high density residential uses.

Figure 6-5: MSHCP Conservation Plan Areas in Perris

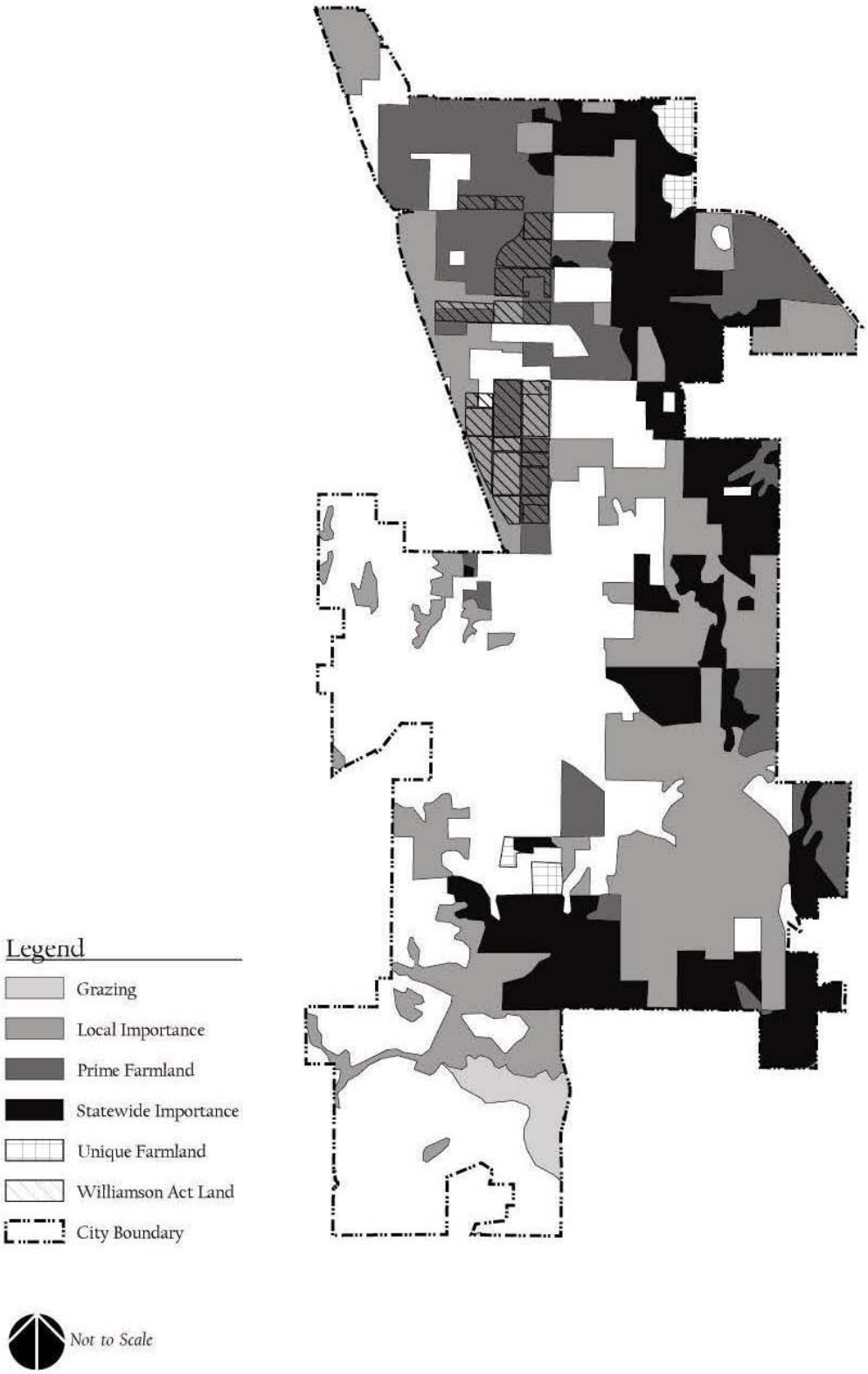


D. Agricultural Land

Per the City's Conservation Element, approximately 52 percent (10,487 acres) of the land within the City was or has been used for extensive agricultural purposes. While many agricultural fields have been out of production for a number of years and are now dominated by disturbed vegetation, various forms of disturbance related to agricultural uses include frequent disking, pesticide application, storage tanks, and irrigation remain. One of the most pressing long-term constraints for agricultural uses and future development is the availability and quality of water. As the availability of affordable water declines, the potential of agricultural lands holding long-term value diminishes. "Leap-frog" development often occurs when agricultural lands or other open space areas separate new development from existing urban areas and facilities. Development patterns such as this can create inefficient and premature development pressures as Perris attempts to keep pace in providing utilities, roads, and public services. This pattern is typical in cities experiencing high growth rates, can create a constraint to high density residential development depending on existing infrastructure.

Additionally, in the City of Perris there are a total of 712 acres currently under Williamson Act contract. The California Land Conservation Act, better known as the Williamson Act, has been the state's primary agricultural land protection program since its enactment in 1965. A Williamson Act contract automatically renews every year unless the property owner files for a notice of non-renewal, wherein the properties remain in the preserve system for the following ten years, unless the contract is cancelled. The contracted land is under one ownership, and currently is used for sod farming. Conversion of these lands by 2010 from sod to non-residential and/or residential uses is likely.

Figure 6-6: Agricultural Land



3. OTHER CONSTRAINTS

A. 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. Based on online listings for vacant land in January 2021, **Table 6-12,** shows that land prices range from less than $1 to $57 per square foot. At the time this research was completed there were over 100 listing for land/lots of various sizes on Zillow and 47 on LoopNet.

TABLE 6-12: LAND AND LOTS FOR SALE IN PERRIS, JANUARY 2021

Address	Existing Use/Zoning	Price	Acres	Per Acre Cost
0 Wilson Avenue	Vacant/Residential	$435,00	1.01	$430,693
21575 Orange Avenue	Vacant/Residential	$449,900	1.88	$239,308
313030 Arapahoe Road	Vacant/Residential	$534,990	12.94	$38,378
3 Acres Burwood	Vacant/Residential	$95,000	3.01	$31,667
102 S D Street	Vacant/Residential	$300,000	0.12	$2,500,000
0 Ellis Avenue	Vacant/Residential	$691,812	8.91	$77,644
0 Walnut Street	Vacant/Residential	$679,600	8.29	$81,978
Citrus Ave/Dunlap Drive	Vacant/Residential	$10,000,000	97.78	$102,270

Source: Zillow.com and Loopnet.com accessed January 27, 2021

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.

B. Construction Costs

While the uncertainty of the 2020 election cycle is finally settled, and there are several vaccines approved to combat the continuing COVID-19 pandemic, there is still plenty of uncertainty that makes it very difficult to forecast the future. The pandemic and its aftermath are expected to continue to plague the economy throughout 2021 and possible into 2022. The vaccine has taken time to produce and distribute and supply chains continue to be affected. In the meantime, construction backlogs and the construction material supply chain have been impacted. For the first time since July 2018, all categories under the materials and equipment sub-index saw price increases, with copper continuing its rise for the seventh consecutive month. Carbon steel skyrocketed, with the price index leaping from 50 in December 2020 to 70 in January 2021. Heat exchangers and pumps and compressors went from flat to rising pricing for the period as supplies tightened and input costs increased.

The cost of labor is based on several 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 most 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 $350,000 per unit including $50,000 per unit for structured parking. Hard construction costs for development of medium-density (15 units per acre) condominiums over podium parking run approximately $300,000 per unit, including $35,000 per unit for the parking structure. Typical construction valuation for a single family is estimated to be $122.46 per square foot or $153,075 for a 1,250 square foot homes. The cost of construction has increased substantially over the last eight years and will likely continue to increase due to increased demand and decreased supply due to manufacturing limits during the COVID-19 pandemic.

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 marketplace where developers sell their products. To a great extent, the marketplace 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, prefabricated, 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.

C. Financing and Funding

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 introduce more potential homebuyers 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 or lower for a fixed rate 30-year loan in 2021. 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 2021 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 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 6-13** presents the disposition of home purchase loan applications in 2019 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 6-13: DISPOSITION OF CONVENTIONAL HOME PURCHASE LOAN

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
Less than 50% AMI	19,443	8,828	5,138	26%
50-79%AMI	28,600	14,459	6,980	24%
80-99% AMI	13,918	7,669	2,756	20%
100-119% AMI	42,419	25,443	7,050	17%
120% or More AMI	130,469	81,872	18,292	14%

Source: Federal Financial Institution Examination Council, Home Mortgage Disclosure Act Data, 2019.
https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5
Note: Approved loans include: loans originated and applications approved, but not accepted.
Total Number of Loans= 255,966

The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control. Interest rates at the present time are not a constraint to affordable housing as financing for both construction and long-term mortgages is generally available in Riverside County subject to normal underwriting standards. At present, one of, if not the largest constraint to the development of multifamily affordable housing is the availability of public subsidy from local, state and federal sources to finance deed-restricted units, especially given the loss of redevelopment funding in 2011. For the SCAG region, the 2021-2029 RHNA is roughly 1.34 million housing units, of which approximately 40 percent are allocated for lower-income households (estimated 536,000 units). Assuming that the cost to construct one affordable housing unit ranges from $350,000 to $750,000, including hard and soft costs, there is a need for $23B to $50B annually in public subsidy if the SCAG region is to achieve its RHNA goals.

D. Requests for Lower Density, Permit Times, and Efforts to Address Nongovernmental Constraints

Although rare, developers do occasionally request to develop at densities below the maximum permitted. Based on information collected by City Staff, applications for affordable housing in the City, developed during the previous 10 years, are on average developing at 114 percent of the permitted density. Table 7-4 within the Housing Resources section includes recent multifamily affordable housing developments supporting this trend. Requests to develop below the permitted density typically occur when market demand is inconsistent with development regulations. When this occurs, the City works cooperatively with the developer to maximize the site's potential consistent with the General Plan and other community objectives. To ensure that adequate sites are available for the development of lower income housing during the 2021-2029 planning period the City has included Policy Action 2.7 to track the number of units built on parcels including in the City's sites inventory and to determine the remaining site capacity by income category. This will ensure no net loss and hold the City accountable if a site in the Housing Opportunity Areas is developed at a density below what is permitted.

To address or mitigate nongovernmental constraints, the City of Perris offers streamlined permit processing (Policy Action 3.2), incentives and technical assistance for developments that include units for extremely low-income households (Policy Action 3.3), a centralized fee database and processing (Policy Action 3.7), providing adequate sites for a variety of housing opportunities (Policy Action 2.4) as well as incentives for lot consolidation (Policy Action 2.7) and lot divisions (Policy Action 2.8).

7. 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.

4. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

California's Housing Element law requires that each city and county identify appropriately zoned sites designed to meet its "fair share" of existing and future housing needs for all income groups, also known as the Regional Housing Needs Allocation (RHNA). 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.

The fair share allocation process begins with the State Department of Finance's projection of statewide housing demand for an eight-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 should ideally 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 2021-2029 Regional Housing Needs Allocation for the City of Perris is presented in **Table 7-1.**

TABLE 7-1: REGIONAL HOUSING NEEDS ALLOCATION, 2021-2029

Very Low (23%)	Low (16%)	Moderate (18%)	Above Moderate (43%)	Total
2,030	1,127	1,274	3,374	7,805

Source: Regional Housing Needs Assessment, SCAG 2021.

Perris' Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period has been determined by the Southern California Association of Governments (SCAG) to be 7,805 housing units. The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of AMI); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above Moderate-Income (over 120 percent of AMI). The allocations are further adjusted to avoid an over-concentration of lower-income households in any one jurisdiction. For the City of Perris for the 2021-2029 planning period the RHNA is allocated as follows: 2,030 units for very low-income households, 1,127 units for low-income households, 1,274 units for moderate-income households, and 3,374 units for above moderate-income households.

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 2021-2029 planning period, the City was allocated 2,030 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 1,015 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.

5. INCOME LEVELS AND ABILITY TO PAY

State law defines affordability in terms of target household incomes and the relative percentage these households must pay to purchase or rent decent and safe housing. Affordability is therefore relative to both household income and housing unit cost. In most cases, affordable housing is defined as housing and related costs (e.g., utilities, insurance, property taxes for owner-occupied properties) that requires no more than 30 percent of a household's gross income.

The income categories (e.g., extremely low-, very low-, low-, or moderate-income) and relative ability to pay for housing are determined in relation to the median household income for the City, adjusted by household size. **Table 7-2** below shows the 2021 State and Federal income limits for Los Angeles County based on household size. The area median income (AMI) for a four-person household in Riverside County was $77,500 in 2021.

TABLE 7-2: INCOME LIMITS – COUNTY OF RIVERSIDE, 2021

Income Group	Persons per Household				
	1	2	3	4	5
Extremely Low	$16,600	$19,000	$21,960	$26,500	$31,040
Very Low	$27,650	$31,600	$35,550	$39,500	$42,700
Low	$44,250	$50,600	$56,900	$63,200	$68,300
Median	$54,250	$62,000	$69,750	**$77,500**	$83,700
Moderate	$65,100	$74,400	$83,700	$93,000	$100,450

Source: CA Department of Housing and Community Development (HCD), 2021.

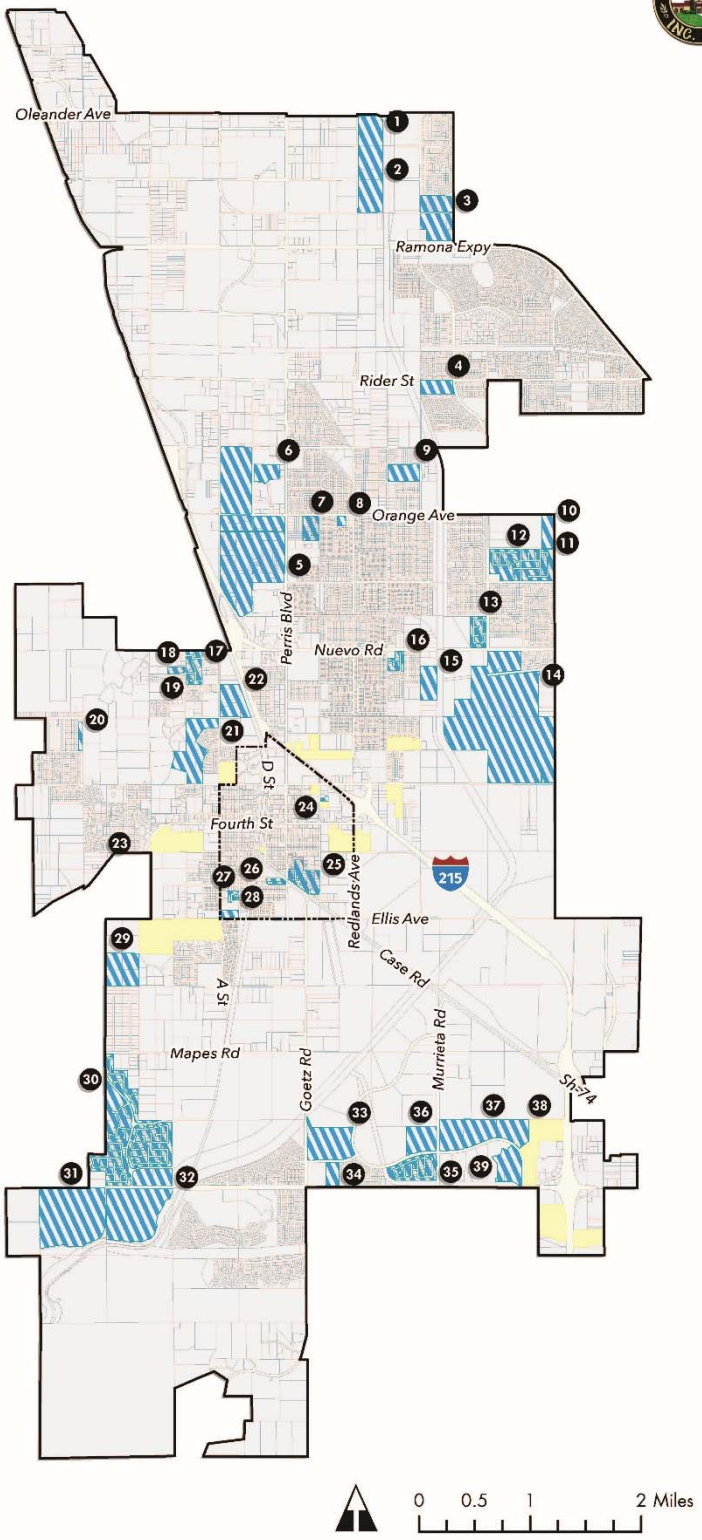
6. CREDITS TOWARD THE RHNA

The 6th cycle RHNA covers a planning period that is eight years, starting on October 15, 2021, and ending on October 15, 2029. Housing units built, under construction, or approved by October 15, 2021, onward can be credited towards meeting the City's RHNA. These units can be subtracted from the City's share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated. As shown in **Table 7-3,** as of January 2022, the City had a total of 1,203 housing units, including apartments and single-family homes under construction. An additional 1,898 units were in plan check and another 1,488 units were entitled and had recently met with the Planning Department and in the process of preparing to submit for building permits.

The City currently has a total of 4,589 housing units in construction or permitted, including 3,564 single-family homes and 1,025 multifamily units. Of the 21 proposed developments, there is one that is proposing to include 142 deed-restricted units that are affordable to low-income residents. A majority of the units proposed are expected to sell or rent for moderate or market-rate prices. After accounting for units approved and pending approval, a remaining need of 4,032 units exists, including1,017 for moderate-income and 3,015 for lower-income households. The current number of projects under construction and in plan check result in a surplus of above moderate-income units, beyond the City's RHNA. The tracts of land with units credited toward the RHNA are shown in **Figure 7-1**. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of the remaining RHNA by October 15, 2029.

Figure 7-1: Units Credited Towards the 2021-2029 RHNA

CITY OF PERRIS
RHNA CREDITS



Label	Tract Map
1	TM 36648
2	TM 36647
3	TM 38071
4	TM 21-00014
5	TM 35103
6	TM 37014
7	TM 32997
8	TM 34260
9	TM 36797
10	TM 37038
11	TM 32041
12	TM 31659
13	TM 33338
14	TM 31157
15	TM 35062
16	TM 31651
17	TM 31226
18	TM 31650
19	TM 32406
20	TM 37491
21	TM 37803
22	TM 37181
23	TM 31912
24	TM 38308
25	TM 33549
26	TM 1600014
27	TM 32769
28	TM 1700005
29	TM 37904
30	TM 32666
31	TM 33973
32	TM 33900
33	TM 37816
34	TM 37262
35	TM 36988
36	TM 37222
37	TM 37223
38	TM 37817
39	TM 37818

TABLE 7-3: CREDITS TOWARD THE 2021-2029 RHNA

Address	Tract/ Project No.	Unit Type	Income Category				
			Very Low	Low	Mod	Above	Total
UNDER CONSTRUCTION							
SW of "D" Street & 10th Street	16-00014	APT				15	15
SW Nuevo & McKimball	31226	SFD				82	82
SW Van Wy & De Lines	31650	SFD				61	61
SE Bowen & Windflower	32406	SFD				15	15
SW Orange & Medical	32497	APT				131	131
West side of "B" Street, south of 11th St	32769	SFD				20	20
N of Ethanac Rd & W of Murrieta Rd	36648	SFD				169	169
W of Evans Road @ northern City Limits	36988	SFD				270	270
Between Barrett & Perris Blvd	37014	APT				228	228
730' E of the NW of Goetz & Ethanac	37816	APT				108	108
NW Green Valley Pkwy & Murrieta Rd	37722	SFD				104	104
SUBTOTAL			**0**	**0**	**0**	**1,203**	**1,203**
PROJECTS IN PLAN CHECK							
NEC Citrus & Evans	31659	SFD				161	161
NWC Citrus & Dunlap	32041	SFD				122	122
NE Perris & Commercial	33549	SFD				129	129
7th and Clayton	31912	SFD				8	8
Sterling Villas III - Nuevo & Murrieta	35062	APT		142		144	286
S of Nuevo Rd & E. PVSD	31157	SFD				529	529
Mapes & Ethanac	32666	SFD				663	663
SUBTOTAL			**0**	**142**	**0**	**1,756**	**1,898**
PROJECTS ENTITLED AND PREPARING FOR PLAN CHECK							
SW Orange and Dunlap	37038	PDO				111	111
W of Evans Road and N of Ramona Exp	36647	SFD				90	90
Harvest Landing	35103	SFR/MFR			257	1,030	1,287
SUBTOTAL			**0**	**0**	**257**	**1,231**	**1,488**
TOTAL			**0**	**142**	**257**	**4,190**	**4,589**
2021-2029 RHNA			**2,030**	**1,127**	**1,274**	**3,374**	**7,805**
Remaining RHNA			**2,030**	**985**	**1,017**	**-816**	**4,032**

Source: City of Perris Planning Department, January 2022.

7. DEVELOPMENT OF ACCESSORY DWELLING UNITS

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). In response to the changes in legislation, in September 2021, the City updated Chapter 18.156 of the Perris Municipal Code which provided greater flexibility for development of accessory dwelling units in compliance with State law. The ordinance was intended to increase opportunities for ADUs by removing requirements regarding minimum lot size, reducing rear setback requirements, adjusting the allowable maximum and minimum square footage for ADUs and the number of ADUS per lot and reducing parking requirements for ADUs. The ordinance also established an ADU use-permit application process, reduced the maximum application review time from 120 days to 60 days; and establishes impact fee exemptions or limitations. The City will work to inform eligible property owners of the incentives to construct second unit through updated handouts and information on city website and through social media.

From 2018 to 2020 the City permitted 9 ADUs, averaging 3 annually. However, in 2021, the City saw a steep uptick in the number of ADU permits, with 11 permitted from January to November and 6 additional ADU applications submitted for approval. With the adoption of the updates to the ADU ordinance in compliance with State law, the City expects to continue to see an increase in the number of submittals. As there roughly 15,500 single family housing units in the City, there is great potential for the development of accessory dwellings, which will likely be heightened by the COVID-19 pandemic.

To understand the potential for ADUs as a source of affordable housing in the region, the Southern California Association of Governments (SCAG) conducted a regional analysis of existing ADU rents in April and June of 2020. The analysis resulted in affordability assumptions for Riverside and San Bernardino County jurisdictions that allocate 15 percent of ADU's to extremely low-income households, 8 percent to very low-income households, 35 percent to low-income households, 35 percent to moderate-income households, and 8 percent to above moderate-income households.

For the purpose of RHNA credits, the City conservatively assumes that 5 ADUs will be developed annually, in line with the number of applications approved in 2021, for a total of 40 ADUs over the eight-year planning period. These units will be distributed across the various income groups in alignment with SCAG's affordability analysis.

8. 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
- Non-residential zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

A vacant site is defined as a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property. An underutilized or non-vacant site is a parcel or grouping of parcels that have structures or other site improvements but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include sites with vacant or abandoned buildings, surface parking lots in the Downtown, and large sites that are only partially developed.

While the City of Perris appears to have a significant amount of undeveloped land, there are significant constraints to the development of high-density housing in the City. As outlined in Section 6, Housing

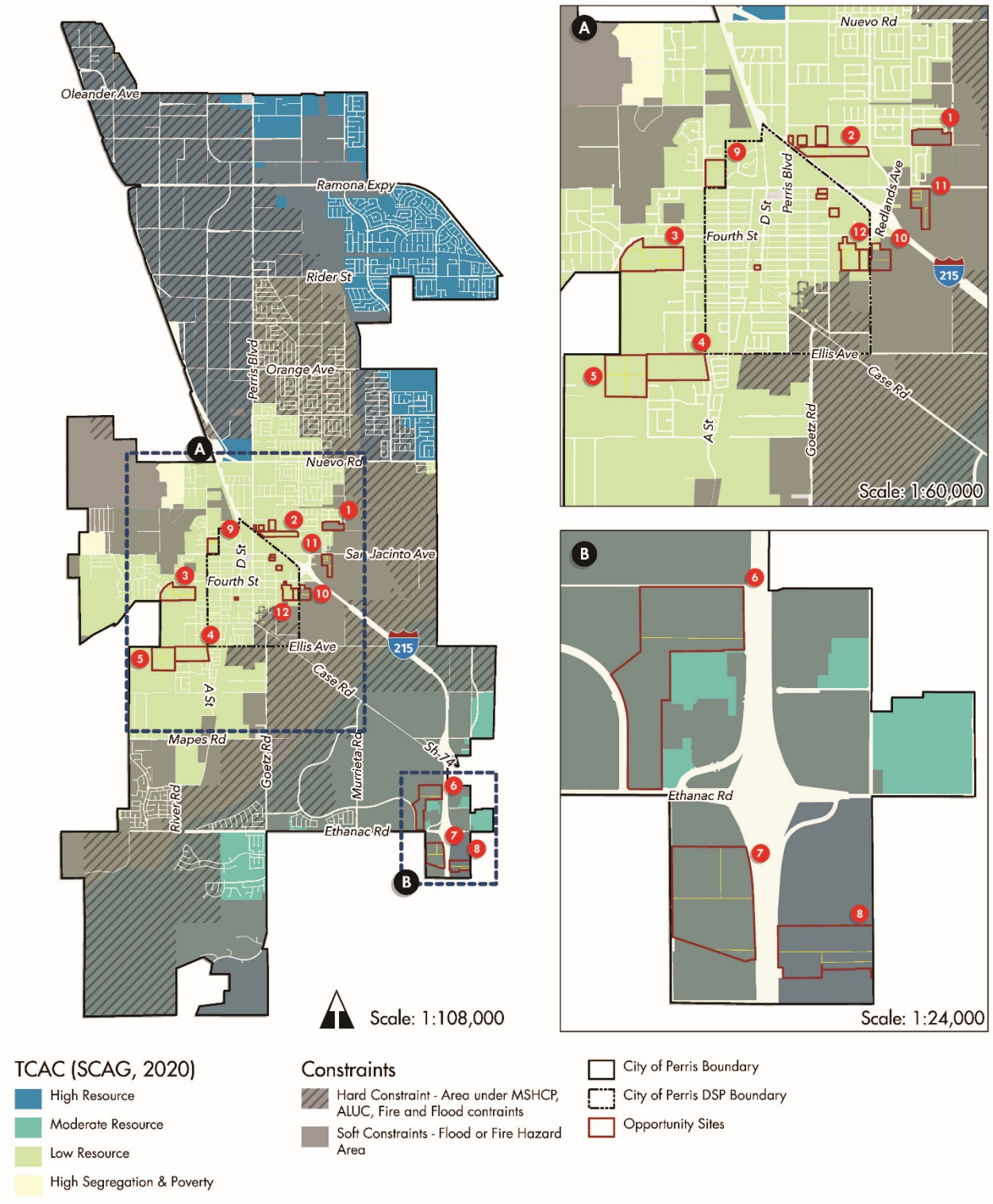
Constraints, the City is subject to land use restrictions that limit density within Airport Hazard Zones for the Perris Valley Airport and the March Air Reserve Base/Inland Port Airport. Portions of the City do not allow any residential development or limit development to less than 3 dwelling units per acre. The City also has a significant around of land in flood zones, classified as agricultural land (approximately 8,000 acres) and/or is within the Multi-Species Habitat Conservation Program area (approximately 4,400 acres).

When these constraints are layered onto one map (see **Figure 7-2**) it becomes clear that certain areas of the City are less constrained than others. **Figure 7-2**, illustrates, that generally the center of the City, including the Downtown Specific Plan area, is less constrained by the development limitations of the airport safety zones and environmental hazards. For example, a large portion of land in the northern section of the City, is within the March Air Reserve Base/Inland Port Airport safety and noise zones, which do not allow development above three dwelling units per acre. Similarly, high density development is not permitted in the southern portion of the City where there is Multi-Species Habitat Conservation area.

While the City recognizes the importance of not concentrating affordable housing in one section of the City and in evaluating high resource and opportunity areas for potential sites, there are land use limitations that are outside of the City's control that prevent an even distribution. The City also understands that in order for affordable housing developments to obtain financing, they often apply for competitive funding sources, such as 9% Low Income Housing Tax Credits, which score more points when the proposed development is located close to public transit, amenities and services. Within the City, the Downtown area is the most likely location that deed-restricted affordable housing can be financed, based on reduced constraints and proximity to amenities and public transit.

Consequently, a majority of sites identified in the sites inventory focus on parcels with potential for high density residential and mixed-use development that are located near the Metrolink stations, in the Perris Downtown Specific Plan area, in areas where there are fewer environmental constraints, and along corridors with good access to transit, services and amenities. These factors have a large impact on the cost of constructing housing and competitiveness to obtain financing for affordable units.

Figure 7-2: Environmental Constraints Limiting Residential Development



The resultant parcels were reviewed with the following additional criteria:

- HUD Qualified Census Tracts and Difficult Development Areas
- TCAC/HCD Opportunity Area Maps
- Proximity to transit and other amenities to boost financing competitiveness
- Location near recent mixed use or residential development activities on properties exhibiting similar characteristics or neighborhoods where capital improvement projects are occurring
- Expressed interests from property owners or developers
- Potential for lot consolidation
- Proximity to available infrastructure and utilities.

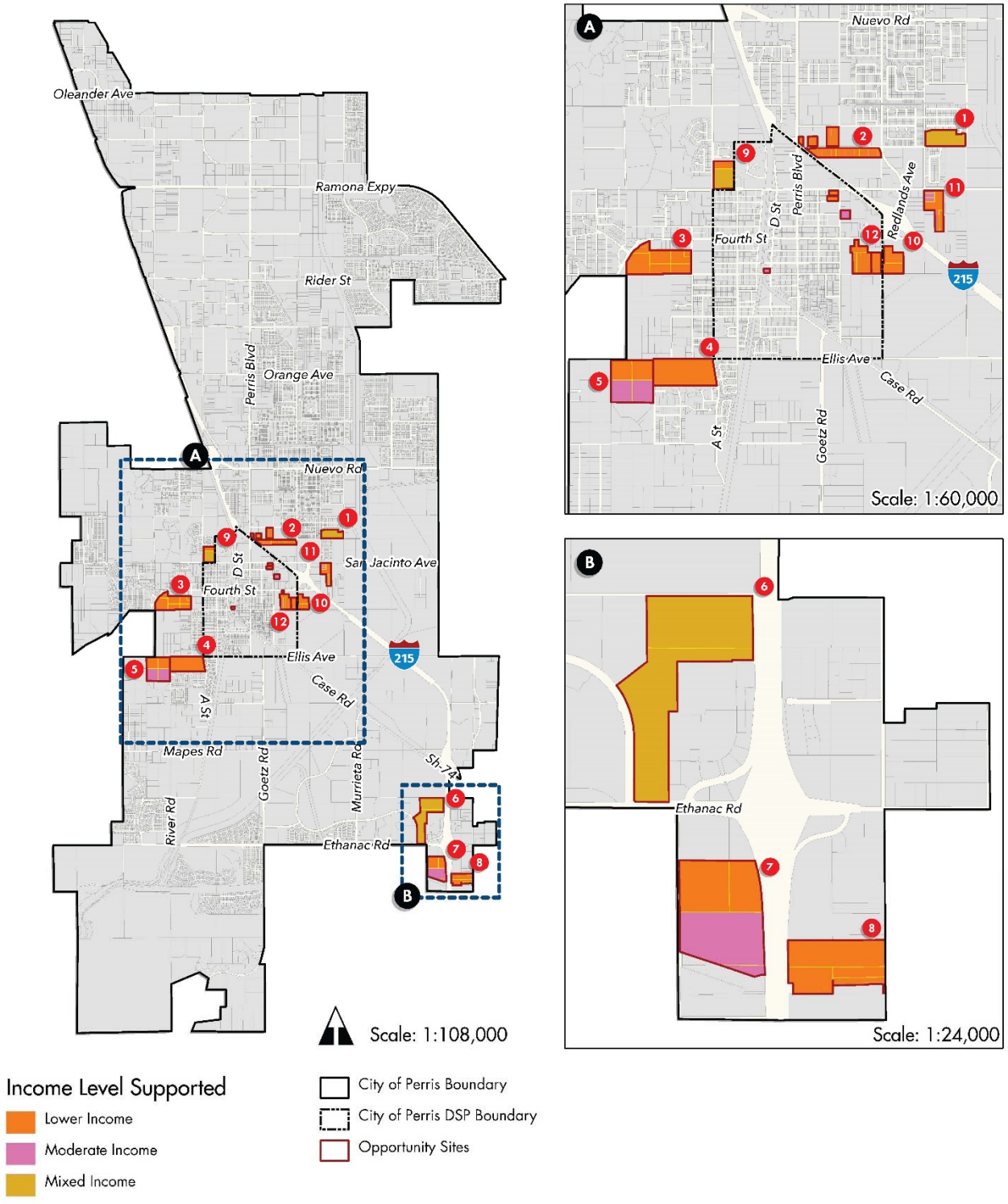
It is also important to note that development in the City of Perris was slow up until the 1980s. It is only recently that the City started seeing significant development transitioning the land within the City from largely agricultural uses to a mix of residential and industrial warehouses. Due to this, a majority of the land in the City, outside of Specific Plan areas, has not been subdivided and remains as larger size parcels that are anywhere from 5 to 20 acres. Historically, the cost of land in Perris has meant that larger parcel sizes were not a constraint to the development of housing, and that deed-restricted units for lower-income households could be achieved at densities as low as 13 units per acre. Looking to the future, the City, expects that deed-restricted housing can still be developed on larger parcels and that ideally mixed income, multi-phased projects will occur with certain phases developed with deed-restrictions. To facilitate this, the City has included actions under Goal 2 to facilitate development and Goal 3 to remove constraints.

E. Housing Opportunity Areas

Based on the criteria presented above, the City has compiled an inventory of adequate sites within 12 Housing Opportunity Areas to accommodate their 2021-2029 RHNA. Areas 1 through 11 include 67 parcels totaling just under 250 acres, that are predominantly vacant and zoned for residential or community commercial uses. These parcels are envisioned to have a housing opportunity overlay applied to allow for residential development up to 30 units per acre and will require that at least 20 percent of the proposed units are deed restricted for lower income households. Area 12 includes 17 vacant parcels within the Perris Downtown Specific Plan area that are between 0.5 and 10 acres in size. Within the Perris Downtown Specific Plan area all identified parcels in the sites inventory are zoned for mixed use development that must adhere to the form-based code. The Housing Opportunity Areas shown in Figure 7-3 and listed in Table 7-5 are currently vacant and will allow for the development of a variety of housing types that will potentially meet the needs of all income groups as allocated by SCAG for the 2021-2029 planning period.

Areas 1 through 11 are vacant, with the exception of two single family homes in Area 3. Areas 1 through 11 were not identified in the 4th or 5th cycle Housing Element. Area 12 includes vacant parcels in the Downtown Specific Plan that were identified in the 5th and 4th cycle Housing Elements, but are zoned appropriately, at 35 units per acre to accommodate low-income housing.

Figure 7-3: Housing Opportunity Areas



The 12 Housing Opportunity Areas are shown in **Figure 7-3**. Additionally, **Appendix B** includes a detailed listing of the parcels identified and an aerial map of existing conditions within each Area.

F. Development Capacity

All sites identified in the inventory are vacant with the exception of two single family homes on two parcels in Area 3 and currently allow for or will be rezoned to ensure development can occur by-right at the required default density for Perris of 30 dwelling units to the acre. This is consistent with the assumptions in the County of Riverside Draft 2021-2029 Housing Element that the potential for higher density development is more likely on sites located within jurisdictions or a sphere of influence of an incorporated jurisdiction due to proximity to jobs, infrastructure, and other resources. Additionally, as shown in **Table 7-4**, recent development of affordable housing in the City of Perris shows that a range of densities can be achieved from 23 to 76 units per acre. The average density of the four affordable, deed-restricted housing projects in the City is 36 units per acre. Based on the permitted as compared to the actual densities developed, the average percent buildout was 114 percent.

TABLE 7-4: RECENT DEVELOPMENT TRENDS

Address	Site Area	Units	Non-Res SF	Permitted Density	Actual Density	Percent Buildout
Verano Apartments	1.72	40	0 SF	35 du/ac	23 du/ac	66%
Perris Station Senior Apts	1.1	84	9,300	35 du/ac	76 du/ac*	218%
Mercado Apartments	2.47	60	0 SF	35 du/ac	24 du/ac	69%
East 5th Street	0.49	10	0 SF	20 du/ac	20 du/ac	100%
Average					**36 du/ac**	**114%**

City of Perris, 2021.

**Density bonus utilized*

The City has recently had renewed interest from developers wanting to develop higher density residential projects and also recently approved a senior housing development at 33 units per acre at Ellis Road and Park Avenue. Another project to note is the Perris Station Senior Apartments, which utilized the City's established Senior Housing Overlay (SHO). The SHO provides additional incentives and density for the development of multifamily housing units for seniors. The housing opportunity overlay that will apply to Areas 1 through 11 will operate similar to the SHO but will require additional affordability and allow for family units.

Recent development applications submitted to the City suggest that the creation of a housing opportunity overlay to facilitate and encourage the development of higher density housing for families and special needs would result in projects that meet or exceed 30 units per acre. In addition to projects occurring within the City, a survey of low-income housing tax credit projects in the Western Riverside region in the last 10 years, since 2012, shows 14 projects ranging in density from 76 to 10 units per acre. The average density for the projects was 26 dwelling units per acre, which is 86.7 percent of the State default density of 30 dwelling units per acre. Detailed information on affordable housing projects developed in Perris and the Western Riverside region are included in Appendix C.

In an effort to determine the realistic capacity for each parcel, the City evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) as well as current development occurring in the City and County. Typically, the density permitted onsite applies to both the net or the gross acreage (i.e., if a site is 5 acres and allows 30 du/ac, even if one acre is set aside for easements or infrastructure, a total

of 150 units is still permitted). However, to be conservative it was determined that the City of Perris sites inventory will assume a 20 percent reduction of gross acreage to account for potential easements and/or sidewalk and street frontage improvements. This approach is consistent with development occurring in the region. As land becomes scarcer and more expensive, it is likely that developers will need to maximize the area of each site.

G. Mixed Use Site Capacity

The Winter 2021 Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey shows that the current pandemic-related economic recession is having a mixed effect on California commercial real estate sectors, as this particular downturn is not characterized by a slackening in housing markets or a stock market crash. While office space markets are in a holding pattern and retail markets are on a downward trajectory, multi-family housing and industrial space instead remain in the growth portion of their business cycles. The Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey is a biannual survey that polls a panel of California real estate professionals to project a three-year-ahead outlook for California's commercial real estate industry and forecasts the potential opportunities and challenges affecting the office, multi-family, retail, and industrial sectors.

During the previous economic expansion, retail faced an uphill battle. The current recession tripled down on that struggle. First, the loss of household income and the shelter-in-place policies reduced current demand for brick-and-mortar retail. Second, the inability to physically frequent many retail establishments created a new set of online shoppers. And third, increases in the savings rate on the part of households in response to the recession portends less individual consumption. This all results in more marginal properties not finding tenants who are willing to pay sufficient rent. The current pessimistic view among panelists is that retail properties will be generating significantly lower, if any, returns in 2023 compared to the end of 2020. Overall, the level of new retail property construction is expected to significantly decline from 2020 through 2023; and some existing space, lacking sufficient demand, will be converted to other uses.

Additionally, with the pandemic shifting the use of traditional office space, there is much uncertainty as to what the future of development in this sector will look like. In both Northern and Southern California, panelists believe that newly built space, in addition to that freed by companies reducing their existing space, will outstrip any near-term increased demand for office space. This leads to the overall conclusion that the end of the latest office building boom is at hand, though there will be demand for office reconstruction and low-rise office building construction. Across the board, there is a wait-and-see sentiment in the office space market, and that portends a downturn in the rate of new development.

Within the sites inventory Areas 6, 7, 8, 10, and 11, totaling 22 individual parcels, are currently zoned Community Commercial, but will have a housing opportunity overlay applied to allow for residential development up to 30 units per acre and will require that at least 20 percent of the proposed units are deed restricted for lower income households. Area 12 of the sites inventory identifies 17 vacant parcels within the Downtown Specific Plan area, that are zoned for mixed use. Parcels identified within the Perris Downtown Specific Plan are within four different districts that allow mixed use development: Urban Village, 4th Street Gateway, Plaza Mercado, and Downtown Promenade. These four districts are intended to promote the development of higher density residential uses, allowing between 3 to 5 stories, with commercial development allowed only on the first floor of new developments.

As non-residential uses are only permitted on the ground floor within the Downtown Specific Plan Area, this equates to the residential component comprising 67 to 80 percent of a proposed development,

depending on the height limit. To be conservative the City is assuming that 50 percent of the capacity of commercial and mixed-use sites in Areas 6, 7, 8, 10, 11 and 12 will be developed with residential uses.

The sites inventory currently identifies capacity for 2,867 lower income units on parcels that are vacant and designated for lower or mixed income development and 2,139 lower income units on sites that are vacant, residentially zoned and designated for only lower income development. This equates to 90 percent and 67 percent respectively. Additionally, within Areas 2, 3, 5, 7 and 9, there are parcels that are vacant, greater than 0.5 acres and less than 10 acres, are currently zoned for residential uses only and will be rezoned to have a housing opportunity overlay applied allowing 30 units per acre that can accommodate 1,617 units. This equates to 52 percent of the City's 3,157-unit lower income RHNA. Throughout the planning period, the City will ensure that an adequate number of parcels that allow residential only development are available during the planning period.
2,139

H. Zoning Appropriate to Accommodate Housing for Lower-income Households

Density is a critical factor in the development of affordable housing. Developing at 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.

To ensure there are sufficient, adequately zoned sites in the City, a housing opportunity overlay allowing high density residential development, up to 30 units per acre, will be applied to Areas 1 through 11. Areas 1 through 11 are vacant and six have underlying zoning that only permits residential uses. Area 12 includes the 17 vacant parcels within the Downtown Specific Plan districts: Urban Village, 4th Street Gateway, and Plaza Mercado. These three districts are already zoned to promote the development of higher density residential uses, allowing between 3 to 5 stories, with commercial development allowed only on the first floor of new developments. The Perris Downtown Specific Plan focuses on smart growth and new urbanism principles, such as walkability, transit-oriented development, higher densities, and sustainable development utilizing a form-based approach to regulate land uses.

Sites in the 12 Opportunity Areas were classified as appropriate for lower income, moderate income, and mixed income development. To determine the affordability level, several factors were considered:

1. If a parcel is between 0.5 and 10 acres and can accommodate at least 16 units, then it was generally deemed appropriate to accommodate the City's lower income RHNA.

2. If a parcel is less than 0.5 acres and/or could not yield 16 units, it was generally deemed appropriate to accommodate the City's moderate income RHNA. However, if a grouping of

smaller parcels could be consolidated because they have common ownership, they were allocated toward the lower income RHNA.

3. On parcels that are greater than 10 acres, and the underlying zoning is residential, it was assumed that mixed income development could occur. At a minimum 20 percent of the units would be required to be for lower income as required by the housing overlay, and the density is appropriate to accommodate very low, low, moderate and/or above moderate. It was, conservatively, assumed on these sites that 20 percent of the units are for lower income, 20 percent for moderate and 60 percent for above moderate.

4. On parcels that are greater than 10 acres and the underlying zoning is commercial or mixed use, it was assumed that the units are appropriate to accommodate the City's moderate income RHNA.

I. Large Sites

To facilitate the development of affordable housing projects between 50 to 150 units in size on parcels that are designated mixed income, the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process is available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. Through adoption of these mechanisms, the City can provide adequate sites to accommodate its share of the region's housing needs (Policy Action 2.7).

9. ACCOMMODATION OF THE 2021-2029 RHNA

As discussed in the previous sections and shown in Appendix B, the City has evaluated the development capacity of the Housing Opportunity Areas to determine a realistic potential development yield, based upon evaluation of existing land uses, infrastructure capacity, and evaluation of land use controls and required site improvements. The assumptions for the City of Perris sites inventory can be summarized as follows:

1. On all parcels it is assumed that 80 percent of the total gross acreage will be developed, with 20 percent reserved for easements, sidewalks, or other improvements.

2. Residential development capacity is assumed to be 100 percent on parcels where the underlying zoning is residential, and conservatively 50 percent where the underlying zoning is commercial and on mixed use sites within the Perris Downtown Specific Plan area.

3. Within Housing Opportunity Areas, each site was evaluated to determine the affordability level, based on the parcel size, potential unit count, common ownership, and lot consolidation potential.

4. Each identified site is adjacent to developed roads, land and can be readily served with existing infrastructure or infrastructure is planned and will be financed through an existing adopted Specific Plan.

Table 7-5 shows how the City of Perris can accommodate its RHNA allocation for the 2021-2029 planning period, including credits towards the RHNA, and the remaining shortfall of sites to accommodate the remaining RHNA. The City's RHNA shortfall is based on the number of units

remaining after credits and appropriately zoned sites are subtracted from the City's total RHNA. As shown in Table 7-5, there are 4,589 residential units under construction, in permitting or approved in the City of Perris, including 142 units for lower income, 257 units for moderate income and 4,190 units for above moderate income. While the City of Perris has identified available land to accommodate their 2021-2029 RHNA, it is not currently appropriately zoned, creating a shortfall of sites. Additionally, while land within the Downtown Specific Plan area allows for densities that are above the default density of 30 units per acre, the entire Downtown area has been identified in the previous two Housing Elements. As such it is required that rezoning occur for Sites 1 through 12 to allow for densities of at least 30 units per acre and for by-right approval of projects that include at least 20 percent affordable housing.

TABLE 7-5: ACCOMMODATION OF THE 2021-2029 RHNA

	GP Land Use	Zoning	Density Permitted	Acres	Income Category			Total
					Lower[2]	Mod	Above	
2021-2029 RHNA Allocation					**3,157**	**1,274**	**3,374**	**7,805**
Credits Towards the RHNA					142	257	4,190	4,589
RHNA Shortfall					3,015	1,017	0	4,032
Area 1 – MFR-22	MFR-22	MFR-22[1]	30 du/ac	13.37	320	51	167	**538**
Area 2 – MFR-14	MFR-14	MFR-14[1]	30 du/ac	22.82	537	0	0	**537**
Area 3 - R-10,000	R-10	R-10[1]	30 du/ac	35.57	673	12	0	**685**
Area 4 – MFR-14	MFR-14	MFR-14[1]	30 du/ac	36.74	176	176	529	**881**
Area 5 – R-10,000	R-10	R-10[1]	30 du/ac	32.38	455	514	0	**969**
Area 6 – Green Valley SP	GVSP	GVSP[1]	30 du/ac	36.16	107	107	328	**542**
Area 7 – CC	CC	CC[1]	30 du/ac	24.01	181	192	0	**373**
Area 8 – CC	CC	CC[1]	30 du/ac	16.82	196	5	0	**201**
Area 9 – R-6,000	R-6	R-6[1]	30 du/ac	12.53	123	44	132	**299**
Area 10 – CC	CC	CC[1]	30 du/ac	10.89	130	0	0	**130**
Area 11 – CC	CC	CC[1]	30 du/ac	12.47	117	31	0	**148**
Area 12 – Downtown SP	DTSP	DTSP	35 du/ac	21.23	284	47	0	**331**
Accessory Dwelling Units					23	14	3	**40**
TOTAL				**275**	**3,150**	**1,188**	**1,335**	**5,672**
SURPLUS					**135**	**171**	**1,335**	**1,641**

Note:
1. Areas 1 through 11 will be rezoned to have a housing opportunity overlay applied that will allow 30 du/ac and will require a minimum of 20 percent lower income housing. Detailed information on each site is provided in Appendix B.
2. Lower-income includes land zoned appropriately for extremely low-, very low- and low-income housing.

Based on the sites selected there is a surplus of appropriately zoned land to accommodate all three income categories. To facilitate development in the identified Housing Opportunity Areas, Action 2.4 in the 2021-2029 Housing Plan commits the City to the creation of a housing opportunity overlay that will allow up to 30 units per acre, require a minimum of 20 dwelling units per acre and will require that developments provide 20 percent of units as affordable to lower income households. Additionally, the overlay will require that no more than 50 percent of a development will be non-residential uses.

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 in the Perris Downtown Specific Plan area. The City also expects that deed-restricted housing can be developed on larger parcels and that ideally mixed income projects will occur with certain phases developed with deed-restrictions. To facilitate this, the City has included actions under Goal 2 to facilitate development and Goal 3 to remove constraints.

All sites in the inventory will have infrastructure available or will be prioritized for infrastructure development to ensure that that a variety of housing can be achieved. Within the City of Perris General Plan, the City established a comprehensive approach to meeting infrastructure needs.

POTABLE WATER

The Eastern Municipal Water District (EMWD) provides and distributes potable water throughout all but a small portion of the City of Perris and its Sphere of Influence. The City of Perris Water District owns and maintains water lines in and around Downtown Perris in an area generally extending north to Nuevo Road, west to Arapahoe, south to Mountain Avenue, and east to Redlands Boulevard. The Perris Water District buys all its water from the EMWD that, in turn, delivers the water through five metered connections to the Perris Water system. Imported water purchased from the Metropolitan Water District of Southern California (MWD) is and will continue to make up over 75% of the District's water supply. Of water imported by the District, 75% is from Northern California from the State Water Project, and 25% from the Colorado River via the Colorado River Aqueduct and Lake Perris. There are sufficient water filtration, storage facilities, and booster stations throughout the City to serve new residential development. According to the City's General Plan EIR the overall water supply is sufficient to serve current and future water demands in the City.

WASTEWATER

The Eastern Municipal Water District (EMWD) owns and maintains the sanitary sewer system serving most of the City of Perris and its Sphere of Influence. The City of Perris Sewer District owns and maintains sanitary sewers in and around Downtown Perris in an area generally extending north to Nuevo Road, west to Arapaho, south to Mountain Avenue, and east to Redlands Boulevard. New development would continue to comply with all provisions of wastewater permits, which regulate discharges in the City.

SOLID WASTE

Solid waste collection service in the City of Perris is provided by CR&R Disposal. Waste is transported to Perris Materials Recovery Facility at 1706 Goetz Road where recyclable materials are separated from solid wastes. Recyclable materials are sold in bulk and transported for processing and transformation for other uses. Solid wastes are transported to either the El Sobrante Landfill on Dawson Canyon Road in Corona or to the Badlands Landfill on Ironwood Avenue in Moreno Valley. With the remaining capacity at both the Badlands Landfill and the El Sobrante Landfill, the increase in solid waste generated by new development would not exceed capacity at the landfills.

DRY UTILITIES

Southern California Edison (SCE) provides electricity within the City of Perris. The Southern California Gas Company provides natural gas service to Perris via existing 6" gas mains in main arterial roadways. Both Southern California Edison and the Southern California Gas Company have indicated they are a "reactive" utility and will provide electricity as customers request their services.

10. CONSISTENCY WITH AFFIRMATIVELY FURTHERING FAIR HOUSING

State law requires that housing elements due on or after January 1, 2021, identify housing sites in the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that comprehensively address significant disparities in housing needs and access to opportunity. For the purpose of this Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (e.g., lack access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

A. Segregation and Integration Analysis

As discussed in **Section 5.3**, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Importantly, the analysis must address both integration and segregation to holistically evaluate existing patterns and practices, and better identify and prioritize contributing factors to fair housing issues. This analysis must also address Housing Opportunity Areas, identifying sites relative to segregation and integration of protected classes. This analysis may focus on households by income but must address segregation and integration of other protected classes as well, including population by race, disability, and familial status; the analysis must address the effects of economic segregation on members of protected classes and show how the site inventory decreases the segregation index scores for protected classes and along income lines within the jurisdiction, as well as the segregation indices at the regional scale.

The City of Perris has a high concentration of population identifying as non-white. This is discussed in great detail in **Section 5.3.A**. Demographic trends in Perris are further illustrated by **Figure 7-4,** which shows that the City is almost entirely comprised of census tracts that have greater than 81 percent non-white population. Within the City of Perris there are only two census tracts (427.19 and 427.31) located in the southeastern portion of the City that report a non-white population between 61 to 80 percent. There are no census tracts in the City that have a non-white population of less than 60 percent. **Figure 7-4** presents the proposed Housing Opportunity Areas throughout the City in relation to the percentage of non-white residents within each census block group. As shown in **Figure 7-4**, the proposed Housing Opportunity Areas are distributed throughout 6 of the City's 14 total census tracts that are at least partially within the City boundary and not concentrated in any one area of the City. The resulting distribution is such that 39 percent of the parcel acreage identified within the housing opportunity areas are within census tracts that are 61-80 percent non-white and 61 percent in tracts that are more than 81 percent non-white.

The Housing Opportunity Areas are in the Downtown and along the City's established transportation and commercial corridors, primarily Perris Boulevard, Nuevo Road, and Ellis Avenue and surrounding areas. Due to the high percentage of non-white population in a majority of the City's census tracts, these areas also happen to coincide with tracts that have majority minority and lower-income populations. This is primarily a function of two major factors: access to services and amenities, and current racial demographics found within the City. Given that a concentration of segregation and poverty does not exist in the City, there is no indication that the identification of the Housing Opportunity areas will have disproportionate outcomes or further racial segregation.

As shown previously in **Figure 5-3,** median incomes in the City vary widely by census block group. There are no block groups in the City with a median income greater than $125,000 annually or with a median income of less than $30,000. A majority of the census block groups that are fully within the City

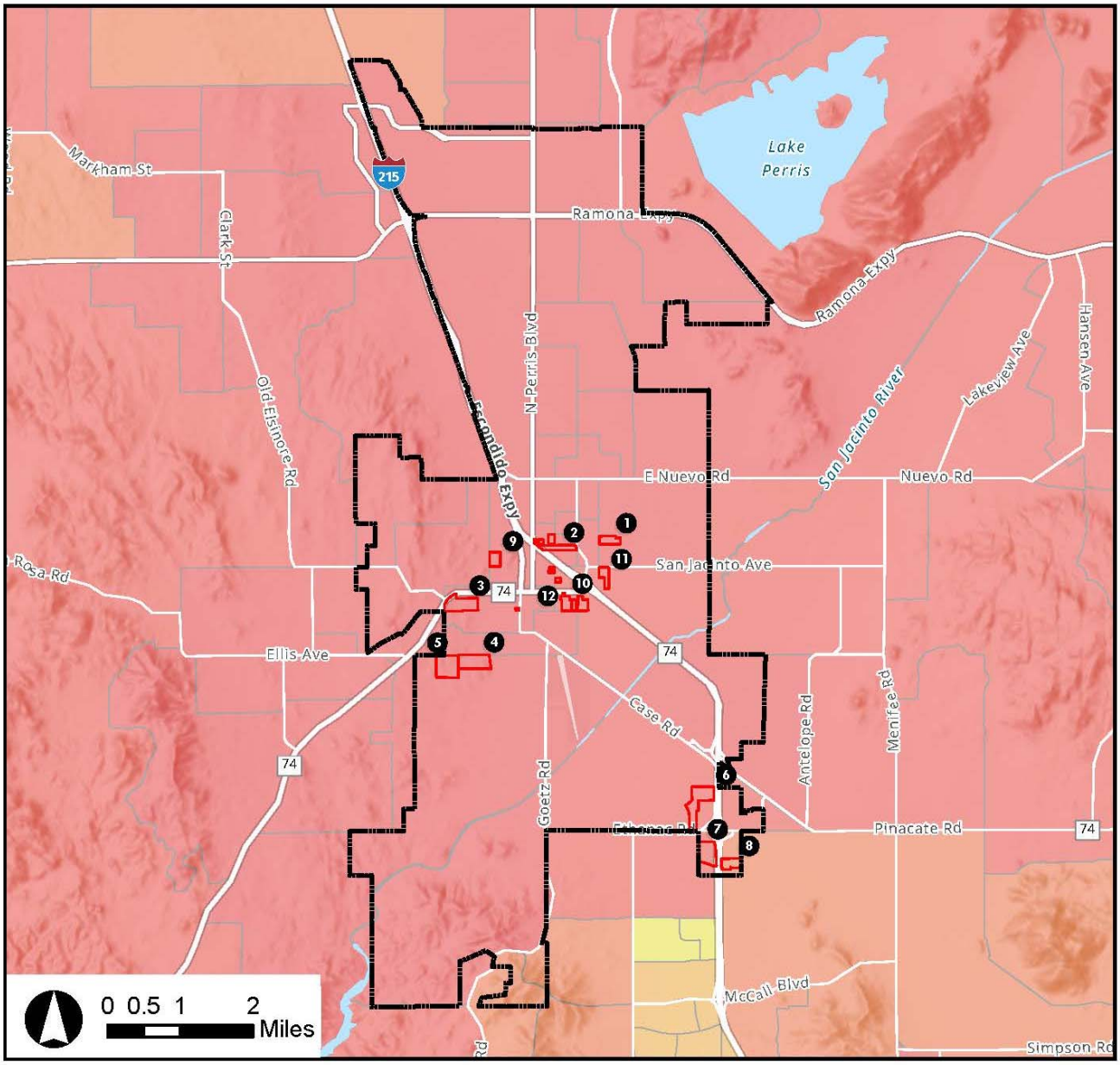
boundary have an annual income of less than $87,100 annually (10 block groups) or less than $55,000 annually (11 block groups). Additional data from HUD, shows that within the City there is one census tract (428.00) that has 75 to 100 percent of the population that is considered to be low to moderate income, four census tracts that have 50 to 75 percent of the population that is considered to be low to moderate income and five census tracts that have 25 to 50 percent of the population that is considered by HUD to be low to moderate income. There is one census tract (427.31) in the southern portion of the City that has less than 25 percent of the population that is considered by HUD to be low to moderate income.

Figure 7-5 shows that the proposed parcels within the Housing Opportunity Areas fall into census tracts that range with regard to the percentage of the population that are Low- and Moderate-income households. Approximately 24 percent of Housing Opportunity Area acreage are within a census tract (428.00) that has 75 to 100 percent of the population that is Low- and Moderate-income. Approximately 30 percent of Housing Opportunity Area acreage is within two census tracts (427.06 and 429.01) that have 50 to 75 percent of the population that is Low- and Moderate-income. Roughly 19 percent of the acreage in the sites inventory – 46 percent – are within two census tracts (427.28 and 427.19) that have 25 to 50 percent of the population that is Low- and Moderate-income. An additional 25 percent of the acreage is within one census tract (427.31) that has less than 25 percent of the population that is Low- and Moderate-income. The distribution of housing sites throughout the City was largely driven by the environmental constraints, including the MSHCP areas, flood and fire zones, and airport hazard and safety zones. The sites are not concentrated within any particular tract, however, to ensure patterns of segregation are not perpetuated, additional programs have been added to the Housing Plan to focus funding and improvements into areas of the City that are lower resource and lower income. As such the selection of sites is not expected to further patterns of segregation with regard to income in the City.

In the City, just over 7 percent of the population 18 years and older in Perris have a disability. **Figure 7-6** shows the Opportunity Housing areas in the context of the percentage of population with disabilities by census tract. The rate of disability is generally higher (10-20 percent) south of East El Nuevo Road, but generally lower than other areas in the Inland Empire, including Beaumont, Banning, and Hemet, and reflects the dominant pattern across the SCAG region. Of the parcels included in the Housing Opportunity Areas, approximately 51 percent of the acreage is within two census tracts (429.01 and 427.31) where 10 to 20 percent of the population identifies as being disabled which is the highest percentile range in the city. The remaining 49 percent of the total acreage is in three census tracts that less than 10 percent of the population in that tract have a disability. As the Housing Opportunity Areas are located in the Downtown and along the City's established transportation and commercial corridors, the sites are more likely to meet the needs of disabled residents by providing increased access to amenities and public transportation. The distribution of housing sites throughout the City is not expected to further patterns of segregation with regard to persons with disabilities in the City.

It is important to note that the Housing Opportunity Areas are located throughout the City in 6 out of the 14 census tracts that are fully or partially within the City boundary. It should be noted that of the City's total 14 census tracts, seven have only a small area that is within the City boundary and in most instances a majority of the tract area is outside the City. Based on this, the sites have been distributed and have not been concentrated in any one area of the City. The location of sites in the City is also significantly impacted by the number of constraints on land uses, including the airport safety areas, flood zones, habitat conservation areas and other environmental constraints. With the airports, there are strict land use safety zones in place that limit the density of residential uses in both the north and south of the City. While some of the other constraints like flood and fire zones can be mitigated, the City is aware that they can have an impact on the cost of construction housing and as such as has tried to limit the identification of opportunity sites within highly constrained areas.

Figure 7-4: Opportunity Areas/Non-white Population

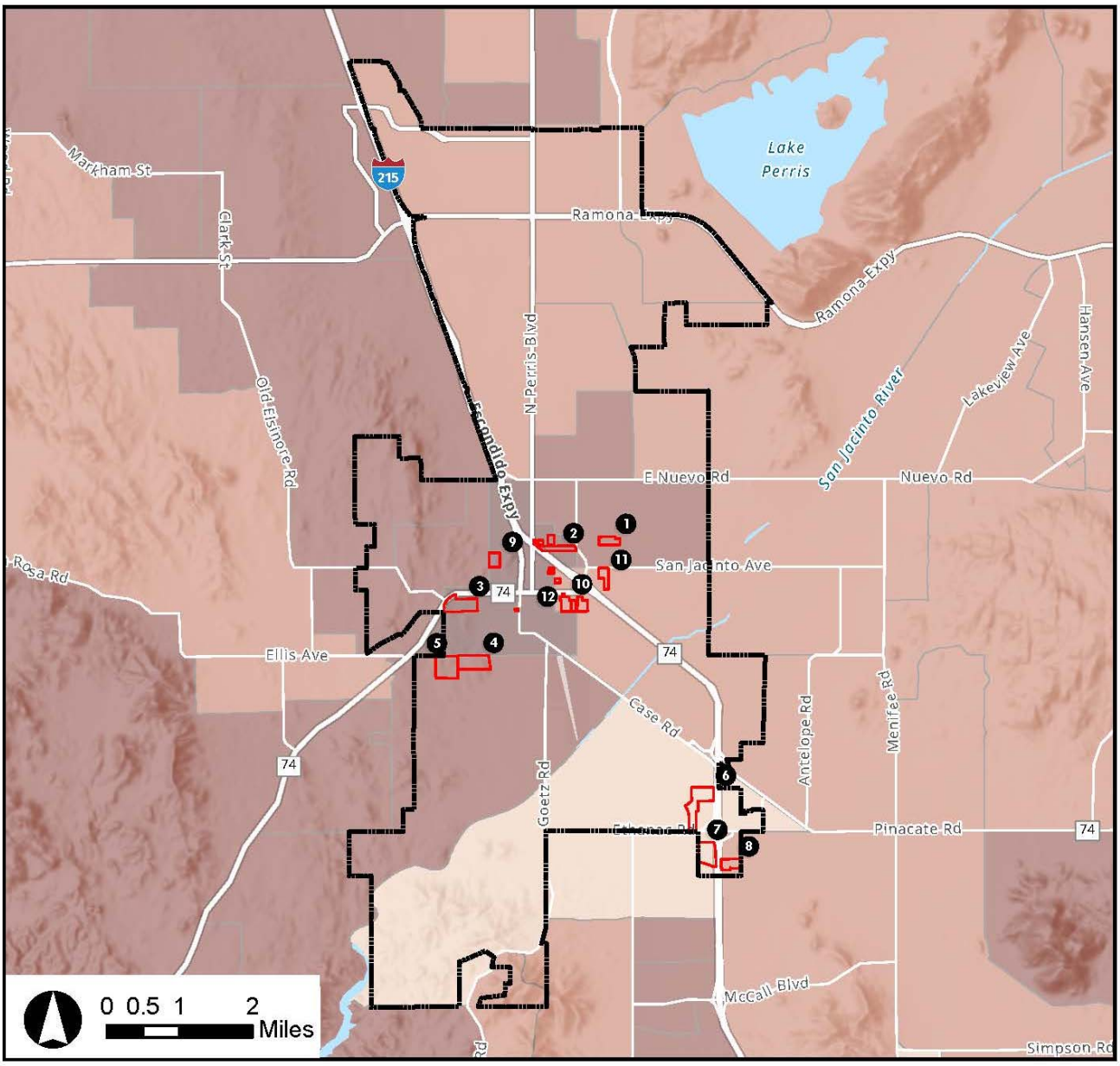


Racial Demographics 2018 (Block Group)

Percent of Total Non-White Population

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%
- City of Perris Boundary
- Opportunity Sites

Figure 7-5: Opportunity Areas/Low-Moderate-Income

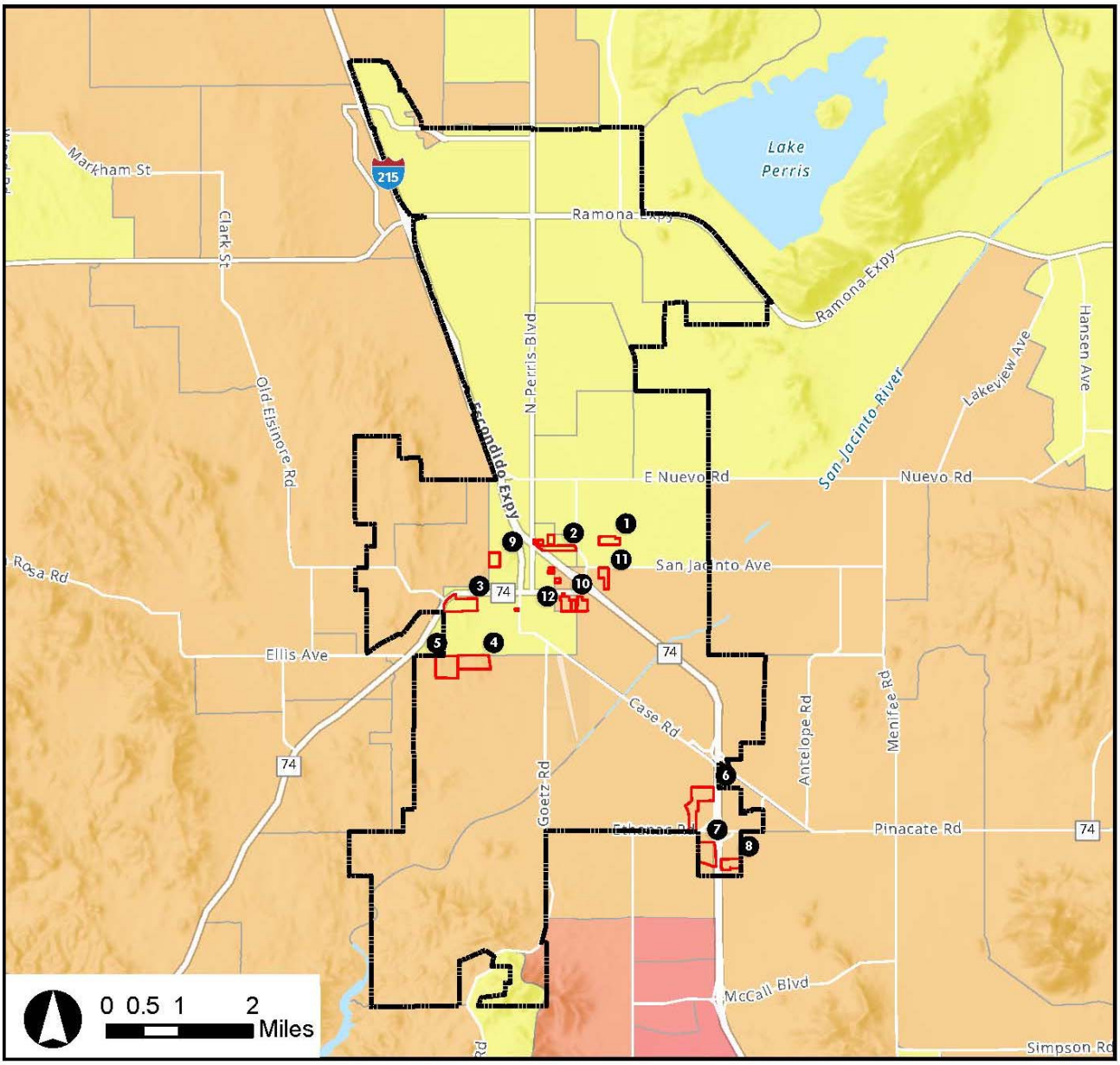


Low to Moderate Income Population (Tract) - (HUD)

Percent of Low/Moderate Income Population

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%
- City of Perris Boundary
- Opportunity Sites

Figure 7-6: Opportunity Areas/Persons with Disabilities



Population with a Disability (Tract) - ACS (2015-2019)

Percent of Population with a Disability

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%
- City of Perris Boundary
- Opportunity Sites

B. Racially and Ethnically Concentrated Areas of Poverty and Affluence

As discussed in Section 5.3.B, the Housing Element must include an analysis of racially and ethnically concentrated areas of poverty. As noted in **Figure 5-6** and **Tables 5-14** and **5-15**, and consistent with City of Perris 2019 AI, no census tracts in the City have a poverty rate above 40 percent. As such, by definition, the City has no racially/ethnically concentrated areas of poverty. Additionally, as discussed above, Perris experiences a high level of diversity throughout all census tracts in the City and is more diverse than the SCAG region generally.

In selecting the Housing Opportunity Areas, the City looked for potential sites throughout the City, and ultimately included parcels in 6 out of the City's 14 total census tracts. As mentioned previously, of the City's total 14 census tracts, seven have only a small area that is within the City boundary and in most instances a majority of the tract area is outside the City. The selection of parcels to include in the inventory to realistically accommodate new residential development was also significantly limited by the number of environmental constraints, including the airport safety areas, flood zones, habitat conservation areas and other environmental constraints.

As discussed in Section 6, Housing Constraints Analysis, the northern portion of the City is 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. In the south the 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. For both airports, there are strict land use safety zones in place that limit the density of residential uses to prevent loss of life or injury should a crash occur.

After taking into account land areas with environmental constraints, a number of additional criteria were used to select the Housing Opportunity Areas, including access to transit, services, and amenities, which are often factors in determining quality of life, as well as surrounding uses, likelihood of redevelopment for parcels within the Downtown, and recent investment in public infrastructure. These factors and assumptions are presented in Section 7.5. Given the location of the Housing Opportunity Areas throughout the City and the high level of diversity, there is no indication that the identification of the Housing Opportunity areas will have disproportionate outcomes for members of protected classes and will continue to diversify housing opportunities throughout the City in proximity to transit and amenities.

C. Disparities in Access to Opportunity

As reported in Section 5.3.C, the Housing Element must identify and analyze significant disparities in access to opportunity (e.g., education, transportation, economic development, and environment). In selecting the Housing Opportunity Areas, the City utilized the 2021 HCD/TCAC Opportunity Maps, and scored sites based on proximity to amenities and 9% Low Income Housing Tax Credit guidelines. Based on the 2021 TCAC application, site amenities include: transit stops/stations, public parks or community centers, libraries, grocery stores, public schools, senior centers, medical clinics, pharmacies, and access to high-speed internet. The 9% TCAC application allows projects to score a maximum of 15 points. Points are determined by the quality of the amenity (i.e., 7 points are awarded to projects within 1/3 miles of a commuter rail station with service every 30 minutes during peak periods versus 3 points if the project is located within 1/2 miles of a commuter rail station without frequent service). **Figure 7-2** shows the Housing Opportunity Areas in context with the 2021 HCD/TCAC Opportunity Map.

Figure 7-7 shows the proximity of the Housing Opportunity Areas to 9% LIHTC scored amenities for family projects. Housing Opportunity Areas are concentrated in areas likely and eligible for LIHTC funding, based on existing scoring eligibility. The only exceptions are Housing Opportunity Area 5 at the western end of the City and Areas 6, 7, and 8 in the southeast region of the City. However, the scoring of these areas is expected to improve to eligible, given future investments. For Area 5, access to amenities is expected to increase as redevelopment occurs in the Downtown Specific Plan area, including new mixed use and retail development, providing medical offices, grocery store, and pharmacies. For Areas 6, 7 and 8, planned development in and around the South Perris Metro Station and mixed-use development in line with the Green Valley Specific Plan will provide the adequate amenities needed to maximize TCAC scoring, including access to transit, parks, schools and retail uses, like grocery stores, pharmacies and medical centers. The Green Valley Specific Plan (GVSP) is a master-planned community totaling 1,269 acres of land envisioned to have single-family detached homes, multi-family units, business and professional office space, commercial retail, industrial, three school sites, and public parks to be developed in four phases. In 2020, Raintree Investment Group comprehensively updated the GVSP and entitled the southerly half of the GVSP. In 2021, grading began on one tract of single-family homes and another tract was purchased and construction is expected to begin in 2022. It is expected that development will continue to occur throughout the 2021-2029 planning period.
The City is predominantly made up of Low and Moderate Resource Opportunity Areas, with two High Resource tracts in the northern end of the City. There are not any census tracts in the City that are considered by HCD/TCAC to be Highest Resource Opportunity Areas. Unfortunately, the northern census tracts classified as High Resource, are within the Safety and Hazard zones of the March Airforce Base, which do not allow residential densities above 3 units per acre. This constraint prevents the City from rezoning land to the default density of 30 units per acre and consequently identifying sites in their inventory to accommodate their lower-income RHNA, within this area. Constraints in context with the TCAC Resource map is shown in **Figure 7-2**.

Based on this, parcels included in the City's Housing Opportunity Areas are in Low and Moderate Resource Opportunity Areas where there are few or no airport land use restrictions, environmental constraints, infrastructure is available, and future residents would have access to services, amenities, and alternative modes of transit. The parcels identified in the Sites Inventory are adjacent to or within 1.25 miles of the Perris Downtown or Perris South Metrolink stations and within census tracts where the City is planning for future investment in infrastructure and private development. Given the existing conditions of each Housing Opportunity Area, the zoning capacity for higher density residential, and the opening of the transit stations in the Downtown and in the south, the City feels the 12 identified Housing Opportunity Areas offer the most viable redevelopment opportunities to accommodate the housing need within the 2021-2029 planning period.

The City is already seeing interest in the Perris Downtown Specific Plan area. In 2021, the City approved a proposed development by Grapevine Development to develop a mixed-use project on D Street east of the Downtown Metrolink Station. The TOD Specific Plan area is also well positioned for future developments seeking Affordable Housing Sustainable Communities (AHSC) program funding. As part of the Housing Plan, the City is committing to work with developers interested in applying for AHSC. Staff will also become more familiar with the program and the various requirements needed from a local jurisdiction co-applicant or partner.

In June 2021, the City approved the following infrastructure improvements as part of the FY2021-2022 and FY2022-2023 Capital Improvement Projects budgets:

- Road widening of about 2,600 feet to Perris Blvd. near Areas 1 and 2. Improvements would provide new traffic signals, six traffic lanes, painted median, and storm drain.

- Sidewalk Repairs in and around Area 13 - Perris Downtown Specific Plan area
- Improvements to Copper Creek Park, just north of Area 2, including the development of a multi-purpose sports court and restroom building.
- Construct Enchanted Hills Park, a new park near Areas 3, 4 and 5.

As additional funding is allocated for street improvements and sidewalk/curb/gutter projects throughout the City, they are typically prioritized for neighborhoods within Qualified Census Tracts (QCTs). Over the Housing Element planning period, the City expects the Housing Opportunity Areas and Downtown area to see substantial investments, including new development around the Metrolink stations, which is expected to bring a mix of market rate and affordable housing, as well as pedestrian, bicycle, and other infrastructure improvements. The City is already seeing forward movement in the Downtown and Green Valley Specific Plan areas. Additional policy actions focused on the City's Downtown and surrounding area are included under Goal 4 of the Housing Plan.

EDUCATION

As discussed in Section 5.D, two school districts serve high schools and middles schools in the Perris area: the Perris Union High School District (PUHSD) and the Val Verde Unified School District (VVUSD). In addition, the Perris Elementary School District (Perris ESD) provides feeder elementary schools to PUHSD. Section 5.D., also concludes that there does not appear to be a relationship between more proficient schools and patterns of difference across any student population groups (**Tables 5-17 and 5-18**). All elementary schools in Perris are racially and ethnically diverse, with generally over 80 percent or more of the school population identifying as Hispanic or Latino. The Housing Element sites inventory was developed to ensure that the potential housing sites identified are not all concentrated in one area of the City and provide opportunities for lower and moderate-income families to live in areas with higher performing schools. Sites are located in census tracts with education domain scores ranging from 0.75 to less than 0.25.

To improve access and better meet the needs of students and families with school age children, the City could explore creating a Multilingual Family Outreach Program that provides services for families of ELLs, such as presentations and workshops facilitated by bilingual program specialists focused on bridging home, school, and community. The City currently has included Action 4.2 in the 2021-2029 Housing Element to affirmatively market CDBG and HOME funded programs, as outlined in the City's 2019 Analysis of Impediments and Fair Housing Action Plan. Marketing efforts include advertising housing programs in local publications and ensuring outreach to all potential eligible households, especially those least likely to apply for housing assistance. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Outreach efforts will include, but are not limited to, disbursement of information on the City's website, City Facebook account, and City Twitter account, as well as production and distribution of brochures, newsletters, flyers, and notices, and targeted in areas that are identified as Low Resource. In addition, the City participates in community workshops and continues to coordinate outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and community members and will target events that occur in Low Resource areas. The goal is to encourage residents of protected classes and underrepresented neighborhoods to

become involved in local government through local organizations and stakeholders. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability. The City will also continue to offer translation services and access to official City materials in multiple languages.

EMPLOYMENT

According to HUD's 2014-2017 proximity to jobs analysis **(Figure 5-10)**, the northern portion of Perris is located in close proximity to a job center, however the majority of the City, south of Orange Avenue, is not. This is likely due to the concentration of warehouses and industrial uses at the northern end of the City and along the 91 Freeway. Given that the City has no racially/ethnically concentrated areas of poverty and high diversity index, there is no indication of disproportionate economic outcomes for members of protected classes. However, given that there are six census tracts in the City that have the least positive economic outcome score, coupled with higher rates of poverty when compared to other census tracts in the City, and housing sites have been identified within those tracts, there is an opportunity to enhance the economic mobility of these residents. To achieve this, the City has included actions under Goal 4 focused on reducing poverty and providing job training for lower income households as well as integrating housing based on affordability.

TRANSPORTATION

The City's Housing Opportunity Areas were selected largely with proximity to transit in mind. The parcels identified in the sites inventory are adjacent to or within 1.25 miles of the Perris Downtown or Perris South Metrolink stations, along major corridors served by existing RTA bus route, and within census tracts where the City is planning for future investment in infrastructure and private development. Sites in Areas 1,2, 9, 10,11 and 13 are within less than 0.5 miles of the Downtown Perris Transit Station and Areas 6,7 and 8 are adjacent to the South Perris Transit Station. Areas 3,4 and 5 are served by RTA Bus Route 9 along 4th Street and Highway 74. In 2020, the City also adopted an Active Transportation Plan (ATP), which represents the City's blueprint for promoting walking, biking, and other human-powered methods of travel. While there is no indication of disproportionate unmet transportation needs for members of protected classes, the goals, policies, and recommendations of the 2020 ATP were developed to serve and improve transportation for all Perris residents, particularly those who identify as people of color, lower-income, disabled, single-parents, and individuals with limited English proficiency. Most recommended bicycle and pedestrian improvements for future implementation are concentrated in Low Resource census tracts and in and around the Perris – Downtown Transit Station **(Figures 33 and 36 of the ATP)**.

ENVIRONMENT

The California Office of Environmental Health Hazard Assessment (OEHHA) identifies California communities disproportionately burdened by multiple sources of pollution. High-scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, considering their socioeconomic characteristics and underlying health status. The higher the percentage score, the higher the assumed burden. **Figure 7-9** shows that City's census tracts range between 31 to 91 percent burdened by environmental impacts. Approximately 2 percent of the site acreage is in a tract that is 31-35 percent burdened, 11 percent of the site acreage is in a tract that is 36-40 percent burdened, 11 percent of the site acreage is in a tract that is 61-65 percent burdened, 47 percent of the site acreage is in a tract that is 71-75

percent burdened, 11 percent of the site acreage is in a tract that is 81-85 percent burdened, and 17 percent of the site acreage is in a tract that is approximately 90 percent burdened. Redeveloping the sites in these areas would have a positive impact on these neighborhoods through the introduction of new economic opportunities; the introduction of new affordable housing options; providing new or refurbished infrastructure and public realm improvements; and providing new funding for services and amenities like schools through payment of development impact fees.

D. Disproportionate Housing Needs and Displacement Risk

As discussed in **Section 5.3.E**, low-income neighborhoods experience displacement due to disinvestment resulting from both public and private sector decisions. Similarly, both public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities. Sensitive communities are defined as communities where residents may be particularly vulnerable to displacement in the context of rising property values and neighborhood change. As shown in **Figures 5-17 and 5-18**, utilizing data from the Urban Displacement Project, existing sensitive communities with higher vulnerability are largely concentrated in the center of the City, in and around the Downtown. These maps are intended to define a general neighborhood change progression from the top to bottom of the table. However, it is important to note that not all neighborhoods may definitively change into neighborhoods experiencing gentrification and/or displacement.

Overpayment

Overpayment is an issue among both owner and renter households in Perris. Areas with the highest percentage of owner households experiencing overpayment are spread out throughout the City and not concentrated in any one geographic area (see Figure 5-14). Renter occupied housing units are more common throughout the City with larger concentrations in three census tracts, 427.06 in the center of the City, 426.19 in the northeast corner, and 429.01 in the southwest corner of the City. A majority of the Housing Opportunity Sites are not located in census tracts with higher concentrations of overpayment – only Areas 1, 4 and 5 are within tracts experiencing higher concentrations of renter occupied units overpaying for housing. As Areas 1, 4 and 5 are expected to provide new deed-restricted affordable housing, as well as new moderate and above moderate housing units increasing the overall housing supply, the development of these areas is not expected to exacerbate overpayment in those tracts.

Overcrowding

As discussed in the Community Profile of the Housing Element, roughly one in six dwelling units in Perris is overcrowded and one in four renter households is overcrowded. The rate of overcrowding is far greater among very low-income households. There is one tract (Tract 428.00) with a higher concentration of overcrowded households (>20 percent) and one tract (Tract 426.17) with 15-20 percent of households reporting overcrowding. These tracts are shown in blue tones on **Figure 5-16**. Areas 2, 9 and 12 are located within Tract 428.00. There are no sites in Tract 426.17. As Areas 2, 9 and 12 are expected to provide new deed-restricted affordable housing, as well as new moderate and above moderate housing units increasing the overall housing supply, the development of these areas is not expected to exacerbate overcrowding. In fact, within Tract 428.00, the increase in housing development to meet pent up demand should alleviate overcrowding as more housing becomes available.

In addition to new development on Housing Opportunity sites, within the 2021-2029 Housing Plan, Action 4.5 is aimed at providing incentives and support for affordable housing, including

larger units for families to reduce instances of overcrowding. Action 2.3 directly addresses overcrowding within the two impacted census tracts by providing incentives for larger housing units within the Perris Downtown Specific Plan area, which includes both identified areas.

Substandard Housing

Within the City of Perris, most housing units are relatively new, with most units built after 1980. There is a low percentage of units lacking complete plumbing (0.9 percent) and kitchen facilities (1.4 percent) and code enforcement has identified only 2 housing units that need substantial rehabilitation or replacement. Due to the low number of substandard units in the City, the location of the Housing Opportunity Areas does not exacerbate an existing issue as these units are not concentrated in any one area. It may be worth noting, however, the high cost of housing, and overcrowding, is a quality-of-life issue that can impact community safety. These type of housing problems can impact parking, noise, and crime in a neighborhood, alongside the physical and mental health of individuals, particularly for disadvantaged communities.

To support households impacted by substandard housing, particularly those of protected classes, the City will continue to implement Actions 1.1 and 1.2 to proactively conduct code enforcement activities and refer qualified lower-income residents to the various housing rehabilitation programs offered by the City and County. The City will implement Action 4.4, working with local organizations and stakeholders to implement anti-poverty strategies aimed at reducing poverty and preventing displacement. Action 4.2 also commits the City to actively engage in affirmative marketing strategies to ensure that eligible persons, without regard to race, color, national origin, sex, religion, familial status or disability, are aware of the programs, funding and support available through the City.

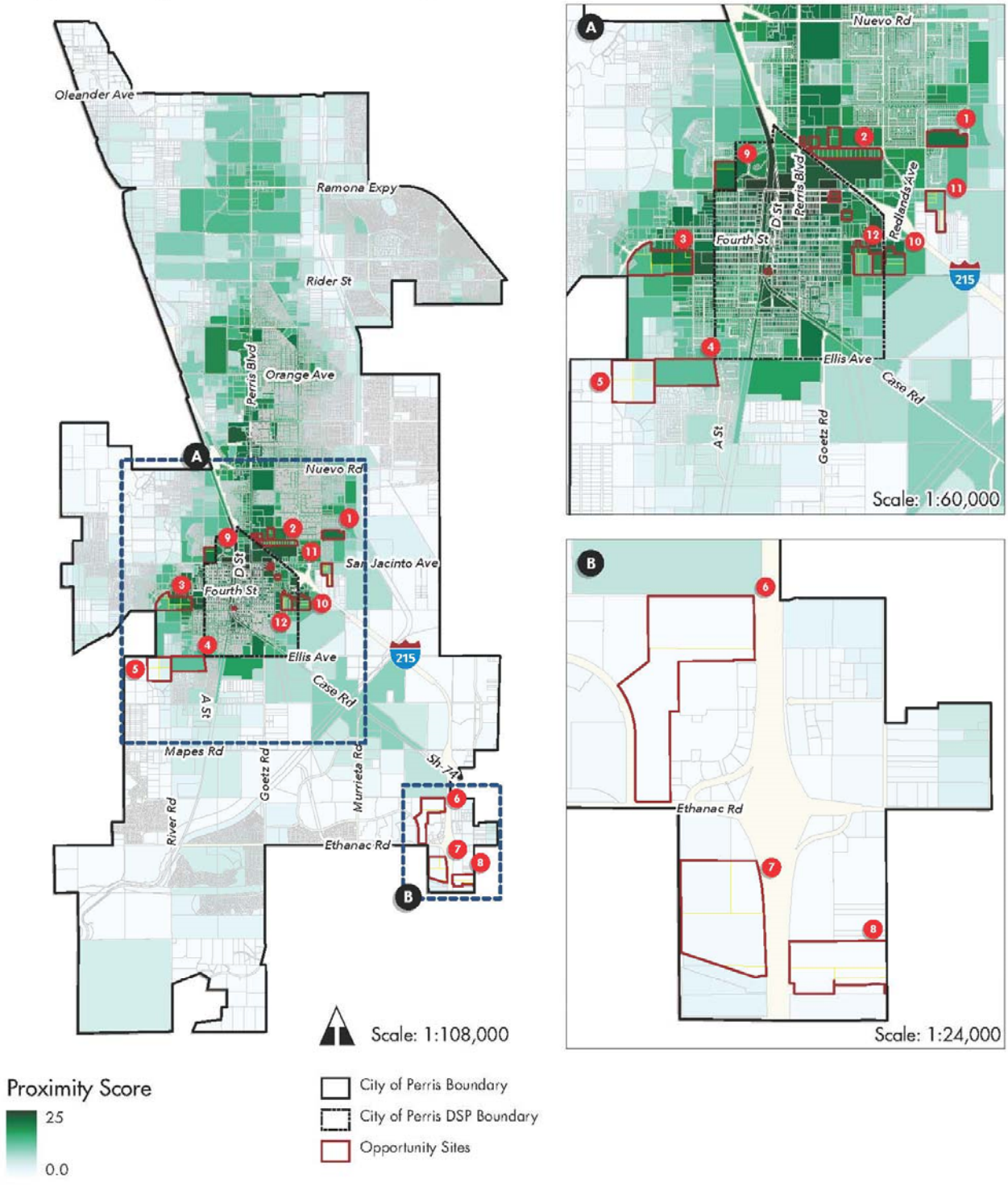
To support residents living in sensitive communities, that may be more likely to experience gentrification and/or displacement, the City has a number of programs in place. These programs include: Action 4.1 to educate tenants and landlords, and to address potential unlawful eviction cases; Action 5.1 to assist first-time homebuyers improve their knowledge on the buying process; Action 4.8 to reduce the instances of poverty and homelessness and promote economic stability and in turn reducing the risk of displacement; Action 4.2 to affirmatively market available funding and programs to eligible households within vulnerable areas and Actions 2.2, 2.3, 2.6, and 3.3 to promote and facilitate the development of new affordable housing units for lower income households.

Additionally, effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and policies that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a "housing development project," from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

None of the housing opportunity sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced under SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement. The City of Perris is

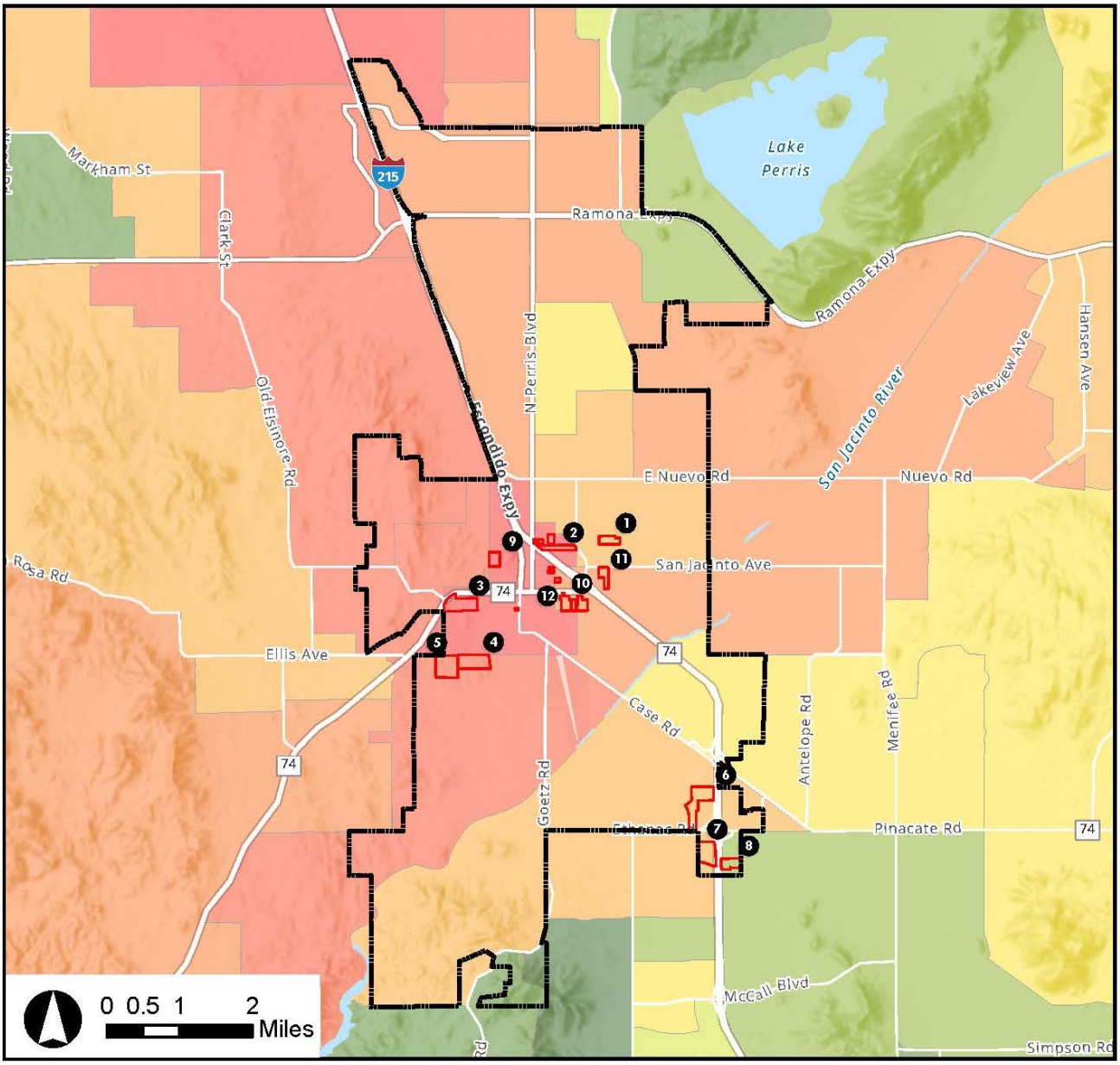
committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement.

Figure 7-7: LIHTC Amenities Scoring



Source: National Community Renaissance, 2021.

Figure 7-8: Opportunity Sites/CalEnviroScreen 4.0



CalEnvioScreen 4.0 - Feb 2021 Update

CalEnviroScreen 4.0 Percentile

- 1 - 10% (Lowest Scores)
- 11 - 20%
- 21 - 30%
- 31 - 40%
- 41 - 50%
- 51 - 60%
- 61 - 70%
- 71 - 80%
- 81 - 90%
- 91 - 100% (Highest Scores)
- City of Perris Boundary
- Opportunity Sites

11. FINANCIAL RESOURCES

A. 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 7-6** 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 2015-2019 allocated funding for housing programs during that period, as indicated below:

1. Provide Assistance to Enable Homeownership
    - Homeowners Assistance Program
    - Foreclosure Acquisition Program
2. Rehabilitate and Preserve Ownership Housing
    - Substantial Rehabilitation Program
    - Senior-Home Repair
    - Residential Beautification Program
3. 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 utilized funding from the HOME Investment Partnership Program and Community Development Block Grant Program provided by the State of California to implement and administer programs focused on first time home buyers and to provide loans for the rehabilitation of owner-occupied residences. The City also administered HUD Neighborhood Stabilization Program (NSP) funds to construct new single-family homes and to facilitate new ownership of foreclosed homes through the City's acquisition, rehabilitation, and resale of these homes.

For the 2021-2029 planning period, the City Housing Authority will continue to administer CDBG, and HOME funds focused on the rehabilitation of the existing housing stock and financial support for first time home buyers. As of January 2021, the City had expended all its available NSP funding. The City is

also adding a policy action to the Housing Plan, committing City Staff to attend trainings on available State and federal funding sources to ensure the City is accessing all available resources and to be able to better support affordable housing developers through the application processes. Additionally, if the Western Riverside Council of Governments establishes a housing trust fund for the region, the City will plan to participate and contribute funds.

TABLE 7-6: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
Local Resources		
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	• 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.	• Housing Development
City/Agency Owned Land	If available and appropriate, City or Agency owned land may be made available in compliance with the Surplus Land Act.	• 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.	• Homebuyers Assistance
County of Riverside Resources	Housing Improvement Program, Rental Rehab Program, Senior Home Repair (minor and enhanced), First Time Homebuyers Program, Multifamily Revenue Bonds, and Shelter Care Plus.	• 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.	• 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
State Resources		
Low-income Housing Tax Credits (LIHTC)	9% and 4% tax credits are 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.	• Rehabilitation • New Construction • Acquisition
Affordable Housing Sustainable Communities (AHSC) Program	Provides grants and loans for land use, affordable housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.	• Rehabilitation • New Construction • Transit Related Infrastructure and Amenities
CalHome	Grants to local public agencies and nonprofit corporations to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.	• First Time Home Buyer Assistance

TABLE 7-6: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
California Emergency Solutions and Housing (CESH)	Grant funds to Administrative Entities (AEs) (local governments, non-profit organizations, or unified funding agencies) designated by the Continuum of Care (CoC) to assist persons experiencing or at-risk of homelessness.	• Housing Relocation and Stabilization Services (Including Rental Assistance) • Operating Subsidies for Permanent Housing, • Flexible Housing Subsidy Funds • Operating Support for Emergency Housing Interventions • Systems Support for Homelessness Services and Housing Delivery Systems
Emergency Solutions Grants Program (ESG)	Grant funds for projects serving homeless individuals and families through eligible non-profit organizations or local governments to be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from the U.S. Department of Housing and Urban Development.	• Support Services • Permanent Housing • Emergency Housing • Homelessness Prevention Services
Golden State Acquisition Fund (GSAF)	Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of $13,950,000. Funds are made available over the counter.	• Acquisition • Preservation
Home Investment Partnerships Program (HOME)	Assists cities, counties, and non-profit community housing development organizations (CHDOs) to create and retain affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance. Funds are available in California communities that do not receive HOME funding directly from HUD.	• Rehabilitation • New Construction • Acquisition • Tenant-based Rental Assistance
Homekey	Provides grants to local entities (including cities, counties, and other local public entities such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.	• Hotel/Motel Conversion
Housing Navigators Program	Allocates $5 million in funding to counties for the support of housing navigators to help young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system.	• Tenant-based Rental Assistance

TABLE 7-6: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
Infrastructure Infill Grant (IIG)	Grant assistance, available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Funds will be allocated through a competitive process, based on the merits of the individual Infill Projects and Areas. Application selection criteria includes project readiness, affordability, density, access to transit, proximity to amenities, and consistency with regional plans.	• Construction, rehabilitation, demolition, relocation, preservation, and acquisition of infrastructure
Local Housing Trust Fund Program (LHTF)	Lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as down payment assistance to first-time homebuyers.	• Rehabilitation • New Construction • First Time Home Buyer Assistance
Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP)	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership	• Acquisition • Rehabilitation
Multifamily Housing Program (MHP)	Deferred payment loans with a 55-year term; 3 percent simple interest on unpaid principal balance to support the development of new construction, rehabilitation and preservation of permanent and transitional rental housing for lower-income households.	• Rehabilitation • New Construction • Acquisition
National Housing Trust Fund	Funds to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI households, with incomes of 30 percent of area median or less).	• Rehabilitation • New Construction • Acquisition
No Place Like Home	Bond proceeds from the State to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.	• New Construction • Rehabilitation • Acquisition of Properties • Preservation
Permanent Local Housing Allocation (PLHA)	Provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock for households earning 60% AMI or less and/or households experiencing or at-risk of homelessness.	• New Construction • Rehabilitation • Acquisition of Properties • Preservation • Homelessness Prevention Activities
Transitional Housing Program	Allocates $8 million in funding to counties for the purpose of housing stability to help young adults 18 to 25 years secure and maintain housing, with priority given to young adults formerly in the foster care or probation systems.	• Tenant-based Rental Assistance
Veterans Housing and Homelessness Prevention Program (VHHP)	Long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies.	• New Construction • Rehabilitation • Acquisition of Properties • Preservation • Homelessness Prevention Activities

TABLE 7-6: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
California Housing Finance Agency (CalHFA) Multifamily Loan Programs	Below market rate financing offered to builders and developers of multiple family and elderly housing. Tax-exempt bonds provide below-market mortgage money.	• New Construction • Rehabilitation • Acquisition of Properties
California Housing Finance Agency (CalHFA) 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	• Homebuyer Assistance
California Housing Finance Agency (CalHFA) Special Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) and other local funds to provide financing for the development of permanent supportive rental housing that includes units dedicated for individuals with serious mental illness, and their families, who are homeless or at risk of homelessness. This program is administered by CalHFA.	• Permanent Supportive Housing
California Housing Finance Agency (CalHFA) Mixed-Income Program (MIP)	Per SB2, MIP establishes long-term subordinate financing for new construction of multifamily housing projects which restrict units at a mix between 30% and 120% of the Area Median Income. This program is administered by CalHFA.	• New Construction
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	• First Time Home Buyer Assistance
California Community Reinvestment Corporation (CCRC)	Private, non-profit mortgage banking consortium that provides long term debt financing for affordable multifamily rental housing	• 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.	• Rehabilitation • Repair of Code Violations • Property Improvements
Federal Resource -Entitlement		
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.	• Section 108 Loan Repayments • Historic Preservation • Admin. & Planning • Code Enforcement • Public Facilities Improvements • Economic Development • Housing Activities (i.e., acquisition, rehabilitation)
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	• Multifamily Acquisition/Rehab • Single-Family • CHDO Assistance • Administration

TABLE 7-6: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
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.	• 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	• 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.	• 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.	• Home Buyer Assistance
Federal Resources – Competitive		
Supportive Housing Grant	Grants to improve quality of existing shelters and transitional housing. Increase shelters and transitional housing facilities for the homeless	• 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.	• Rental Assistance
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.	• 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	• 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	• 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: *HOPE I*—Public Housing Homeownership Program *HOPE II*—Homeownership of Multifamily Units Program *HOPE III*—Homeownership for Single-family Homes	• Homeownership Assistance

TABLE 7-6: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
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.	• Acquisition • Rehabilitation • Home Buyer Assistance • Homeless Assistance
Private Resources		
Federal National Mortgage Association (Fannie Mae)	• Community Home Buyer Program – Fixed rate Mortgages	• Homebuyer Assistance
	• Community Home Improvement Mortgage Program – Mortgages for purchase and rehabilitation of a home	• Homebuyer Assistance/Rehab
	• Fannie Neighbor – Underserved low-income minorities are eligible for low down-payment mortgages for the purchase of single-family homes	• Expand Home Ownership for Minorities
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 multifamily rental housing	• 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	• 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.	• 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.

12. 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 Multifamily 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 multifamily 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 multifamily affordable and supportive housing projects.

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8. PROGRESS REPORT

Section 65581 of the Government Code also underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals. 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:

5. The progress of the City or County in implementation of the Housing Element;
6. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
7. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

During the 2014-2021 planning period, the City worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- In 2014, the City reported the construction of 359 multifamily residential units deed-restricted for households earning less than 50% of the area median income, including Perris Family Apartments (74 units), Meadowview I (75 units) and Meadowview II (87 units), as well as the Verano Apartments (39 units) and Perris Station Senior Apartments (84 units) in the Perris Downtown Specific Plan area.
- Utilized the balance of Neighborhood Stabilization Program (NSP) funds to construct a single-family home, that is managed by the City and affordable to a lower income household.
- In 2015, the City of Perris Housing Authority launched its First Time Buyer Program and Owner-Occupied Rehabilitation Program and processed four First Time Homebuyer assistance applications and one owner-occupied rehabilitation loan.
- Annually hosted multiple community pop-up events, on average one per month, which aims to disseminate information on housing programs available through the City or by private and non-profit groups and partnered with Credit.org to provide a series of "Pathway to Homeownership" workshops geared toward for low- to moderate-income households.
- Partnered with the Social Work Action Group (SWAG), the Riverside County Continuum of Care and nonprofit organizations to provide referrals, case management, housing navigation services, and counseling to individuals experiencing homelessness in the City of Perris.

- The City's Housing Authority also launched a Homeless Awareness Campaign called Perris Cares designed to reduce homelessness.
- Annually hosted developer roundtables to promote development in the City, including affordable housing.
- During the 2014-2021 planning period, the City's Building Division issued a total of 6,824 building permits to homeowners for the installation of solar panels.

Table 7-1 summarizes the City's accomplishments in implementing the fifth cycle Housing Element.

Program	Accomplishments
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).	
Action 1.1: Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness:** The updated City of Perris General Plan was adopted April 26, 2005, and the Land Use Map was updated in 2013 to continue providing a range of residential development opportunities through land use and zoning designations, and specific plan implementation. In December 2011, City Council approved the Perris 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 and has allowed for the development of housing, including deed-restricted affordable units within the Specific Plan area. During the planning period, the City also initiated a review and update of the Green Valley Specific Plan. The City reviews the General Plan on an annual basis and processes amendments quarterly. **Appropriateness:** Reviewing the General Plan Land Use map and policies are key to ensuring that they are implemented appropriately. The City will continue this program as part of the 2021-2029 Housing Plan.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division and Perris Housing Authority	**Progress and Effectiveness**: The City of Perris continues to promote the development of housing in lower density land use designations. In 2007, the City Council adopted the Senior Housing Overlay zone (SHO) which allows for increased densities up to 50 du/ac for development for projects that include age-restricted units and affordable to lower-income households. The City currently has two developments in the pipeline that were entitled utilizing the SHO. In addition to the SHO, the City has updated their density bonus ordinance to be consistent with State law and offers a Planned Unit Development (PUD) overlay to allow flexibility in development standards, grant concessions and incentives, and increase density on applicable sites. **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. This policy action will be included in the 2021-2029 Housing Plan but will focus on establishing clear development objectives for the Senior Housing Overlay zone (SHO).

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** Perris Housing Authority	**Progress and Effectiveness**: In the 2014-2015 FY, CDBG funds were used to make capital improvements through the D Street Roadway Enhancement Project - Phase 6 (railroad tracks to 10th street). The project included new streetscape, paving, street furnishings, and other associated public improvements within D Street, between the railroad tracks and 10th street, in the public right of way. These improvements support the newly constructed Verano apartment affordable housing development. The City recently adopted an Active Transportation Plan (ATP) in December 2020, which plans for and identifies funding sources to link affordable housing to public transportation, pedestrian and bicycle networks, and urban greening elements. The ATP provides a blueprint and will guide the City's efforts to apply for additional funding in the future. The City will explore and pursue funding sources such as: Affordable Housing Sustainable Communities program, Urban Greening grants, CDBG program, and HOME funds. **Appropriateness**: The City will continue to leverage available funding sources to support the development of housing by providing low land lease rates, off-site improvements, and other associated public improvements that are aligned with the City's ATP.

Program	Accomplishments
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 Perris Downtown Specific Plan area where suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division and Perris Housing Authority	**Progress and Effectiveness**: The City of Perris is actively and strategically working to provide development incentives to promote the construction of affordable housing that is diverse and meets the needs of a variety of household types. In 2014, building permits were issued to construction the second phase of the Verano apartments in Downtown Perris. The project was modified to reflect the needs of the community including doubling its unit count, reducing its storefront retail, and instead allocating 2,000 SF to provide a day care facility to serve residents. In 2014, the City also celebrated the grand opening of the Perris Station Senior Apartments which includes 84 units that are affordable to lower-income seniors within the Perris Downtown Specific Plan area. In an effort to position the City for catalytic redevelopment, Staff partnered with EstoneloneStar.com to host a developer-focused meeting to discuss the City's vision for infill development in its Perris Downtown Specific Plan area. The discussion included positioning two parcels to develop one mixed-use, transit-oriented community to compete in the Affordable Housing and Sustainable Communities grant program by the State Department of Housing and Community Development (HCD). The City recently selected a development partner and signed an Exclusive Negotiating Agreement to move forward with a conceptual design. In 2015, the City administered an online survey to assess the housing and community development needs of Perris residents that was made available through Google. A total of 259 persons accessed the survey. An online survey was also made to gain input from stakeholders within the community also available through Google. A total of six agencies responded. This information is helpful in keeping tabs on the housing needs within the communities and how the City should spend HOME and CDBG funds to support neighborhoods. **Appropriateness:** This program will be combined with Policy Actions 1.10 and 1.12 and included in the 2021-2019 Housing Plan. It will be modified to establish clear objectives for development within Specific Plan areas in the City.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division and Perris Housing Authority	**Progress and Effectiveness**: 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. The City has been working with a local nonprofit, Grid Alternatives, to provide information on the benefits of innovative building techniques such as incorporating sustainable features in new construction or rehabilitation projects, particularly the implementation of solar panels. During the 2014-2021 planning period, the City's Building Division issued a total of 6,824 building permits to homeowners for the installation of solar panels. **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. The City will continue to encourage sustainable building features in construction and rehabilitation projects and will seek to continue this program in the 2021-2029 Housing Plan but will be moved under Goal 6.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division and Perris Housing Authority	**Progress and Effectiveness**: The City continues support Habitat for Humanity's (HFH) efforts to develop and provide housing for lower and moderate-income families and individuals. Typically, HFH identifies and secures vacant infill lots and then approaches the City for assistance as needed. During the 2014-2021 planning period, HFH did not approach the City regarding any specific projects, but the City remains positioned to support HFH's efforts as they arise. During the planning period, the City did identify a balance of Neighborhood Stabilization Program (NSP) funds still available to support housing activities. On November 12, 2019, City Council approved the Public Works Construction Contract with Mormar Development, Inc. to construct the project. The home has since been completed, and the City of Perris Housing Authority completed the tenant selection process. This process entailed a two-week entry period into a lottery, which took place on September 14, 2020. Based on the funding source, City staff has confirmed that the selected tenant qualifies within the set income limit, or fifty percent (50%) of the Area Median Income (AMI) in Riverside County. Rent for the term of the Lease Agreement has been calculated using Section 8 Guidelines, or roughly thirty percent (30%) of the total household income. With that, monthly rent for this tenant totals $869.05. The current Lease Agreement establishes terms and rent for one year, commencing October 1, 2020. The Lease is subject to renewal prior to expiration on September 30, 2021. The City Housing Authority will plan to continue managing the unit and will complete an annual income verification for the property. **Appropriateness:** The City will continue to support Habitat for Humanity to expand housing opportunities for workforce and entry-level housing when they identify a potential site. The City will let HFH know about potential sites identified in the Housing Resources section of the Housing Element and City Staff will continue to identify additional opportunities and funding to build or renovate single family homes that can be rented or sold to lower-income residents. This program will be combined with Policy Action 4.2 and will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: In 2015, the Housing Authority launched its First Time Buyer Program and Owner-Occupied Rehabilitation Program. Both programs were funded by the HOME Investment Partnerships Program through an award amount of $500,000. Through these two programs, the Housing Authority processed four First Time Homebuyer assistance applications and one owner-occupied rehabilitation loan. In 2017, the Housing Authority continued its First Time Home Buyer Program and processed an additional application. The City, after maximizing its grant amount, reapplied to the HOME Investment Partnership funding program and secured another $500,000 grant to continue its City programs. On average the City aims to assist 3-4 households annually through the First Time Homebuyer program. **Appropriateness:** The City will continue to offer both the First Time Buyer Program and Owner-Occupied Rehabilitation Program for residents who qualify, however this policy action will be divided into two, with one focusing on each individual program. The First Time Buyer Program will be moved under Goal 5 and the Owner-Occupied Rehabilitation Program will be moved under Goal 3.
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.) **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division and Perris Housing Authority	**Progress and Effectiveness**: CC&Rs continue to be recorded with the Riverside County Clerk's Office for properties funded through the First Time Home Buyer (FTHB), as well as multifamily dwelling developments that obtain City funding including the Verano, Mercado, and Perris Station apartments. Staff has maintained a file of recorded document for each property, including an affordable housing database monitored by Housing Authority Staff. Furthermore, covenants have been recorded for a minimum of 45 years, with a 2nd deed of trust, promissory note, and loan agreements with the Riverside County Clerk's Office on properties that were rehabbed through the City's Owner-Occupied Rehabilitation Program. **Appropriateness:** The City has been successful in securing HOME Investment Partnership Grant funds and utilizing those funds to spur homeownership, rehabilitation, and affordable housing options throughout its jurisdiction. These are the types of programs the City takes great pride in operating and will continue pursuing as funds are available. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021. Submit first report in April 2014 **Responsibility:** City of Perris Planning Division and Perris Housing Authority	**Progress and Effectiveness**: In compliance with State law, the City has reviewed its Housing Element annually and has prepared and submitted progress reports to the California Department of Housing and Community Development. **Appropriateness:** A thorough review of the Housing Element and interim progress reporting can better help the City track its progress and make the necessary amendments to its objectives. This is a required program and will be included in the 2021-2029 Housing Element.
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 Perris 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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: The City Municipal Code, General Plans, Specific Plans, development applications and fees have been made available to the public at the department counter and the City's website. The City will continue to encourage and promote residential development in downtown Perris. In 2014, the City reported the construction of 359 multifamily residential units deed-restricted for households earning 50% of the area median income (very low), including Perris Family Apartments (74 units), Meadowview I (75 units) and Meadowview II (87 units), as well as the Verano Apartments (39 units) and Perris Station Senior Apartments (84 units) in the Perris Downtown Specific Plan area. All five developments have deed restrictions for 55 years. **Appropriateness:** The City will continue to encourage proactive measures that help promote development by leveraging planning tools that accelerate housing such as land use designations, streamlining, and other strategies. This program will be combined with Policy Actions 1.4 and 1.12 and included in the 2021-2019 Housing Plan. It will be modified to establish clear objectives for development within Specific Plan areas in the City.

Program	Accomplishments
Action 1.11: Reduce parking standards for senior and affordable housing developments that are in proximity to transit stops. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: In 2014, the City celebrated the grand opening of the Perris Station Apartments, including 84 affordable units that are age restricted for seniors that are located adjacent to the multi-modal transit station. The development utilized reduced parking standards that provided 75 spaces for 84 units at a ratio of 0.9 spaces per unit. Reducing parking standards to help developers propose senior and affordable housing near transit is something the City remains available and ready to accommodate. The City is aware and compliant with the State density bonus laws that allow for reduced parking standards for affordable housing units and units for special needs populations. The City also permits reduced parking standards through the Senior Housing Overlay zone. **Appropriateness:** The City recognizes the importance of providing flexible development standards to allow for the development affordable housing particularly for parking, which takes up valuable land to accommodate. The City will continue to review their parking standards, enforce density bonus requirements per State law, and provide flexibility on a project-by-project basis to ensure the development of a variety of housing types particularly for special needs groups and affordable housing near transit. This policy action will be included in the 2021-2029 Housing Element.

Program	Accomplishments
Action 1.12: To encourage the development of residential and mixed-use projects within the Perris 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 Perris 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 by encouraging property owners to consolidate adjacent properties to develop larger projects. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division and Perris Housing Authority	**Progress and Effectiveness**: The City continues to promote and encourage residential and mixed-use development in the Downtown area. During the planning period, the City facilitated the development of two deed-restricted developments in the Downtown Perris Specific Plan area. In 2014, the City reported construction of the Verano Apartments (39 units) and Perris Station Senior Apartments (84 units), totaling 123 units that are affordable to very-low-income households and are deed restrictions for 55 years. The flexibility in development standards and increased density in the Specific Plan has been a value tool to encourage the development of a variety of housing types. During the planning period, the City of Perris initiated the first phase of implementation to revitalize the Downtown area through infill development that creates mixed-use market rate and/or affordable housing and community-serving commercial spaces. The City's Downtown revitalization efforts aim to create a unique "sense of place" in the Downtown area that promotes dense, mixed-use, transit-oriented, and sustainable development where all people can enjoy a pedestrian friendly and aesthetically vibrant environment within close access to shops, housing, services, parks, and public gathering spaces. The City and the Perris Housing Authority owns nine undeveloped lots on the easterly side of D Street, between First St. and Third St. within the Downtown Perris Specific Plan area. This area is zoned to allow new development for mixed-use commercial and housing/affordable housing projects, as well as, in later phases, the renovation of the Perris Theater. On April 27, 2020, a Notice of Availability (NOA) of surplus properties was sent to local agencies, such as school districts, as well as the housing sponsor list maintained by the State of California Housing and Community Development (HCD) Department. Three entities responded to the NOA. Prior to the start of the 90-day negotiation period, one entity withdrew their letter of interest. On August 21, 2020, the City approved an Exclusive Negotiation Agreement (ENA) with Grapevine Development, LLC. The ENA establishes a milestone schedule that the developer will be held to, including the finalization of the schematic design within a period of six months, entitlement of the project sites within a period of 12 months from execution of the ENA, followed by a six-month timeframe to secure funding, and a twelve-month timeframe for construction. **Appropriateness:** This program will be included in the 2021-2019 Housing Plan but combined with Policy Actions 1.4 and 1.10 to focus on establishing clear objectives for development within Specific Plan areas in the City.

Program	Accomplishments
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 handicapped persons or are adaptable for conversion to residential use by handicapped persons. **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 utilization of the City's density bonus ordinance through advertisements and incentives to potential developers.	
Action 2.1: Utilize resources such as HOME funds, California Housing Finance Agency single-family and multifamily 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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: The City of Perris has hosted annual community pop-up events, roundtables and townhalls which aims to disseminate information on housing programs available through the City or by private and non-profit groups. The Housing Authority has also encouraged community members to participate in several homebuyer education workshops. The City has also pursued a third strategy to share housing information as it relates to financing sources. In 2018, the City partnered with Credit.org to provide a series of "Pathway to Homeownership" workshops geared toward for low- to moderate-income households. The program had two tracks that provided four (4) weeks of classes. The classes included: 1) Power of Paycheck Planning; 2) Understanding your Credit Report and Score; 3) Debt Management, and 4) Preparing. **Appropriateness**: The City has been successful in leveraging funding sources to provide information to its residents about the homebuying experience. Through a series of roundtables, workshops, and partnerships, the City has continued to promote education to further local homeownership. Depending on availability of future funding, the City will continue to pursue and host these types of workshops and will modify this program to focus on homeownership education. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: City currently meets with lenders and developers to will continue to collaborate with both types of organizations to encourage affordable housing to meet the City's fair share housing needs. The City of Perris has continued hosting community pop-up events at local parks, roundtables with developers and resident townhalls throughout each year to disseminate information on housing programs available through the City or by private and non-profit groups. The Housing Authority has also encouraged community members to participate in several homebuyer education workshops. **Appropriateness**: Leveraging funding sources will continue to be a strategy for the City in its effort to increase its share of affordable housing options. This program may be more effective if combined with Policy Actions 4.4 and 4.3.
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 multifamily 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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: Staff has maintained a file of recorded document for properties with affordability covenants, including an affordable housing database monitored by Housing Authority Staff. There are currently 443 rent-restricted units in the City, and all have permanent affordability covenants in place and are not at-risk of conversion to market-rates during the planning period. The City did not enact a program to purchase additional affordability covenants in local housing stock during the 2014-2021 planning period. **Appropriateness**: There are not any units at-risk of conversion during the 2021-2029 planning period, however, the City will continue to monitor units at risk of conversion and work to identify additional units to convert to affordable housing through various funding programs (i.e., tax credit financing). This program will be included in the 2021-2029 Housing Plan.
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	**Progress and Effectiveness**: To comply with Senate Bill 2, the City 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. During the planning period, the City monitored the inventory of sites appropriate to accommodate emergency shelters. During the housing cycle, no emergency shelter projects were proposed in the City of Perris. However, the City has consistently partnered with nonprofit organizations to

Program	Accomplishments
appropriate organizations to ensure the needs of the homeless population whenever possible. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	provide case management, housing navigation services, and counseling to individuals experiencing homelessness in the City of Perris. The City has an established referral system in place with the Social Work Action Group (SWAG) and the Riverside County Continuum of Care. SWAG's response time for homeless assistance calls is within an hour and they are able to assess and individual through the Riverside County housing assessments (VI-SPDAT when applicable) to identify appropriate housing, shelter placements or treatment centers for those identified as in need of emergency, transitional housing or substance abuse treatment. The CoC maintains a list of available bed locations and identifies as well, the type of facility (i.e., mental illness, family, single, veterans) that has vacancies. The City also worked with Path of Life Ministries, a service agency that provides services such as healthcare to those who need it. In an effort to address this growing challenge, the City's Housing Authority also launched a Homeless Awareness Campaign called Perris Cares designed to reduce homelessness. The Perris Cares Campaign is a coordinated effort between the City, SWAG, code enforcement, and the Riverside County Sheriff's Department to help solve Perris' homelessness crisis. As part of the City's 2015-2019 Consolidated Plan, the City participates in the County of Riverside's Continuum of Care and supports non-profit agencies who address homeless and other special needs populations. Agencies that undertake activities to address homeless prevention, emergency shelter, transitional housing and supportive housing include, but not limited to, Lutheran social and Welfare Services, U.S. Veterans Initiative and Riverside County Department of Social Services. The City's partnering agencies address reducing homelessness through outreach efforts to persons in need, assessments for medical and essential service needs, options for permanent housing and other needs. In 2019, the City started collaborating with SWAG to identify appropriate housing, shelter placements or treatment centers for those identified as in need of emergency, transitional housing or substance abuse treatment for at-risk/homeless individuals and families. The City also established a Homeless Sub-Committee. **Appropriateness**: The intent of this policy action was achieved. The City will continue to partner with the Fair Housing Council of Riverside County, the County of Riverside Department of Public Social Services Homeless Program Unit, the Continuum of Care for Riverside County (CoC), Community Connect, and local non-profits to serve households

Program	Accomplishments
	who are experiencing homelessness or are at-risk of homeless. A program addressing homeless will be included in the 2021-2029 Housing Element.
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: The City maintains a list of local mortgage lenders for the First Time Homebuyer Program. The City will continue to promote and support CHFA lenders to assist local residents in purchasing a home or developers, by reviewing and updating a list of CHFA lenders and providing access at City Hall. A similar list is available on the County's Housing Authority webpage. **Appropriateness**: City approved mortgage lenders will continue to be listed on the City's Housing Authority webpage and available for organizations seeking to develop in Perris. The objectives of this policy action will be included in the 2021-2029 Housing Plan and will be combined with policy actions 4.3 and 4.4 under Goal 4 focused on the City's First Time Buyer Program.
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness:** Roughly 2,420 households in Perris have been assisted through the Riverside County Housing Authority's rental assistance (Section 8) program during the 2014-2021 planning period. Specifically, an average of 403 Section 8 vouchers were issued in the City of Perris (zips: 92570, 92571 & 92572): • 2014: 409 families were provided section 8 assistance • 2015: 364 families were provided section 8 assistance • 2016: 407 families were provided section 8 assistance • 2017: 407 families were provided section 8 assistance • 2018: 418 families were provided section 8 assistance • 2019: 418 families were provided section 8 assistance • 2020: 399 families were provided section 8 assistance Of the 399 vouchers issued in 2020: • 145 of the voucher holders were disabled (this number also includes those that are elderly, therefore some of the 98 listed in bullet 2 below may be included in the 145) • 98 of the voucher holders were elderly only • 222 were neither elderly nor disabled

Program	Accomplishments
	The City of Perris will continue to support rental assistance which has proven to assist veterans, disabled, elderly, seniors, and low-income families. Annually, the City allocates $100,000 in HOME funds for Tenant-based Rental Assistance (TBRA). In response to COVID-19, the City was allocated an additional $99,000 in HOME funds and $642,432 from the CDBG Coronavirus (CDBG-CV) CAREs Act. As of January 2021, over half ($345,687) was still available of the CDBG-CV funds and all the City's HOME funds to assist struggling households. In addition to assistant offered by the City, Staff provide residents with information about the Perris Family Resource Center, which offers a variety of services to residents, including rental housing assistance and utility assistance for renters. The Perris Family Resource center, along with other non-profit partners such as the Social Work Action Group, (SWAG), Riverside County's Special Education Local Plan Areas, RI International, De Novo Full-Service Partnership, and the Basic Occupational Training Center, provides non-residential and housing assistance to persons with disabilities. Such services include, but are not limited to substance abuse assistance, health resources or referrals, job placement and housing assistance. **Appropriateness:** The City has been successful in assisting a multitude of qualified households in obtaining subsidized housing. Ensuring that all segments of the City's population have adequate access to housing that is affordable is of vital importance to the City. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
Action 2.7: 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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: 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 City will continue to provide a density bonus to projects that meet these requirements in accordance with Municipal Development Code, Chapter 19.57. During the 2014-2021 planning period, no applications requesting a density bonus were submitted, however the City did approve multiple multifamily residential developments with affordability restrictions. During the planning period, the City of Perris initiated the first phase of implementation to revitalize the Downtown area through infill development that creates mixed-use market rate and/or affordable housing and community-serving commercial spaces. The City and the Perris Housing Authority owns nine undeveloped lots on the easterly side of D Street, between First St. and Third St. within the Downtown Perris Specific Plan area. This area is zoned to allow new development for mixed-use commercial and housing/affordable housing projects, as well as, in later phases, the renovation of the Perris Theater. On April 27, 2020, a Notice of Availability (NOA) of surplus properties was sent to local agencies, such as school districts, as well as the housing sponsor list maintained by the State of California Housing and Community Development (HCD) Department. Three entities responded to the NOA. Prior to the start of the 90-day negotiation period, one entity withdrew their letter of interest. On August 21, 2020, the City approved an Exclusive Negotiation Agreement (ENA) with Grapevine Development, LLC. The ENA establishes a milestone schedule that the developer will be held to, including the finalization of the schematic design within a period of six months, entitlement of the project sites within a period of 12 months from execution of the ENA, followed by a six-month timeframe to secure funding, and a twelve-month timeframe for construction. **Appropriateness**: The Density Bonus Ordinance furthers the City's goal of increasing housing affordability options and expanding housing to help the City meet its Regional Housing Need Assessment allocation. The City is committed to ensuring that their density bonus ordinance is consistent with State Law and that information on the ordinance is available to local developers. This program will be combined with Policy Action 2.8 and moved under Goal 3 in the 2021-2029 Housing Plan.

Program	Accomplishments
Action 2.8: Continue to support the City's effort of encouraging multifamily developments with affordability covenants on units through offering development incentives. These incentives could include reduction in development standards, and expedited permit processing. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: The City of Perris complies with the Density Bonus provisions required by State law (Chapter 4.3, Section 65915) for residential zones which permit the City to grant concessions from the established development standards. The City will continue to provide incentives and concessions to projects that that provide deed-restricted affordable housing units in accordance with Municipal Development Code, Chapter 19.57. In 2014, building permits were issued to construction the second phase of the Verano apartments in Downtown Perris. The project was modified to reflect the needs of the community including doubling its unit count, reducing its storefront retail, and instead allocating 2,000 SF to provide a day care facility to serve residents. **Appropriateness**: Providing flexibility in development standards has proven to be instrumental in furthering the City's goal of increasing affordable housing by providing tools to assist developers in building housing. This program will be combined with Policy Action 2.7 and moved under Goal 3 in the 2021-2029 Housing Plan.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: Chapter 19.87 of the City's Zoning Code 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 in September 2013 to formally adopt reasonable accommodation procedures. In 2012, the Perris City Council also approved the Senior Housing Overlay Zone which establishes alternative development standards that may be combined with any of the city's conventional residential or commercial zone districts. Through this overlay zone, the City strives to remove potential and actual governmental constraints towards building housing for persons with disabilities. The City has no special zoning or land use restrictions that regulate or constrain the development of housing for persons with disabilities. During the planning period, the City has accommodated requests for generators to support medical equipment, ramps and other similar requests in compliance with State law. **Appropriateness**: The City will continue to support and promote reasonable accommodation procedures available in the Zoning Code and through the Senior Housing Overlay Zone to remove constraints towards building or providing accommodations for persons with disabilities. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
Action 2.10: Prioritize resources such as HOME funds, California Finance Agency single-family and multifamily 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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division and Perris Housing Authority	**Progress and Effectiveness**: In 2014, the City was awarded a $500,000 grant from the HOME Investment Partnership funding program. To maximize the funding awarded, the City set aside $195,000 to fund activities related to First Time Home Buyers such as education, workshops and direct financial assistance. In its first year, the City awarded four mortgage assistance loans to households to assist with down payment assistance or gap financing. In addition, the City also allocated funds for proposed multifamily developments that include 2- and 3-bedroom affordable units. Through this funding, the City funded one housing project, Verano Apartments, in the Perris Downtown Specific Plan area, consisting of 40 total units that are restricted to low- very-low and extremely low-income households, with the exception of one onsite manager's unit. **Appropriateness**: The City will continue to seek funds from the HOME Investment Partnership program to provide with a variety of housing programs including its First Time Homebuyer and Rehabilitation programs. These funds can also be used to assist multifamily developments that provide affordable 2- and 3-bedroom units. The City will continue this program through the next housing cycle. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
Action 2.11: To facilitate development of affordable housing to accommodate the 1,707 lower-income RHNA, the City adopted the Perris Downtown Specific Plan in 2012 and identified approximately 95 acres of underutilized and vacant land. **Timeline for Implementation:** Development of evaluation procedure to implement Government Code section 65863 by December 1, 2013. **Responsibility:** City of Perris Planning Division and Perris Housing Authority	**Progress and Effectiveness**: To facilitate development of affordable housing to accommodate the 1,707 lower-income RHNA, the City adopted the Perris Downtown Specific Plan in 2012 and identified approximately 95 acres of underutilized and vacant land. To demonstrate adequate sites for the City's 4th cycle housing element update, the City included this adequate sites program to rezone sites within the Perris 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. To address minimum density requirements the City committed to monitoring sites A through L identified in the 2014-2021 Housing Resources land inventory, 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 was developed at less than 20 units per acre, pursuant to Government Code Section 56863, the City committed to immediately identifying and zoning 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 Perris 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. **Appropriateness:** The City of Perris Regional Housing Need Assessment allocation for the housing cycle is 7,786 units. In an attempt to reach these income-restricted housing units, the City will continue pursuing affordable housing projects to address its regional housing need and provide a diverse range of housing types. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
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.	
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: Timing delays can sometimes be the defining factor as to whether a project reaches completion or not. Affordable housing financing is extremely complex and often requires that projects have local government approval. The City works closely with developers to ensure that projects are entitled quickly, by providing feedback on conceptual plans early in the planning process to eliminate the need for extra rounds of revisions later. The City has also identified a variety of housing sites, with by-right zoning appropriate to accommodate a variety of densities which eliminates the need for a General Plan Amendment or Zone Change, which can add months to the entitlement process and triggers a more in-depth CEQA review. During the planning period, the City monitored the time required to entitle various types of development and when possible, expedited the permit process. **Appropriateness**: The City will continue to expedite and prioritize development processing time of applications for new construction of affordable housing developments to maximize its share of low- very-low and extremely low-income units to meet its RHNA allocation. The City will also work to develop streamlined procedures that are consistent with the requirements of SB35. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
Action 3.2: To accommodate extremely low-income households 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 (Mobile home 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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: To comply with the Senate Bill 2 statute City amended the Zoning Code to allow transitional and supportive housing as a permitted use by right in all residential zones, 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. **Appropriateness**: The intent of this policy action was achieved. The City will continue to partner with the County and local non-profits to serve households who are experiencing homelessness or are at-risk of homeless. A program addressing homeless will be included in the 2021-2029 Housing Element.

Program	Accomplishments
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 (Mobile home 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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: As part of the 2014-2021 Housing Element update, the City's Zoning Code permits SRO's in the Multifamily 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. Additionally, the ordinance revision included a limit of 75 rooms per acre of land. During the planning period, no developments with SRO units were proposed or approved, however the City has remains committed to welcoming these types of developments, if requested. **Appropriateness**: The intent of this policy action was achieved. The City will continue to partner with the County, Coachella Valley Housing Authority, and local non-profits to serve households who are experiencing homelessness or are at-risk of homeless. A program addressing homeless will be included in the 2021-2029 Housing Element.
Action 3.4: Continue to permit manufactured housing on permanent foundations in residential zones if it meets compatibility criteria. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: Manufactured housing often provides households with affordable housing as compared to stick-built housing. The City of Perris strives to diversity its housing types and welcomes a range of affordable housing options. 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. To reach this objective, the City allows residents to request building permits to install permanent foundations to mobile homes. During the housing cycle, there were 39 building permits issued for permanent conversion of mobile homes. **Appropriateness:** Manufactured homes and mobile housing continues to be a viable source of affordable housing, especially for older households. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
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. **Timeline for Implementation:** By January 1, 2014 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: In 2015, City staff delivered a copy of the 2014-2021 Housing Element to water and sewer providing entities that serve city residents. **Appropriateness**: The City has achieved its objective and this Policy Action for the current housing cycle and will provide copies of the 2021-2029 Housing Element to water and sewer providers that serve the City. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
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.	
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: During the housing cycle, the City was awarded $500,000 through the HOME Investment Partnership Program. With this funding, the City launched its First Time Home Buyer Program, which allocated $195,000 of that funding towards assisting 3 or more first time home buyers. The program can help with down payment assistance or provide gap financing for low- and moderate-income persons. The City also supports the Mortgage Credit Certificate, which helps first time homebuyers reduce their tax liability and increase their disposable income to allocate towards housing-related expenses. During the housing cycle, three households were assisted with a Mortgage Credit Certificate. **Appropriateness**: The City has been successful in leveraging funding to provide direct financial assistance and providing information and services to its residents through First Time Homebuyer workshops and literature. This objective has assisted several families in securing funding for down payment assistance or gap financing. This program will be combined with Policy Action 5.1 and included in the 2021-2029 Housing Plan. It will also be renamed to indicate that it is a partnership program with the County of Riverside to promote their housing programs.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: The City continues support Habitat for Humanity's (HFH) efforts to develop and provide housing for lower and moderate-income families and individuals. Over the housing cycle, no vacant infill lots were acquired, but the City remains positioned to support HFH's efforts when needed. During the planning period, the City did identify a balance of NSP funds that needed to be spent down. The City used the funds to acquire a single-family lot on 10th Street and built a new rental home. The City is currently managing the unit, which has been rented to a qualified low-income family. **Appropriateness:** The City will continue to support Habitat for Humanity to expand housing opportunities for workforce and entry-level housing when they identify a potential site. City Staff will continue to identify additional opportunities and funding to build or renovate single family homes that can be rented or sold to lower-income residents. This program will be combined with Policy action 1.6 and included in the 2021-2029 Housing Plan.
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: The City has maintained a list of local mortgage lenders to refer entities and individuals to. It also maintains a list of City-approved lenders for the First Time Homebuyer Program. The City will continue to promote and support CHFA lenders to assist local households in purchasing a home. A list of CHFA lenders is available for reference to builders or corporations interested in developing housing in the City. It is also available in the County's Housing Authority webpage. **Appropriateness**: City approved mortgage lenders will continue to be listed on the City's Housing Authority webpage and available for organizations seeking to develop in Perris. The objectives of this policy action will be included in the 2021-2029 Housing Plan and will be combined with policy actions 2.5 and 4.4 under Goal 4 focused on the City's First Time Buyer Program.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: The City works with local lenders to position first time homebuyers to be able to purchase new homes. The City shares information on the First Time Homebuyer program with developers. **Appropriateness:** The City has meaningfully and successfully established relationships with local lenders and has provided ample opportunities to distribute information regarding homebuying for its residents. The objectives of this policy action will be included in the 2021-2029 Housing Plan and will be combined with policy actions 2.5 and 4.3 under Goal 4 focused on the City's First Time Buyer Program.

Program	Accomplishments
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 Preservation Program, correct housing deficiencies, improve overall housing conditions in Perris and 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 development. **Policy 5.4:** Using HOME funds 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 Federal, State, and County funding mechanisms.	
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, and Department of Community Action (DCA) Utilities and Weatherization Program. The City will be responsible for providing program information on the City's website, in the City's newsletter and at City Hall. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: The City of Perris continues to provide information to individuals on Riverside County Housing programs. On June 20, 2015, the City hosted a housing exposition that provided information on its existing programs. The Housing Expo also provided key guidance to potential homebuyers such as the importance of budgeting, making on-time mortgage payments, the home buying process, how to identify predatory lending, understanding the mortgage-loan process and how a credit score can affect a potential purchase. The City continued to hold additional community pop-up events, roundtables and townhalls to share information to the public between 2016 and 2017 and later developed a brochure of county housing programs for the public. The brochures are available to on the City's Housing Authority webpage and in person at City public counters. **Appropriateness**: The City has been successful in meeting this objective and will continue to share information as programs are added or changed. This program will be combined with Policy Action 4.1 and included in the 2021-2029 Housing Plan. It will also be renamed to indicate that it is a partnership program with the County of Riverside to promote their housing programs.

Program	Accomplishments
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: The City continues to maintain code compliance by ensuring building safety and integrity of residential neighborhoods During the 2014-2021 planning period, there were approximately 1,579 violations addressed by the City's Code Enforcement Division, including 1,235 calls for maintenance and 344 calls for building code violations. The City continues to run a Senior Home Repair Program that offers a grant to a household in need of minor home repairs and improvements to preserve housing and the quality of neighborhoods. During the 2015-2019 consolidated plan period, the City was able to help 40 senior households. The Owner-Occupied Rehabilitation Program provided 17 homeowners assistance to correct existing code violations and improve property conditions. The City also offers the Senior Minor Home Maintenance Program which targets low-income senior households and provides repairs to their homes including condominiums, mobile homes and single-family homes, preserving the affordable housing stock. Approximately $30,000 in CDBG funds is allocated to this program annually. **Appropriateness**: The City will continue to encourage proactive maintenance and aesthetic improvements in its residential neighborhoods. This program will be included in the 2021-2029 Housing Plan.
Action 5.3: Monitor the substandard dwellings which cannot be economically repaired and remove when necessary and feasible. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: In compliance with building and safety standards, the City has recorded the demolition of several substandard structures over the Housing Element cycle. According to building and safety activity summaries, in 2015, 14 dwellings were demolished due to either fire damage, abandonment, or unsafe conditions. In 2017, 23 additional single-family dwellings were demolished; in 2018, 14 more units were demolished; and in 2019, 12 single family dwellings were demolished. **Appropriateness:** Ensuring structurally sound living quarters throughout its jurisdiction remains a priority for the City. The City will therefore continue to monitor substandard buildings to have them removed as feasible and necessary. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
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 rehabilitate housing units. **Policy 6.3:** Promote the Sustainable Community section in the Conservation Element of the General Plan.	
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Housing Authority	**Progress and Effectiveness**: The City has partnered with several organizations to directly engage residents and provide information on local energy saving programs. Through the City's annual community pop-up events, developer roundtables and townhalls with residents, Staff has featured representatives from SoCal Gas and Grid Alternatives to highlight programs available to the community. SoCal Gas provides information on its energy assistance program and Grid Alternatives staff share information on its solar installation programs for low-income households. During the 2014-2021 planning period, the City's Building Division issued a total of 6,824 building permits to homeowners for the installation of solar panels. **Appropriateness**: The City will continue to promote local programs to increase the number of households that turn to energy saving measures. This program will be combined with Policy Action 6.2 and included in the 2021-2029 Housing Plan.
Action 6.1: Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsides available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: The City continues to provide its residents with literature about energy conservation such as solar power. Energy conservation is also a topic included in its Housing Newsletter. The City further supports and continues to work with a nonprofit to encourage the use the solar panel programs. During the planning period, the City's building division issued a total of 6,824 building permits to homeowners for the installation of solar panels on the roofs of their homes. The City also adopted the CalGreen building code. **Appropriateness**: The City recognizes the importance of energy efficient design in construction standards and building upgrades. The City will therefore continue to disseminate information on local energy programs and encourage residents to incorporate these features into any building plans. This program will be combined with Policy Action 6.1 and included in the 2021-2029 Housing Plan.

Program	Accomplishments
Action 6.3: 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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: The Sustainable Community section of the City's Conservation Element establishes goals and policies to enhance public health through sustainable growth of new residential, commercial, industrial, and civic development. In implementing policies of the Conservation Element, all new buildings within the City are required to have a multitude of sustainable measures as required by the CA building code (Green Code). Features include encouraging the use of green building design materials, equipment, lighting, alternative energy sources, strategic vegetation planting, and others. Taking environmental leadership, a step further, the City also participated in the creation of a sub-regional Climate Action Plan (CAP) with the Western Riverside Council of Governments (WRCOG), which provided a roadmap to help slow the effects of climate change in the subregion. Implementing the goals outlined in such documents, the City has approved two proposed commercial/industrial developments that were certified LEED Silver. **Appropriateness:** The City will continue to support green building practices by requiring a multitude of sustainable features in proposed developments throughout the City and ensure that the Housing Element is consistent with the Conservation Element. This program will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
Action 6.4: The City shall develop a local action plan for reduction of greenhouse gas emissions. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness:** The City's Municipal Energy Action Plan and the Community Energy Action Plan for Perris were adopted in 2014. On February 23, 2016, the City then adopted a Climate Action Plan (CAP) designed to address global climate change through the reduction of local harmful greenhouse gas emissions. The CAP includes several measures aimed at reducing greenhouse gas emissions that impact the development and design of housing including: • **Measure T-6: Density** - Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities. • **Measure T-7: Mixed-Use Development**- Provide for a variety of development types and uses. To further its environmental goals, the City is also working the Western Riverside Council of Governments (WRCOG) to craft a sub-regional Climate Action Plan that would help to further contain and reduce GHGs throughout western Riverside County. The City monitors the implementation of the CAP and participates in WRCOG's efforts to implement their regional CAP on an ongoing basis. **Appropriateness:** Ensuring consistency and identifying actions that will implement the City's and WRCOG's regional CAP, particularly with regard to items that address housing, will be important during the upcoming planning period. The City also can become more familiar with the guidelines and application requirements for housing financing, such as the Affordable Housing Sustainable Communities (AHSC) program, that ties housing development to development strategies that will lower GHGs. Understanding the AHSC program and other similar programs will allow Staff to better support developers to create a competitive application. This policy action will be modified and will be included in the 2021-2029 Housing Plan.

Program	Accomplishments
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.	
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: The City of Perris is committed to furthering the fair housing choice for all residents regardless of race, color, national origin, ancestry, religion, sex, disability, familial status, source of income, sexual orientation, or any other arbitrary factor. The City supports the activities of the Fair Housing Council of Riverside County and activities that are contracted through the CDBG program. The Fair Housing Council of Riverside County is a qualified fair housing service provider that provides fair housing and tenant/landlord services, including outreach and education, counseling, investigations, and dispute resolutions. They specifically address the needs of elderly individuals, Veterans with mental disabilities, persons with physical disabilities persons with developmental disabilities, persons with alcohol or other addictions, persons with HIV/AIDS and their families and victims of domestic violence in the City. The City will continue its partnership with the Fair Housing Council of Riverside County as a contract city under the County of Riverside's CDBG Program in conducting the following services to City residents: • Anti-Discrimination Information and Mediation • Landlord-Tenant Information and Mediation • Training & Technical Assistance with Fair Housing • Enforcement of Housing Rights • Administrative Hearings for the Riverside County Housing Authority Additionally, along with assisting households with discrimination and landlord/tenant mediation, the Fair Housing Council conducted a wide range of education and outreach activities throughout the year. These services included: First Time Homebuyer Workshops that included information on predatory lending practices; City Council Presentations; trained testers which greatly increased capacity to identify and investigate discrimination within Riverside County rental units; Fair Housing Training Course for property owners and managers; and Foreclosure Prevention Workshops. All of the workshops conducted by the Fair Housing Council are available in English and

Program	Accomplishments
	Spanish. All literature distributed by the Fair Housing Council is provided in English and Spanish and is located at all public counters in the City. On average the City allocated approximately $25,000 in CDBG funding and assists 1,100 persons annually. Services are free to lower-income households. **Appropriateness**: The City will continue to provide increased awareness of Fair Housing policies through a variety of methods to eradicate housing discrimination throughout its jurisdiction. This program will be moved under Goal 2 and included in the 2021-2029 Housing Plan.
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. **Timeline for Implementation:** Ongoing 2014-2021 **Responsibility:** City of Perris Planning Division	**Progress and Effectiveness**: During the planning period, no development was purposed that focused on providing housing for developmentally disabled residents. The City will continue to offer development incentives and support developers to support proposed projects. Residents in the City are eligible for Section 8 vouchers through the County. Additionally, the Perris Family Resource center, along with other non-profit partners such as the Social Work Action Group (SWAG), Riverside County's Special Education Local Plan Areas, RI International, De Novo Full-Service Partnership, Catholic Charities, Lutheran Social Services, and the Basic Occupational Training Center, provides non-residential and housing assistance to persons with disabilities. Such services include, but are not limited to substance abuse assistance, health resources or referrals, job placement, and housing assistance. **Appropriateness**: The City will continue to pursue Federal and State funding to support housing for individuals with developmental disabilities. This program will be moved under Goal 2 and included in the 2021-2029 Housing Plan.

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9. APPENDIX A – PUBLIC OUTREACH MATERIALS

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

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

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

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

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

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

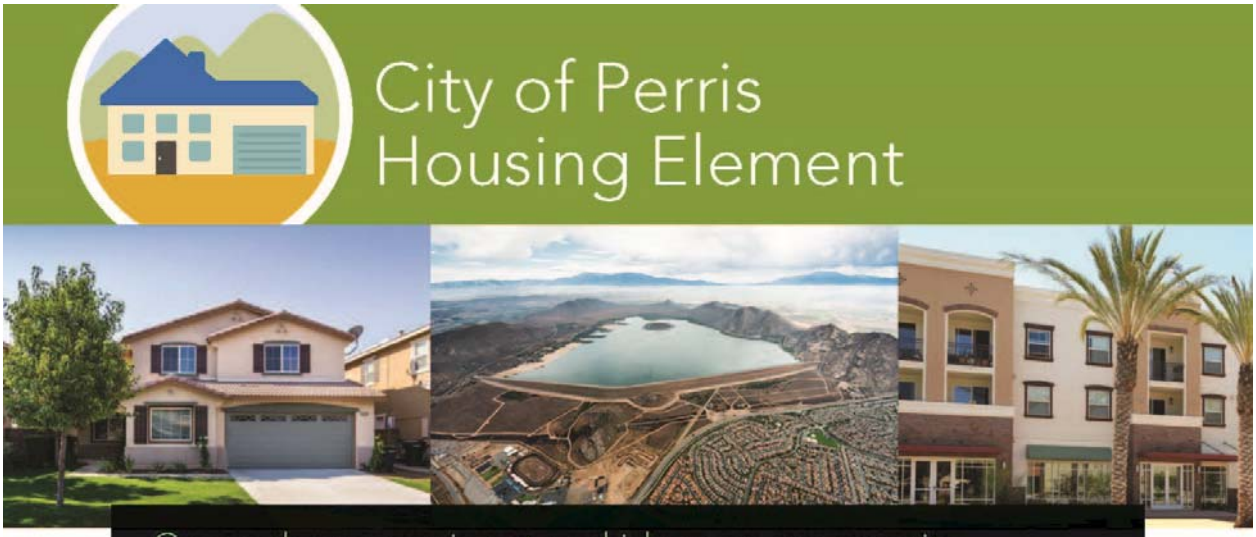
Housing and Homeless Coalition for Riverside County
Attention: Darrel K. Moore
4060 Circle Drive
Riverside, CA

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

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

Stakeholder Roundtable Event Social Media Announcement

Planning Commission Workshop Invite



Come share your input and ideas on community needs at this upcoming workshop!

The City of Perris is hosting a community workshop during a regularly scheduled Planning Commission meeting to discuss the State-mandated 2021-2029 Housing Element update. Concurrent with the Housing Element update, the City is updating the Safety Element, which establishes policies to guide actions related to the preparation and response to a natural disaster. The City is also creating a new Environmental Justice Element to add to the Perris General Plan which will include policies to reduce health risks for communities disproportionately impacted by pollution. City residents and stakeholders are invited to provide input on related issues throughout their communities on:

February 3, 2021
6:00 p.m.
via Zoom

https://zoom.us/j/642558532

If you have any questions or would like additional information, please contact Cynthia Mejia at cmejia@nationalcore.org.

Housing Authority Pop-up Event Social Media Announcement

Housing Pop-up Event Social Media Announcement

City of Perris Housing Element

Quick Facts about the City of Perris

The City of Perris is updating the Housing Element, Safety Element and adopting a new Environmental Justice Element to add to the Perris General Plan. The success of these updates relies on community engagement and input. When planning for the housing needs of a City, it is important to understand the demographic characteristics of the population (age, household size, employment, ethnicity) and the characteristics of housing (number of units, size, cost) to ensure needs are adequately addressed.

The following is a summary of demographic characteristics identified through various sources, including the U.S. Census, the California Department of Finance, and the Southern California Association of Governments. Also provided below is the City's regional housing needs set forth by the Southern California Association of Governments (SCAG).

OVERVIEW

- Founded: 1911
- Size: 31.5 sq. miles
- Median age: 27.5
- Average household size: 4.49 persons
- Median household income: $70,214

HOUSING

- Number of Dwelling Units: 18,906
- Owner-Occupied Households: 17,142
- Renter-Occupied Households: 6,316
- Number of Households: 17,582
- Median Property Value: $285,000

POPULATION

- Total population: 79,294
- Ethnicity composition:
  - Caucasian: 29.2%
  - Asian: 5.6%
  - Black or African American: 11.1%
  - Hispanic: 78.7%
  - Other: 53.2%

SPECIAL NEEDS

- Female-headed Households (No spouse present): 3,292
- Senior Households (Age 65 and older): 1,852
- Households with income below poverty level: 2,745

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The Regional Housing Needs Allocation is an assigned housing allocation that the City of Perris will be required to plan for in the next housing cycle - from 2021-2029 - to accommodate its fair share of housing units. The allocation is based on housing needs for the City's current and projected population.

HCD
State of California Department of Housing and Community Development

HCD distributes the State's housing need to all the regional councils of governments

SCAG
Southern California Association of Governments

For Southern California, SCAG distributes the region's housing needs to the local jurisdictions

Perris RHNA 2021-2029

INCOME GROUP	UNITS
Very low	2,030
Low	1,127
Moderate	1,274
Above moderate	3,374
Total	7,805

City of Perris Housing Element

Datos breves sobre la ciudad de Perris

La Ciudad de Perris está actualizando el Elemento de Vivienda, el Elemento de Seguridad y está creando un nuevo Elemento de Justicia Ambiental para agregar al Plan General. El éxito de estas actualizaciones se basa en la participación de la comunidad.

Al planificar las necesidades de vivienda de una ciudad, es importante comprender las características demográficas de la población (como edad, tamaño del hogar, empleo, etnia) y las características de la vivienda (número de unidades, tamaño, costo) para garantizar que las necesidades sean adecuadamente abordadas.

Este documento es un resumen de las características demográficas de la cuidad de Perris identificadas a través de varias fuentes, incluido el Censo de EE. UU., El Departamento de Finanzas de California y la Asociación de Gobiernos del Sur de California.

DATOS GENERALES DE LA CUIDA

- Fundada: 1911
- Tamaño: 31.5 millas cuadradas
- Edad mediana: 27.5
- Tamaño promedio del hogar: 4.49 personas
- Ingreso familiar promedio: $70,214

VIVIENDAS

- Número de unidades de vivienda: 18,906
- Hogares ocupados por propietarios: 17,142
- Hogares ocupados por inquilinos: 6,316
- Número de hogares: 17,582
- Valor de vivienda: $285,000

POBLACIÓN[1]

- Población Total: 79,294
- Composición etnia:
  - Caucásica: 29.2%
  - Asiática: 5.6%
  - Afroamericana: 11.1%
  - Hispana: 78.7%
  - Otra étnica: 53.2%

NECESIDADES ESPECIALES

- Hogares encabezados por mujeres solteras: 3,292
- Hogares de personas mayores (65 años o más): 1,852
- Hogares con ingresos inferiores al nivel de pobreza: 2,745

LA EVALUACIÓN REGIONAL DE NECESIDADES DE VIVIENDA (RHNA)

La Evaluación Regional de Necesidades de Vivienda es una asignación de vivienda asignada que la Ciudad de Perris deberá planificar en el próximo ciclo de vivienda – entre los años 2021 a 2029 - para acomodar su parte justa de unidades de vivienda. La asignación se basa en las necesidades de vivienda para la población actual y proyectada de la ciudad.

UNIDADES DE VIVIENDA QUE NECESITA LA CUIDAD:

• Para residentes de muy bajos ingresos:	2,030 unidades
• Para residentes de bajos ingresos:	1,127
• Para residentes de ingresos moderados:	1,274
• Para residentes de ingresos mayores de ingresos moderados:	3,374
Suma total de unidades de vivienda:	**7,805**

[1] *2019 encuesta sobre la comunidad estadounidense, Censo de EE. UU.*

City of Perris
Focused General Plan Update
COMMUNITY
SURVEY
Please complete by
May 14, 2021
https://tinyurl.com/perrishe

Cuidad de Perris
Encuesta
Comunitaria
Por favor completar antes
del 14 de Mayo de 2021
https://tinyurl.com/perrishes

Frequently Asked Questions

What is a Housing Element and what does it contain?

Since 1969, California has required all local governments (cities and counties) to plan to meet the housing needs of everyone in the community through the development of a Housing Element. The Housing Element is a component of the General Plan and provides a strategy for promoting safe, decent, and affordable housing. The General Plan is a city's blueprint for how it will grow and develop.

Per state law, the specific purposes of the Housing Element are to assess both current and future housing needs and constraints, and establish housing goals, policies, and programs that provide a strategy for meeting the City's housing needs.

The current City of Perris Housing Element, adopted in 2014, identifies strategies and programs that focus on these seven goals to satisfy housing needs:

- Promote and maintain a variety of housing types for all economic segments of the City.
- 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.
- Remove or mitigate constraints to the maintenance, improvement, and development of affordable housing, where appropriate and legally possible.
- Provide increased opportunities for homeownership
- Enhance the quality of existing residential neighborhoods in Perris through maintenance and preservation, while minimizing displacement impacts.
- Encourage energy conservation activities in all neighborhoods.
- Equal housing opportunity for all Perris residents, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.

When and why does the Housing Element need to be updated?

State law requires regular updates to the Housing Element to ensure relevancy and accuracy. These updates are required every eight years. The time from one update to the next is called a housing cycle. The upcoming sixth Housing Element cycle will cover the next eight-year planning period (2021-2029).

To comply with state law, the Perris City Council needs to adopt an updated element by October 2021. Following adoption, and as a final step, the updated element will require state review and certification.

What is the Housing Element Update Process?

The City will need to first update its previous Housing Element, then submit a draft to the California Department of Housing and Community Development (HCD) for review/approval. Depending on the state's response, the City will either need to revise or proceed to adopt the updated Housing Element. Finally, the City will need to submit its adopted Housing Element back to HCD.

What is the Regional Housing Needs Allocation, and what is the City of Perris's RHNA?

A huge component of the Housing Element update is the Regional Housing Needs Allocation. The RHNA is a representation of future housing needs for all income levels in a region. Perris's RHNA for meeting regional housing needs is defined by the Southern California Association of Governments (SCAG) and state Department of Housing and Community Development (HCD). More details about RHNA are available on SCAG's website here https://scag.ca.gov/rhna.

Providing housing to meet the needs of all income levels is critical to the social and economic health of a city. Perris is required to plan for its income-based housing allocation to address its share of the southern California region's housing needs. Income groups include: "very low income" (<50% of the Riverside County annual median income (AMI)), "low income" (50-80% AMI), "moderate-income" (80-120% AMI), and "above moderate-income" (>120% AMI). The current AMI for Riverside County is $75,300 for a family of four.

The table below shows Perris's allocation of housing units by income group for the upcoming sixth housing cycle. About 40% of the allocation satisfies the housing needs of very low- and low-income families. In total, 7,805 housing units are needed to accommodate 2021 – 2029 growth for all income groups, as estimated through the RHNA process.

Perris RHNA Allocation (2021-2029)	
Income Levels	Housing Units
Very Low Income	2,030
Low Income	1,127
Moderate Income	1,274
Above Moderate Income	3,374
Total	**7,805**

City of Perris Housing Element

The RHNA is required by California state law for every jurisdiction in the state and it is the responsibility of the City of Perris to track progress towards the building of these units during the planning period (2021-2029). See the City's 2019 Housing Element Annual Progress Report.

Do cities build the housing units required by RHNA?

Cities do not build housing – that is the function of private developers. However, they adopt plans, regulations, and programs that provide opportunities for how and where housing development can occur. Cities must ultimately ensure that sufficient land is zoned for housing to meet its share of regional housing needs.

What is Affordable Housing?

A sizeable portion of a city's housing need allocation will likely require housing for low- and very-low-income households. Cities can plan and help remove barriers towards the development of affordable housing to meet its low- and very-low-income housing requirements. Affordable housing refers to housing where residents pay no more than 30% of their incomes on rent or housing expenses. Affordable rental housing typically targets households earning less than 80% of the County's Area Median Income (AMI). A County's AMI varies by year and reflects the median income for households throughout the jurisdiction. In 2020, Riverside County's AMI was $75,300 for a family of four. This means that a family of four with a household income of less than $60,250 would be considered low-income.

Why Update a Housing Element?

Without a certified Housing Element, the City would be ineligible to receive state grants or funding. The City would also be at risk for lawsuits for not working towards meeting their housing needs. Such lawsuits can be costly to the City, therefore, providing further economic and fiscal effects. If the City does not meet its adoption deadline, it would need to prepare a new Housing Element in just four years and potentially face steep fines until a housing plan is adopted. Having an approved plan avoids these legal and costly challenges, helps preserve local control over land use decisions, and allows the City to apply for grants and funding to improve local infrastructure and housing.

How will housing locations be selected?

The updated housing plan will need to provide exact locations where future housing can be built and identify the potential number of homes that can be built at those locations. City regulations ensure housing is not located where sensitive habitats or other constraints occur. City policies, such as those in the General Plan, help to identify suitable housing sites. For example, one General Plan policy encourages mixed-use developments, or homes affordable to very low, low, and moderate-income families, to locate near transit and transportation corridors.

What about other important topics, like housing the homeless or the high cost of housing? Are those addressed in the Housing Element too?

Certainly. A Housing Element identifies issues, tendencies, and solutions for many topics, including homelessness and development constraints. The City's current Housing Element is a great resource to see demographic, housing, and other local trends that impact issues such as homelessness and high-cost housing.

Where can I find more information?

For more information on the Perris Housing Element update, please email Sarah Walker at swalker@nationalcore.org or Cynthia Mejia at cmejia@nationalcore.org.

City of Perris Housing Element

Preguntas Frecuentes sobre El Elemento de Vivienda

¿Qué es un elemento de vivienda y qué contiene?

Desde 1969, California ha requerido que todos los gobiernos locales (ciudades y condados) planifiquen para satisfacer las necesidades de vivienda de todos en la comunidad a través del desarrollo de un Elemento de Vivienda. El Elemento de Vivienda es un módulo del Plan General de una cuidad y facilita una estrategia para promover viviendas seguras, decentes y asequibles. El Plan General sirve como guía para la ciudad en decisiones sobre cómo crecerá y se desarrollará.

Según la ley estatal, los propósitos específicos del Elemento de Vivienda son evaluar las necesidades y limitaciones de vivienda actuales y futuras, y establecer metas, y programas de vivienda que brinden una estrategia para satisfacer las necesidades de vivienda de la Ciudad.

El Elemento de Vivienda actual de la ciudad de Perris, adoptado en 2014, identifica estrategias y programas que se centran en estos siete objetivos para satisfacer las necesidades de vivienda:

- Promover y mantener una variedad de tipos de vivienda para todos los segmentos económicos de la Ciudad.
- Promover y preservar viviendas adecuadas y asequibles para personas con necesidades especiales, incluidos hogares de bajos ingresos, familias grandes, hogares monoparentales, discapacitados, personas de la tercera edad y refugios para personas sin hogar.
- Eliminar o mitigar las limitaciones al mantenimiento, mejora y desarrollo de viviendas asequibles, cuando sea apropiado y legalmente posible.
- Brindar mayores oportunidades para la propiedad de vivienda
- Mejorar la calidad de los vecindarios residenciales existentes en Perris mediante el mantenimiento y la preservación, al tiempo que se minimizan los impactos del desplazamiento.
- Fomentar las actividades de conservación de energía en todos los vecindarios.
- Igualdad de oportunidades de vivienda para todos los residentes de Perris, independientemente de su raza, religión, sexo, estado civil, ascendencia, origen nacional, color o discapacidad.

¿Cuándo y por qué es necesario actualizar el elemento de vivienda?

La ley estatal requiere actualizaciones periódicas del Elemento de Vivienda para garantizar la relevancia y precisión. Estas actualizaciones se requieren cada ocho años. El tiempo de una actualización a la siguiente se denomina ciclo de vivienda. El próximo ciclo del Elemento de Vivienda cubrirá el período de planificación de ocho años (2021-2029) y es referido como el sexto ciclo.

Para cumplir con la ley estatal, el Concejo Municipal de Perris debe adoptar el Elemente de Vivienda actualizado en octubre del 2021. Después de la adopción, y como paso final, el elemento actualizado requerirá una revisión y certificación estatal.

¿Qué es el proceso de actualización del Elemento de Vivienda?

La Ciudad deberá actualizar primero su Elemento de Vivienda anterior y luego enviar un borrador al Departamento de Vivienda y Desarrollo Comunitario de California (HCD) para su revisión / aprobación. Dependiendo de la respuesta del estado, la Ciudad deberá revisar o adoptar el Elemento de Vivienda actualizado. Finalmente, la Ciudad deberá enviar su Elemento de Vivienda adoptado nuevamente al HCD.

¿Qué es la asignación regional de necesidades de vivienda el cuál es referido por sus siglas en Ingles como la RHNA de la ciudad de Perris?

Un gran componente de la actualización del Elemento de Vivienda es la Evaluación Regional Necesidades de Vivienda (RHNA). RHNA cuantifica la necesidad de vivienda dentro de cada jurisdicción durante periodos de planificación específicos, es una representación de las necesidades futuras de vivienda para todos los niveles de ingresos en una región. La Asociación de Gobiernos del Sur de California (SCAG) y el Departamento de Vivienda y Desarrollo Comunitario (HCD) del estado define la RHNA para la región y ciudades. Más detalles sobre RHNA están disponibles en el sitio web de SCAG aquí https://scag.ca.gov/rhna.

Proporcionar viviendas para satisfacer las necesidades de todos los niveles de ingresos es fundamental para la salud social y económica de una ciudad. Se requiere que Perris planifique su asignación de vivienda basada en los ingresos para abordar su parte de las necesidades de vivienda de la región del sur de California. Los grupos de ingresos incluyen: "ingresos muy bajos" (<50% del ingreso medio anual del condado de Riverside (AMI)), "ingresos bajos" (50-80% AMI), "ingresos moderados" (80-120% AMI), y "por encima de los ingresos moderados" (> 120% AMI). El AMI actual para el condado de Riverside es de $ 75,300 para una familia de cuatro.

City of Perris Housing Element

La siguiente tabla muestra la asignación de unidades de vivienda de Perris por grupo de ingresos para el próximo sexto ciclo de vivienda. Aproximadamente el 40% de la asignación satisface las necesidades de vivienda de familias de muy bajos y bajos ingresos. En total, se necesitan 7805 unidades de vivienda para acomodar el crecimiento de 2021 a 2029 para todos los grupos de ingresos, según lo estimado a través del proceso RHNA.

Perris RHNA asignación (2021-2029)	
Nivel de Ingreso	Unidades
Muy Bajo	2,030
Bajo	1,127
Moderado	1,274
Mas de Moderado	3,374
Total	**7,805**

La ley estatal de California exige la RHNA para todas las jurisdicciones del estado y es responsabilidad de la ciudad de Perris hacer un seguimiento del progreso hacia la construcción de estas unidades durante el período de planificación (2021-2029). Consulte el Informe de progreso anual del elemento de vivienda de la ciudad de 2019.

¿Las ciudades construyen las unidades de vivienda requeridas por RHNA?

Las ciudades no construyen viviendas, esa es la función de los desarrolladores privados. Sin embargo, adoptan planes, regulaciones y programas que brindan oportunidades sobre cómo y dónde puede ocurrir el desarrollo de viviendas. En última instancia, las ciudades deben garantizar que se dividan en zonas suficientes terrenos para viviendas para satisfacer su parte de las necesidades de vivienda regionales.

¿Qué es una vivienda asequible?

Una parte considerable de la asignación de necesidades de vivienda de una ciudad probablemente requerirá viviendas para hogares de bajos y muy bajos ingresos. Las ciudades pueden planificar y ayudar a eliminar las barreras para el desarrollo de viviendas asequibles para cumplir con sus requisitos de vivienda para personas de bajos y muy bajos ingresos. Viviendas asequible se refieren a viviendas donde los residentes pagan no más del 30% de sus ingresos en alquiler o gastos de vivienda. Las viviendas de alquiler asequibles generalmente se dirigen a los hogares que ganan menos del 80% del ingreso medio del área del condado (AMI). El AMI de un condado varía según el año y refleja el ingreso medio de los hogares en toda la jurisdicción. En 2020, el AMI del condado de Riverside fue de $75,300 para una familia de cuatro. Esto significa que una familia de cuatro con un ingreso familiar de menos de $60,250 se consideraría de bajos ingresos.

¿Por qué actualizar un Elemento de Vivienda?

Sin un Elemento de Vivienda certificado, la Ciudad no sería elegible para recibir subvenciones o fondos estatales. La Ciudad también estaría en riesgo de demandas por no trabajar para satisfacer sus necesidades de vivienda. Tales demandas pueden ser costosas para la Ciudad, por lo tanto, proporcionar más efectos económicos y fiscales. Si la Ciudad no cumple con su fecha límite de adopción, necesitaría preparar un nuevo Elemento de Vivienda en solo cuatro años y posiblemente enfrentarse a fuertes multas hasta que se adopte un plan de vivienda. Tener un plan aprobado evita estos desafíos legales y costosos, ayuda a preservar el control local sobre las decisiones de uso de la tierra y permite que la Ciudad solicite subvenciones y fondos para mejorar la infraestructura y la vivienda locales.

¿Cómo se seleccionarán las ubicaciones de las viviendas?

El plan de vivienda actualizado deberá proporcionar ubicaciones exactas donde se puedan construir viviendas futuras e identificar el número de viviendas que se pueden construir en esas ubicaciones. Las regulaciones de la ciudad aseguran que las viviendas no estén ubicadas donde ocurren hábitats sensibles u otras limitaciones. Las políticas de la ciudad, como las del Plan General, ayudan a identificar los sitios de vivienda adecuados. Por ejemplo, una política del Plan General fomenta que los desarrollos de uso mixto, o las viviendas asequibles para familias de ingresos muy bajos, bajos y moderados, se ubiquen cerca de los corredores de tránsito y transporte.

¿Qué pasa con otros temas importantes, como la vivienda para personas sin hogar o el alto costo de la vivienda? ¿También se abordan en el elemento de vivienda?

Ciertamente. Un elemento de vivienda identifica problemas, tendencias y soluciones para muchos temas, incluida la falta de vivienda y las limitaciones del desarrollo. El elemento de vivienda actual de la ciudad es un gran recurso para ver las tendencias demográficas, de vivienda y otras tendencias locales que afectan problemas como la falta de vivienda y las viviendas de alto costo.

¿Dónde puedo encontrar más información?

Para obtener más información sobre la actualización del elemento de vivienda de Perris, envíe un correo electrónico a Cynthia Mejia a cmejia@nationalcore.org.

10. APPENDIX B – LAND INVENTORY

Appendix B provides detailed information of the parcels included in Housing Opportunity Areas. To illustrate the development potential of the area, aerial images and parcel specific data are provided in the following pages to illustrate examples of housing opportunity sites to accommodate a variety of housing types at different affordability levels. 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 as outlined in the Housing Plan.

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AREA 1: NW CORNER OF MURRIETA ROAD AND DALE STREET

Area 1 located on the northwest corner of Murrieta Road and Dale Street includes one (1) vacant parcel totaling 13.4 acres. The site is located near existing single family and multifamily housing communities and adjacent to Patriot Park, near Sky View Elementary School and other amenities, which position it well for affordable housing financing. The existing zoning for the site is MF-22, and when the housing opportunity overlay is applied residential development would be permitted up 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses.

Because Area 1 is greater than 10 acres in size, it was assumed that it could accommodate mixed income residential development. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 320 units. At a minimum the Housing Overlay will require that at least 20 percent of the units (64 units) be deed-restricted for lower income housing. The permitted density is also appropriate to facilitate the development of moderate income (assumed to include 64 units) housing and market-rate housing (192 units). Infrastructure is available in surrounding roadways.

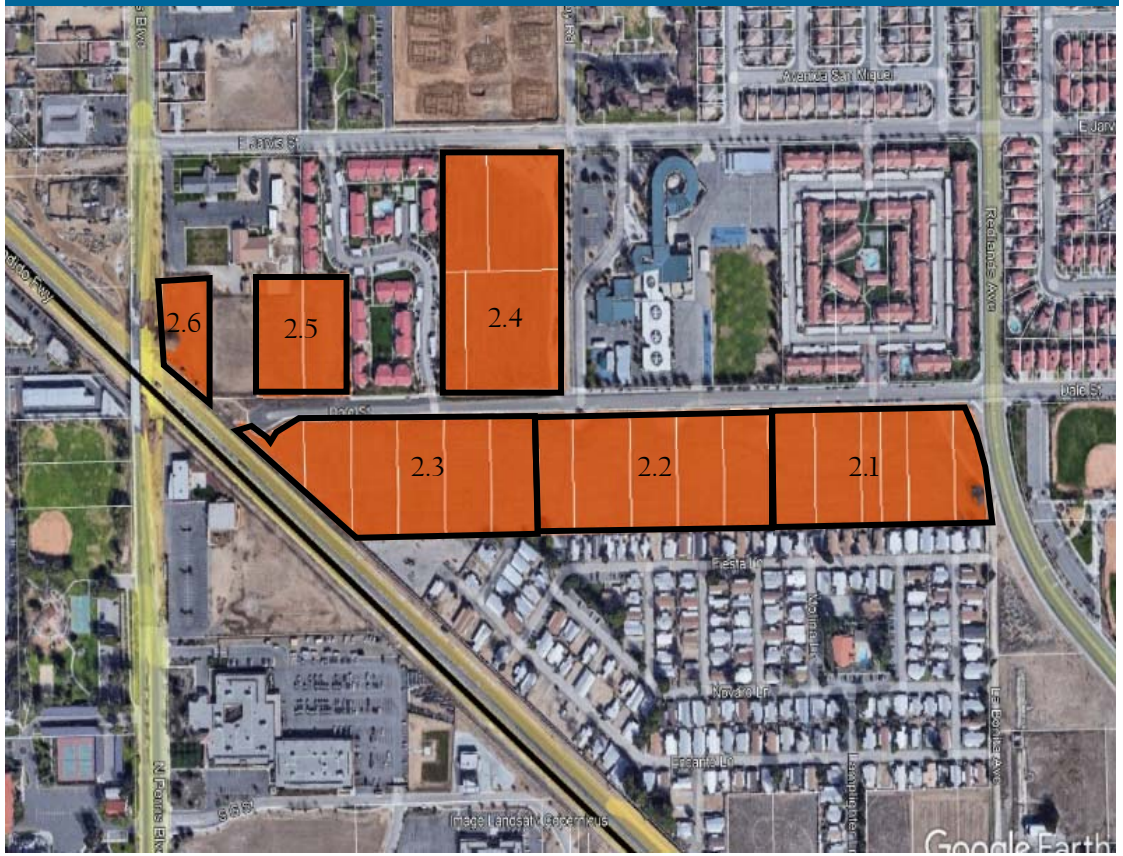
Area 1 – Aerial Map

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income	Moderate Income	Above Moderate Income
1.1	311502001	E A C	MFR-22	MFR-22	Vacant	30	13.37	10.70	100%	No	Lower	320	64	64	192
							13.37	10.70	SITE 1 SUBTOTAL			320	64	64	192

AREA 2: DALE STREET BETWEEN PERRIS BOULEVARD AND REDLANDS AVENUE

Area 2 includes 25 parcels totaling 22.6 acres located along Dale Street between Perris Boulevard and Redlands Avenue, just east of Interstate 215, the Downtown and the Metrolink transit station. Area 2 is adjacent to Palms Elementary School and Bob Long Memorial Park and surrounded by existing single family and multifamily development. Within Area 2 there are five potential sites that are appropriately zoned to accommodate lower income housing. All parcels in Area 2 are vacant and there is common ownership of all the parcels within the 5 sites. The existing zoning for Area 2 is MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right sand will require that at least 20 percent of the units must be deed restricted for lower income households. Infrastructure is available in surrounding roadways, including Dale Street.

Area 2 – Aerial Map



Site 2.1: Site 2.1 includes six parcels, ranging in size from 0.41 to 1.00 acres, and totaling 4.62 acres. All six parcels are vacant and owned by one entity. Site 2.1 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 2.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 109 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 2.1 – Aerial Map

Site 2.2: Site 2.2 includes five parcels, ranging in size from 0.79 to 1.21 acres, and totaling 5.01 acres. All five parcels are vacant and owned by one entity. Site 2.2 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 2.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 120 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 2.2 – Aerial Map

Site 2.3 – Aerial Map

Site 2.3: Site 2.3 includes six parcels, ranging in size from 0.40 to 1.0 acres, and totaling 5.20 acres. All six parcels are vacant and owned by one entity. Site 2.3 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 2.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 123 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 2.4 – Aerial Map

Site 2.4: Site 2.4 includes four parcels, ranging in size from 0.50 to 2.08 acres, and totaling 5.16 acres. All four parcels are vacant and owned by one entity. Site 2.4 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 2.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 120 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 2.5: Site 2.5 includes two parcels, that are both 1.0 acres in size, totaling 2 acres. Both parcels are vacant and owned by one entity. Site 2.5 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 2.5 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 46 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 2.5 – Aerial Map

Site 2.6: Site 2.6 includes one parcel that is vacant and 0.83 acres in size. Site 2.6 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 2.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 19 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

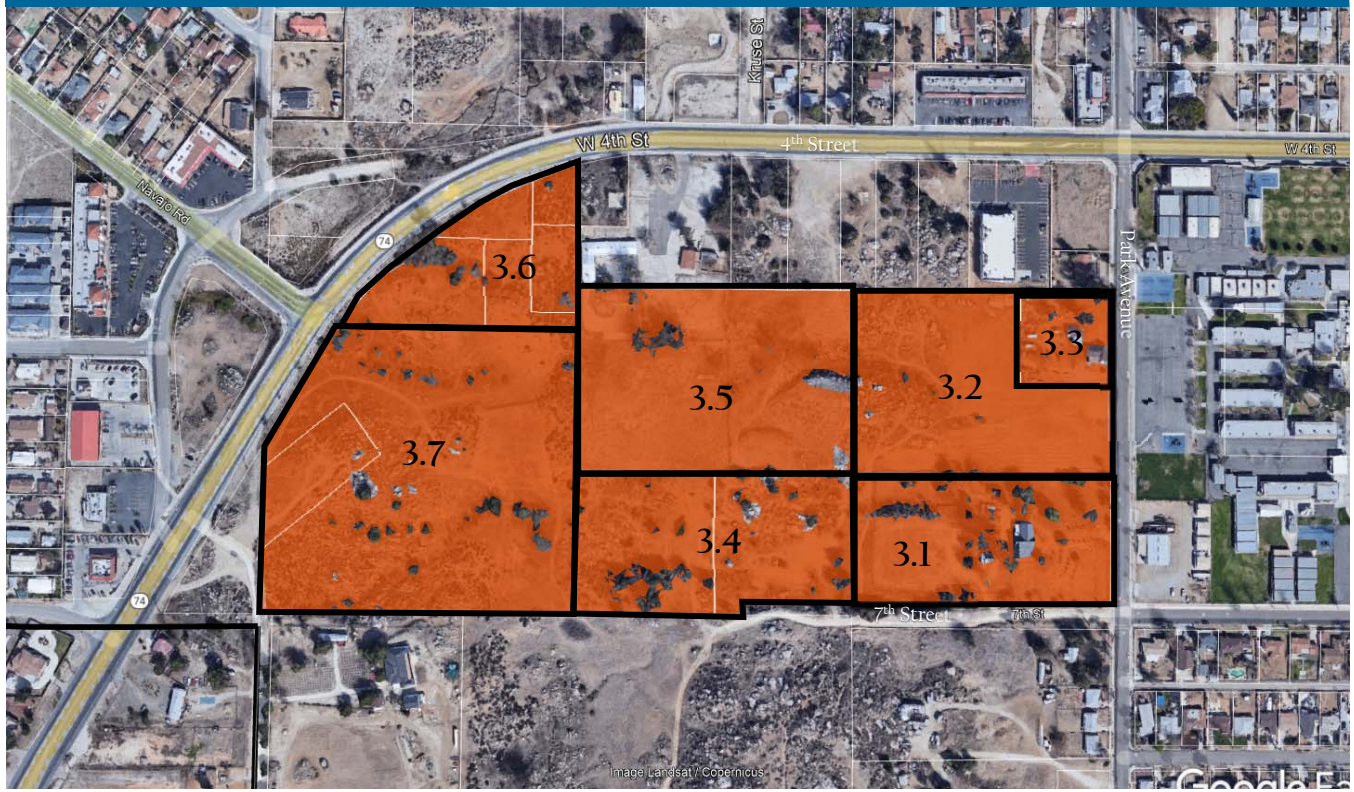
Site 2.6 – Aerial Map

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income	Mod Income	Above Mod Income
2.1	311190041	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.59	0.47	100%	No	Lower	14	14		0
2.1	311190042	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
2.1	311190045	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.61	0.49	100%	No	Lower	14	14		0
2.1	311190036	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.41	0.33	100%	No	Lower	9	9		0
2.1	311190037	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
2.1	311190038	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
							4.62	**3.69**				**109**	**109**	**0**	**0**
2.2	311190013	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
2.2	311190014	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
2.2	311190026	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.21	0.97	100%	No	Lower	29	29		0
2.2	311190039	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.79	0.64	100%	No	Lower	19	19		0
2.2	311190012	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
							5.01	**4.01**				**120**	**120**	**0**	**0**
2.3	311190040	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
2.3	311190004	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
2.3	311190034	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
2.3	311190035	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24		0
2.3	311190002	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.79	0.63	100%	No	Lower	18	18		0
2.3	311190044	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.40	0.32	100%	No	Lower	9	9		0
							5.20	**4.16**				**123**	**123**	**0**	**0**
2.4	311180018	CALIFORNIA CE ESTATES	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	23	23		0
2.4	311180046	CALIFORNIA CE ESTATES	MFR-14	MFR-14	Vacant	30	1.58	1.26	100%	No	Lower	37	37		0
2.4	311180047	CALIFORNIA CE ESTATES	MFR-14	MFR-14	Vacant	30	2.08	1.66	100%	No	Lower	49	49		0
2.4	311180025	CALIFORNIA CE ESTATES	MFR-14	MFR-14	Vacant	30	0.50	0.40	100%	No	Lower	11	11		0
							5.16	**4.13**				**120**	**120**	**0**	**0**
2.5	311180021	VICTOR TREATMENT CENTERS	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	23	23		0
2.5	311180022	VICTOR TREATMENT CENTERS	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	23	23		0
							2.00	1.60				**46**	**46**		
2.6	311180032	STEPHENS	MFR-14	MFR-14	Vacant	30	0.83	0.66	100%	No	Lower	19	19		0
							0.83	**0.66**				**19**	**19**		**0**
							22.82	**18.25**	**SITE 2 SUBTOTAL**			**537**	**537**	**0**	**0**

AREA 3: 4TH STREET AND PARK AVENUE

Area 3 Includes 13 parcels totaling 35.5 acres located south of 4th Street and west of Park Avenue, just west of the Downtown and the Metrolink transit station. Area 3 is adjacent Perris Elementary School, single family neighborhoods and numerous services and amenities on 4th Street. All but two parcels in Area 3 are vacant and there are several different configurations that could be used to develop the area with a variety of housing types. Two parcels: 3.1 and 3.3 are significantly underutilized with the vast majority of each parcel having ample room for increased density. The existing zoning for the site is R-10,000, however when a housing opportunity overlay is applied, residential development would be permitted up 30 units per acre. It is likely that the site could develop with multiple phases of housing, including 2-3 phases of affordable housing. Infrastructure is available in surrounding roadways, such as 4th Street.

Area 3 – Aerial Map



Site 3.1: Site 3.1 includes one parcel that is occupied by one single family home on a 4.34-acre site. The single-family unit takes up about 10% of the total site it occupies, leaving substantial room for increased density and residential development 3.1 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 104 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 3.1 – Aerial Map

Site 3.2: Site 3.2 includes one parcel that is vacant and 5.11 acres in size. Site 3.2 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 122 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 3.2 – Aerial Map

Site 3.3 – Aerial Map

Site 3.3: Site 3.3 includes one parcel that is occupied by one single family home on a 1.11 -acre site. The single-family unit takes up about 25% of the total site it occupies, leaving substantial room for increased density and residential development. Site 3.3 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 26 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 3.4 – Aerial Map

Site 3.4: Site 3.4 includes two parcels that are vacant. The first parcel is 2.32 acres and the second is 2.50, totaling 4.82 acres in size. Site 3.4 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 3.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 114 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 3.5: Site 3.5 includes one parcel that is vacant and 6.52 acres in size. Site 3.5 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 3.5 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 156 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 3.5 – Aerial Map

Site 3.6: Site 3.6 includes five parcels that are vacant and total 3.06 acres in size with an average parcel size of 0.5 acres. Site 3.1 is zoned CC, however when the parcels are rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 3.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that half of the site will develop with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 36 units. Given residential uses nearby, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 3.6 – Aerial Map

Site 3.7 – Aerial Map

Site 3.7: Site 3.7 includes two parcels that are vacant. The first parcel is 9.61 acres and the second is 1.0 acre in size, totaling 10.62 acres. Site 3.1 is zoned CC, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 3.7 is just over 10 acres in size, it was assumed that it could still accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with half residential uses. At 30 units per acre, assuming 80 percent building capacity, the site can realistically accommodate a total of 127 units with 115 being deed-restricted for lower income households. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential	Lower Income	Moderate Income	Above Moderate Income
3.1	313171003	MILLER	R-10	R-10	Vacant	30	4.34	3.47	100%	No	Lower	104	104		0
							4.34	**3.47**				**104**	**104**	**0**	**0**
3.2	313171002	ACOSTA INV	R-10	R-10	Vacant	30	5.11	4.09	100%	No	Lower	122	122		0
							5.11	**4.09**				**122**	**122**	**0**	**0**
3.3	313171001	GARCIA	R-10	R-10	Vacant	30	1.11	0.89	100%	No	Lower	26	26		0
							1.11	**0.89**				**26**	**26**	**0**	**0**
3.4	313160006	ALVAREZ	R-10	R-10	Vacant	30	2.32	1.86	100%	No	Lower	55	55		0
3.4	313160005	ALVAREZ	R-10	R-10	Vacant	30	2.50	2.00	100%	No	Lower	59	59		0
							4.82	**3.86**				**114**	**114**	**0**	**0**
3.5	313160004	STAMEGNA	R-10	R-10	Vacant	30	6.52	5.21	100%	No	Lower	156	156		0
							6.52	**5.21**				**156**	**156**	**0**	**0**
3.6	313153005	PCC, INC*	R-10	CC	Vacant	30	0.63	0.51	50%	No	Lower	8	8		0
3.6	313153015	PCC, INC*	R-10	CC	Vacant	30	0.32	0.25	50%	No	Lower	4	4		0
3.6	313153007	PCC, INC*	R-10	CC	Vacant	30	0.42	0.33	50%	No	Lower	5	5		0
3.6	313153006	PCC, INC*	R-10	CC	Vacant	30	0.51	0.41	50%	No	Lower	6	6		0
3.6	313153004	PCC, INC*	R-10	CC	Vacant	30	1.18	0.94	50%	No	Lower	14	14		0
							3.06	**2.45**				**36**	**36**	**0**	**0**
3.7	313160002	PCC, INC*	R-10	CC	Vacant	30	9.61	7.69	50%	No	Lower	115	115		0
3.7	313160007	PCC, INC*	R-10	CC	Vacant	30	1.00	0.80	50%	No	Lower	12		12	0
							10.62	**8.49**				**127**	**115**	**12**	**0**
							36	**28**	**SITE 3 SUBTOTAL**			**685**	**673**	**12**	**0**

*Perris Commercial Center, Inc.

AREA 4: ELLIS AVENUE AND A STREET

Area 4 includes 1 vacant parcel totaling 37 acres, south of Ellis Avenue and west of A Street. The site is near Pinacate Middle School, Perris Lake High School and surrounded by existing single family development. A senior housing development was recently approved by the City across Ellis Avenue to the north at 33 units per acre. The existing zoning for the site is MF-14, however when a housing opportunity overlay is applied residential development would be permitted by-right up 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses.

Area 4 – Aerial Map

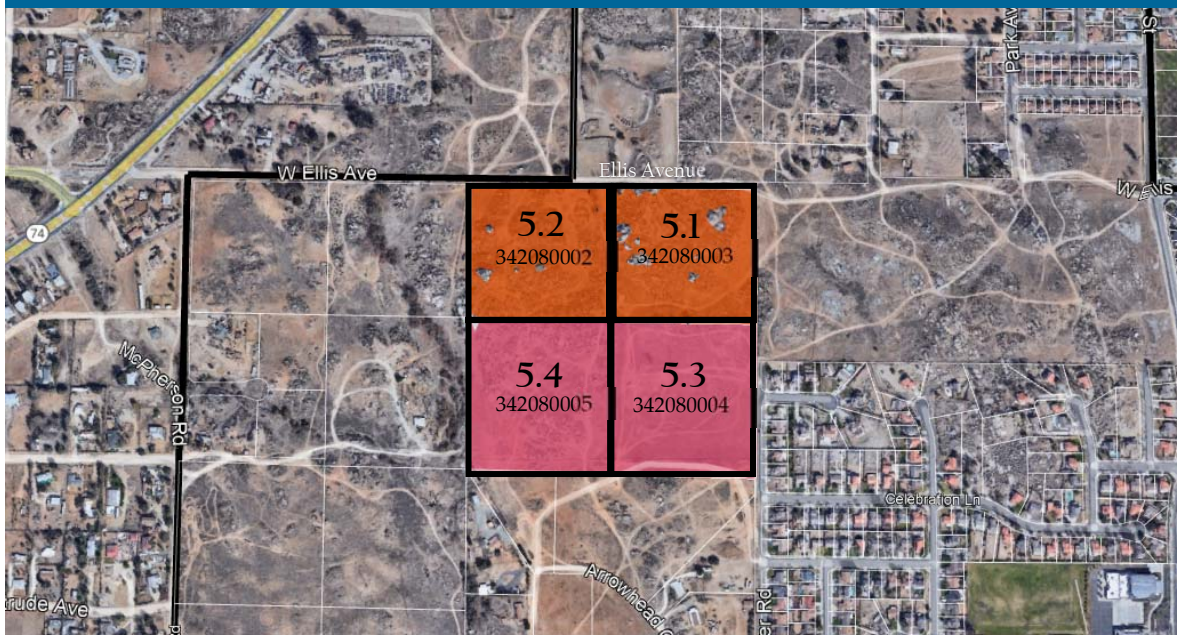
Because Area 4 is greater than 10 acres in size, it was assumed that it could accommodate mixed income residential development. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 881 units. The permitted density and site size is appropriate to facilitate the development of moderate income (assumed to include 176 units) housing and market-rate housing (705 units). With the application of the Housing Overlay it is also possible that 20 percent of the units would be deed-restricted for lower income housing, however the City has conservatively not allocated units to their lower income RHNA on this site. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period. Infrastructure is available in surrounding roadways, such as Ellis Avenue.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income	Moderate Income	Above Moderate Income
4.1	330020009	EAC	MFR-14	MFR-14	Vacant	30	36.74	29.39	1.00	No	Lower	881	0	176	705
							37	**29**	**SITE 4 SUBTOTAL**			**881**	**0**	**176**	**705**

AREA 5: ELLIS AVENUE AND RIVER ROAD

Area 5 includes four vacant parcels south of Ellis Avenue and west of River Road, totaling 40.5 acres. The site is near Pinacate Middle School, Perris Lake High School and surrounded by existing single family development. A senior housing development was recently approved by the City across Ellis Avenue to the northeast and proposes a density of 33 units per acre. The existing zoning for the site is SF-10,000, however when a housing opportunity overlay is applied residential development would be permitted up 30 units per acre. Each parcel included in Area 5, is roughly 9.5 acres in size and could accommodate an entirely affordable development, however access and infrastructure to two of the parcels is more limited. Consequently, the two parcels with more limited access have been allocated toward the moderate income RHNA. Infrastructure is available in surrounding roadways, such as Ellis Avenue.

Area 5 – Aerial Map



Site 5.1: Site 5.1 includes one parcel that is vacant and 9.72 acres in size. Site 5.1 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 5.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 233 units of deed restricted residential for lower income households. Given the location having residential nearby and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 5.2: Site 5.2 includes one parcel that is vacant and 9.28 acres in size. Site 5.2 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 5.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically

accommodate a total of 222 units of deed restricted residential for lower income households. Given the residential location and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 5.3: Site 5.3 includes one parcel that is vacant and 10.99 acres in size. Site 5.3 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 5.2 is greater than 10 acres in size, and has limited access and infrastructure, it was assumed that it could accommodate moderate income residential that could pay for its share of site and infrastructure improvements. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 222 units. Given the location and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 5.4: Site 5.4 includes one parcel that is vacant and 10.49 acres in size. Site 5.4 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 5.4 is over 10 acres in size, and has limited access and existing infrastructure, it was assumed that it could accommodate a moderate-income residential development that could pay for its share of infrastructure and site improvements. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 263 units. Given the location and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
5.1	342080003	STCLAIR	R-10	R-10	Vacant	30	9.72	7.78	1.00	No	Lower	233	233	0	0
							9.72	**7.78**				**233**	**233**	**0**	**0**
5.2	342080002	GLASS	R-10	R-10	Vacant	30	9.28	7.42	1.00	No	Lower	222	222	0	0
							9.28	**7.42**				**222**	**222**	**0**	**0**
5.3	342080004	DATE INV	R-10	R-10	Vacant	30	10.99	8.79	1.00	No	Moderate	263		263	0
							10.99	**8.79**				**263**	**0**	**263**	**0**
5.4	342080005	SALINE	R-10	R-10	Vacant	30	10.49	8.39	1.00	No	Moderate	251		251	0
							10.49	**8.39**				**251**	**0**	**251**	**0**
							40.48	**32.38**	**SITE 5 SUBTOTAL**			**969**	**455**	**514**	**0**

AREA 6: GREEN VALLEY SPECIFIC PLAN

Area 6 includes two parcels totaling 19.2 acres, located near the intersection of Case Road and Ethanac Road, just west of Interstate 215. Area 6 is just south of the South Perris Metrolink station and within the Green Valley Specific Plan (GV-SP). The area is currently vacant, but zoned for commercial uses within the Specific Plan. The developer of the Green Valley Specific Plan area contacted the City in 2021 to express interest in developing high density residential and/or mixed uses which could be facilitated by the application of the housing opportunity overlay. The overlay would permit residential development up 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses. As the underlying zoning is commercial, it was conservatively assumed that the sites will develop entirely with a minimum 50 percent residential uses. Infrastructure is available in surrounding roadways, such as Ethanac Road and future development in the Green Valley Specific Plan area.

Area 6 – Aerial Map

Site 6.1: Site 6.1 includes one parcel that is vacant and 19.95 acres in size. Site 6.1 is zoned commercial within the Green Valley Specific Plan (GV-SP), however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 6.1 is greater than 10 acres in size and within the Green Valley Specific Plan area, it was assumed that this site could accommodate a mixed-use development with half residential uses, with the provision that 20 percent of the units will be set aside for lower income households. At 30 units per acre, assuming 50 percent building capacity, the site can realistically accommodate a total of 239 residential units, of which 47 would be deed-restricted for lower income residential. Given the Green Valley Specific Plan location, its proximity to transit and the South Perris Metrolink Station, nearby amenities, and the developer's interest in mixed-used development, there is a high probability this site will be developed with housing during the 2021-2029 planning period.

Site 6.2: Site 6.2 includes one parcel that is vacant and 25.25 acres in size. Site 3.1 is zoned commercial within the Green Valley Specific Plan (GV-SP), however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right with the provision that 20 percent of the units will be set aside for lower-income residential. Because Site 6.2 is greater than 10 acres in size, it was assumed that it could accommodate a high density or mixed-use development with a fraction of units set aside for lower income units. As the underlying zoning is commercial, and the location falls within the Green Valley Specific Plan, it was assumed that the site will develop with

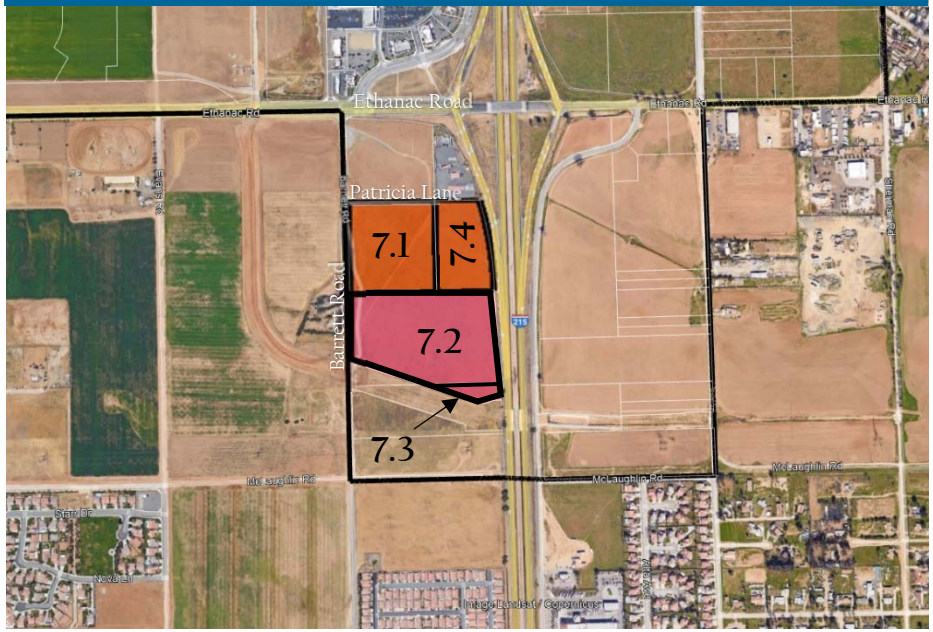
20 percent residential uses for mixed income households. At 30 units per acre, assuming 50 percent building capacity, the site can realistically accommodate a total of 303 units, of which 60 would be deed-restricted for lower income households. Given the Green Valley Specific Plan location, its proximity to transit and the South Perris Metrolink Station, nearby amenities, and the developer's interest in mixed-used development, there is a high probability this site will be developed with housing during the 2021-2029 planning period.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
6.1	327220012	RODEFFER	GV-SP	GV-SP	Vacant	30	19.95	15.96	0.50	No	Mixed Income	239	47	47	145
							19.95	**15.96**				**239**	**47**	**47**	**145**
6.2	327220044	RODEFFER	GV-SP	GV-SP	Vacant	30	25.25	20.20	0.50	No	Mixed Income	302.5	60	60	183
							25.25	**20.20**				**303**	**60**	**60**	**183**
							45.19	**36.16**	**SITE 6 SUBTOTAL**			**542**	**107**	**107**	**328**

AREA 7: ETHANAC AT BARRETT ROAD

Area 7 includes four parcels totaling 30.1 acres, located east of Barrett Road and south of Ethanac Road, and south of the South Perris Metrolink station and the Green Valley Specific Plan area. The area is currently vacant but zoned for commercial uses. The application of the housing overlay would allow the development high density residential and/or mixed uses in proximity to an existing commercial center, transit station, and residential development that is planned and/or currently under construction. The overlay would permit residential development up 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses. As the underlying zoning is commercial, it was conservatively assumed that the sites will develop entirely with a minimum 50 percent residential uses. Infrastructure is available in surrounding roadways, such as Patricia Lane and Ethanac Road.

Area 7 – Aerial Map



Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
7.1	331070002	BOERSMA	CC	CC	Vacant	30	9.39	7.51	0.50	No	Lower	113	113		0
							9.39	**7.51**				**113**	**113**	**0**	**0**
7.2	331070013	BOERSMA	CC	CC	Vacant	30	14.89	11.91	0.50	No	Moderate	179	0	179	0
							14.89	**11.91**				**179**	**0**	**179**	**0**
7.3	331070014	BOERSMA	CC	CC	Vacant	30	1.09	0.87	0.50	No	Moderate	13	0	13	0
							1.09	**0.87**				**13**	**0**	**13**	**0**
7.4	331070003	JERAGOLD	CC	CC	Vacant	30	5.73	4.59	0.50	No	Lower	69	69		0
							5.73	**4.59**				**69**	**69**	**0**	**0**
							30.01	**24.01**	**SITE 7 SUBTOTAL**			**373**	**181**	**192**	**0**

Site 7.1: Site 7.1 includes one parcel that is vacant is 9.39 acres in size. Site 7.1 is zoned Community Commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right with the provision that at least 20 percent of the units must be deed-restricted for lower income households. Because Site 7.1 is less than 10 acres in size, it was assumed that it could accommodate lower income residential development. Because the site is located near an existing commercial center, transit station and residential development that is planned or under construction, it was conservatively assumed that it will develop with at least half residential uses. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 126 units. Given the site's transit accessibility, location just south of the Green Valley Specific Plan, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 7.1 – Aerial Map

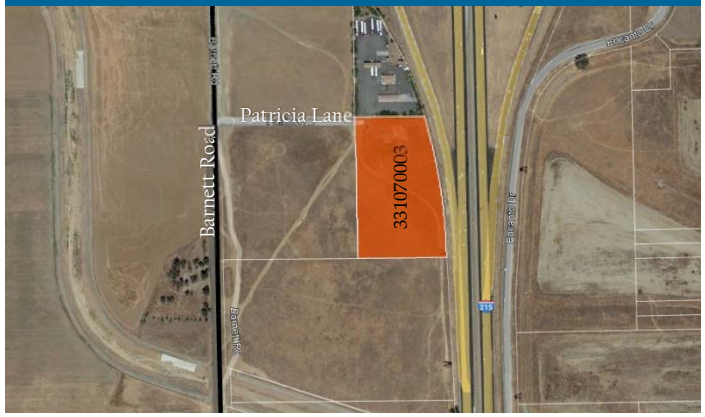
Site 7.2: Site 7.2 includes one parcel that is vacant and 14.89 acres in size. Site 7.2 is zoned Community Commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 7.2 is greater than 10 acres in size, and could be adjacent to other mixed use, lower income developments, it was assumed that this site could accommodate moderate-income, mixed-use development. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 179 units. Given the site's transit accessibility, proximity to other planned or underway housing, and high potential for increased development, this site is likely to be developed with residential uses during the 2021-2029 planning period.

Site 7.2– Aerial Map

Site 7.3 – Aerial Map

Site 7.3: Site 7.3 includes one parcel that is vacant is 1.09 acres in size. Site 7.3 is zoned Community Commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right with the provision that at least 20 percent of the units must be deed-restricted for lower income households. Site 7.3 is located near an existing commercial center, transit station and residential development that is planned or under construction. Consequently, it was conservatively assumed that it will develop with at least half residential uses. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 13 units. Because Site 7.3 is greater than 0.5 acres and less than 10 acres in size but based on the capacity assumptions can only accommodate 13 units, it was assumed that it could accommodate moderate income residential development. If 100 percent residential development is achieved than 26 units can be accommodated, or if Site 7.3 is consolidated with Site 7.2, the site could support lower income development. Given the site's transit accessibility, location just south of the Green Valley Specific Plan, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 7.4 – Aerial Map

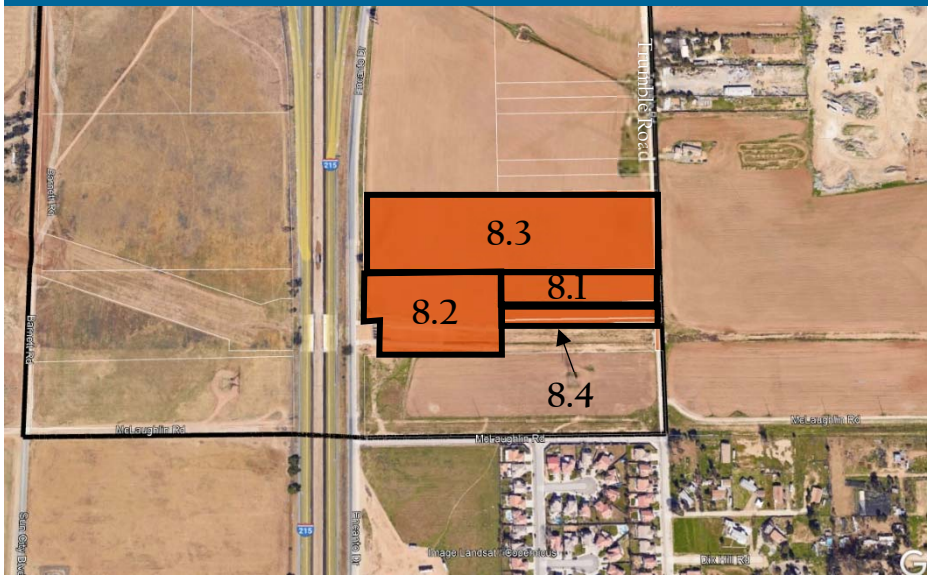


Site 7.4: Site 7.4 includes one parcel that is vacant and 5.73 acres in size. Site 7.4 is zoned commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right with the provision that at least 20 percent residential uses will be deed restricted for lower income households. Because Site 7.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. Because the site is in a commercially zoned area, it was conservatively assumed that it could be developed with 50 percent residential uses. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 69 units for lower income households. Given the site's transit accessibility, proximity to other planned or underway housing, and high potential for increased development, this site is likely to be developed with residential uses during the 2021-2029 planning period.

AREA 8: ETHANAC AT ENCANTO ROAD

Area 8 includes five parcels totaling 15.7 acres, located east of Encanto Road and south of Ethanac Road, and to the south of the South Perris Metrolink station and the Green Valley Specific Plan area. Area 8 is currently vacant but zoned Community Commercial and only allows for commercial uses. The application of the housing overlay would allow the development of high density residential and/or mixed uses in proximity to an existing commercial center, transit station, and residential development that is planned and/or currently under construction. The overlay would permit residential development up 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses, despite the underlying zoning being Community Commerical. Infrastructure is available in surrounding roadways, such as Encanto Drive and McLaughlin Road.

Area 8 – Aerial Map



Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
8.1	331100021	MTC*	CC	CC	Vacant	30	1.99	1.59	0.50	No	Lower	24	24		0
							1.99	**1.59**				**24**	**24**	**0**	**0**
8.2	331100032	MTC*	CC	CC	Vacant	30	4.10	3.28	0.50	No	Lower	49	49		0
							4.10	**3.28**				**49**	**49**	**0**	**0**
8.3	331100019	MTC*	CC	CC	Vacant	30	9.29	7.43	0.50	No	Lower	111	111		0
							9.29	**7.43**				**111**	**111**	**0**	**0**
8.4	331100033	MTC*	CC	CC	Vacant	30	0.43	0.34	0.50	No	Lower	5		5	0
8.4	331100017	MTC*	CC	CC	Vacant	30	1.02	0.82	0.50	No	Lower	12	12		0
							1.45	**1.16**				**17**	**12**	**5**	**0**
							16.82	**13.45**	**SITE 8 SUBTOTAL**			**201**	**196**	**5**	**0**

*MTC Consolidated

Site 8.1: Site 8.1 includes one 1.99-acre parcel. The parcel is vacant and zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 8.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 24 units, or up to 48 units if the site is developed entirely as residential. Given the site's proximity to transit and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

Site 8.1 – Aerial Map

Site 8.2: Site 8.2 includes one 4.10-acre parcel. The parcel is vacant and zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 8.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 49 units. Given the site's proximity to transit and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

Site 8.2 – Aerial Map

Site 8.3 – Aerial Map

Site 8.3: Site 8.3 includes one 9.29-acre parcel. The parcel is vacant and zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 8.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 111 units. Given the site's proximity to transit and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

Site 8.4 – Aerial Map

Site 8.4: Site 8.4 includes two parcels, one 1.45 acres and one 1.02 acres, totaling 1.45 acres. The parcels are vacant and owned by one entity. Site 8.4 is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 8.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income and moderate-income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 17 units, including 12 lower-income units and 5 moderate-income units. Given the site's proximity to transit and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

AREA 9: SAN JACINTO ROAD AND A STREET

Area 9 includes 2 vacant parcels totaling 12.6 acres, north of San Jacinto Road and east of A Street. The site is just north of the Perris Downtown Specific Plan area and in close proximity to the Downtown Perris Metrolink station, Perris Union High School, several parks and other services and amenities. The existing zoning for the site is SF-6,000, however when a housing opportunity overlay is applied residential development would be permitted up 30 units per acre. The overlay would permit residential development up 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. Infrastructure is available in surrounding roadways, such as San Jacinto Avenue and A Street.

Area 9 – Aerial Map

Site 9.1: Site 9.1 includes one 3.3-acre parcel. The parcel is vacant and zoned R-6000, single-family residential, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 9.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 79 units. Given the residential location and proximity to transit, parks, and other amenities, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 9.2: Site 9.2 includes one 9.2-acre parcel. The parcel is vacant and zoned R-6000, single-family residential, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 9.2 is greater than 0.5 acres and less than 10 acres in size, but the parcel has unique topography including boulders that would need to be removed, it was assumed that it could accommodate mixed income housing include units are affordable for lower income, moderate income, and above moderate-income households. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 220 units. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 320 units. At a minimum the Housing Overlay will require that at least 20 percent of the units (44 units) be deed-restricted for lower income housing. The permitted density is also appropriate to facilitate the development of moderate income (assumed to include 44 units) housing and market-rate housing (132 units).

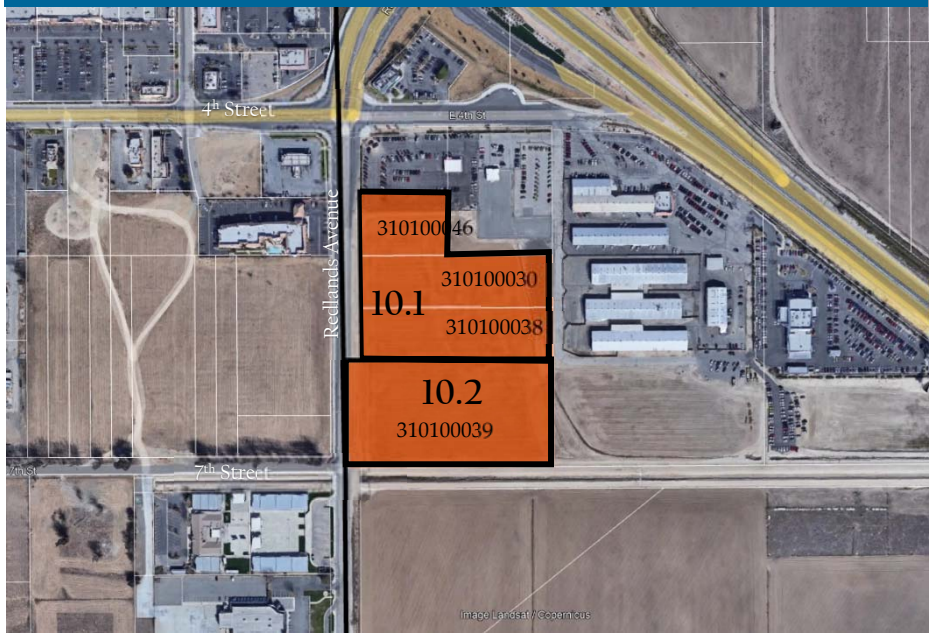
Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
9.1	311100024	D&A*	R-6,000	R-6,000	Vacant	30	3.33	2.67	1.00	No	Lower	79	79		0
							3.33	**2.67**				**79**	**79**	**0**	**0**
9.2	311100026	D&A*	R-6,000	R-6,000	Vacant	30	9.19	7.36	1.00	No	Lower	220	44	44	132
							9.19	**7.36**				**220**	**44**	**44**	**132**
							12.53	**10.02**	**SITE 9 SUBTOTAL**			**299**	**123**	**44**	**132**

* D&A DAILY MORTGAGE FUND III

AREA 10: REDLANDS AVENUE AND 7TH STREET

Area 10 includes four parcels totaling 10.9 acres, located at the intersection of Redlands Avenue and 7th Street, to the east of the Perris Downtown Specific Plan area and near the Downtown Perris Metrolink station. The area is currently vacant but zoned Community Commercial and only allows for commercial uses. The application of the housing overlay would allow the development high density residential and/or mixed uses in proximity to an existing commercial center, transit station, and residential development that is planned and/or currently under construction. The overlay would permit residential development up 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses. As the underlying zoning is commercial, it was assumed that the sites will develop entirely with a minimum 50 percent residential uses. Infrastructure is available in surrounding roadways, such as Redlands Avenue and 7th Street.

Area 10 – Aerial Map



Site 10.1: Site 10.1 includes three parcels, all over 1 acre, totaling 5.90 acres. The parcels are vacant and owned by a single entity. The site is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 10.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 70 units. Given the proximity to transit, nearby residential development, and an existing commercial center, it is assumed that the site will develop entirely with a minimum 50 percent residential uses during the 2021-2029 planning period.

Site 10.2: Site 10.2 includes one 4.98-acre parcel. The parcel is vacant and zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 10.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 60 units. Given the proximity to transit, nearby

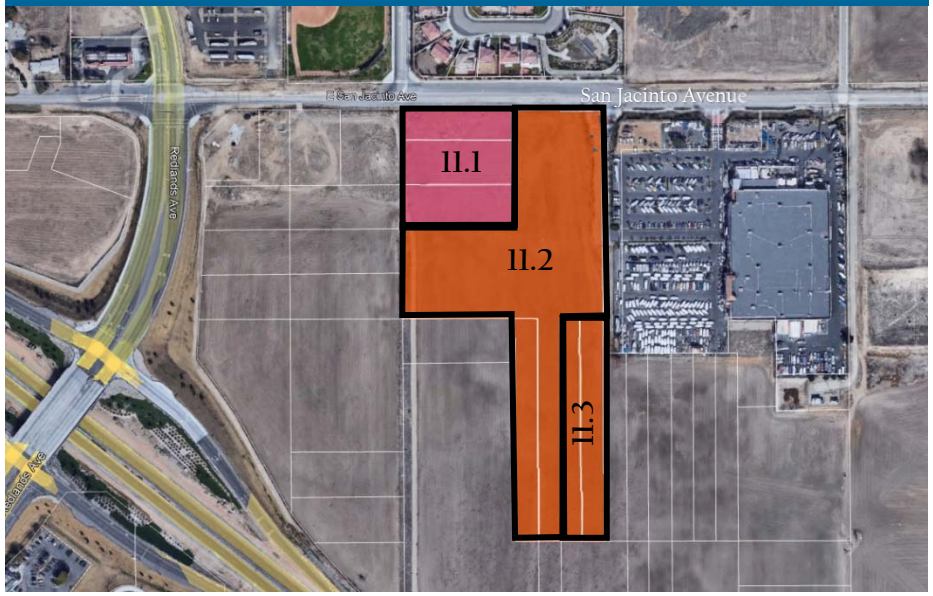
residential development, and an existing commercial center, it is assumed that the site will develop entirely with a minimum 50 percent residential uses during the 2021-2029 planning period.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
10.1	310100038	HARADA	CC	CC	Vacant	30	2.32	1.86	0.50	No	Lower	28	28		0
10.1	310100046	HARADA	CC	CC	Vacant	30	1.27	1.02	0.50	No	Lower	15	15		0
10.1	310100030	HARADA	CC	CC	Vacant	30	2.31	1.85	0.50	No	Lower	28	28		0
							5.90	**4.72**				**70**	**70**	**0**	**0**
10.2	310100039	HARADA	CC	CC	Vacant	30	4.98	3.99	0.50	No	Lower	60	60		0
							4.98	**3.99**				**60**	**60**	**0**	**0**
							10.89	**8.71**	**SITE 10 SUBTOTAL**			**130**	**130**	**0**	**0**

AREA 11: SAN JACINTO AVENUE AND MURRIETA ROAD

Area 11 includes seven parcels totaling 9.4 acres, located south of San Jacinto Avenue, between Murrieta Road and Redlands Avenue. Area 11 is east of the Perris Downtown Specific Plan area and in close proximity to the Downtown Perris Metrolink station. The area is currently vacant, but zoned Community Commercial and only allows for commercial uses. The application of the housing overlay would allow the development high density residential and/or mixed uses in proximity to an existing commercial center, transit station, and residential development that is planned and/or currently under construction. The overlay would permit residential development up 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses. As the underlying zoning is commercial, it was assumed that the sites will develop entirely with a minimum 50 percent residential uses. Infrastructure is available in surrounding roadways, such as San Jacinto Avenue.

Area 11 – Aerial Map



Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
11.1	310110031	WLPX*	CC	CC	Vacant	30	0.70	0.56	0.50	No	Moderate	8		8	0
11.1	310110001	WLPX*	CC	CC	Vacant	30	1.00	0.80	0.50	No	Moderate	12		12	0
11.1	310110002	WLPX*	CC	CC	Vacant	30	1.00	0.80	0.50	No	Moderate	12		12	0
							2.70	**2.16**				**32**	**0**	**32**	**0**
11.2	310110015	WLPX*	CC	CC	Vacant	30	1.01	0.81	0.50	No	Lower	12	12		0
11.2	310110045	WLPX*	CC	CC	Vacant	30	6.74	5.39	0.50	No	Lower	81	81		0
							7.75	**6.20**				**93**	**93**	**0**	**0**
11.3	310110013	WLPX*	CC	CC	Vacant	30	1.01	0.81	0.50	No	Lower	12	12		0
11.3	310110014	WLPX*	CC	CC	Vacant	30	1.01	0.81	0.50	No	Lower	12	12		0
							2.02	**1.61**				**24**	**24**	**0**	**0**
							12.47	**9.97**	**SITE 11 SUBTOTAL**			**148**	**117**	**31**	**0**

* WLPX PERRIS VENUE

Site 11.1: Site 11.1 includes three parcels, ranging in size from 0.70 to 1 acre and totaling 2.7 acres. All three parcels are vacant, owned by one entity. Site 11.1 is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 11.1 is greater than 0.5 acres and less than 10 acres in size, but each individual parcel cannot yield 16 units, it was assumed that it could accommodate moderate income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 32 units. Given the proximity to transit, nearby residential development, and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

Site 11.1 – Aerial Map

Site 11.2: Site 11.2 includes two parcels, one 1.01 acres and one 6.74 acres, totaling 7.75 acres. The site is vacant and owned by a single entity. It is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 11.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower-income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 93 units. Given the proximity to transit, an existing commercial center, and other planned residential development, it is assumed that the site will develop entirely with a minimum 50 percent residential uses during the 2021-2029 planning period.

Site 11.2 – Aerial Map

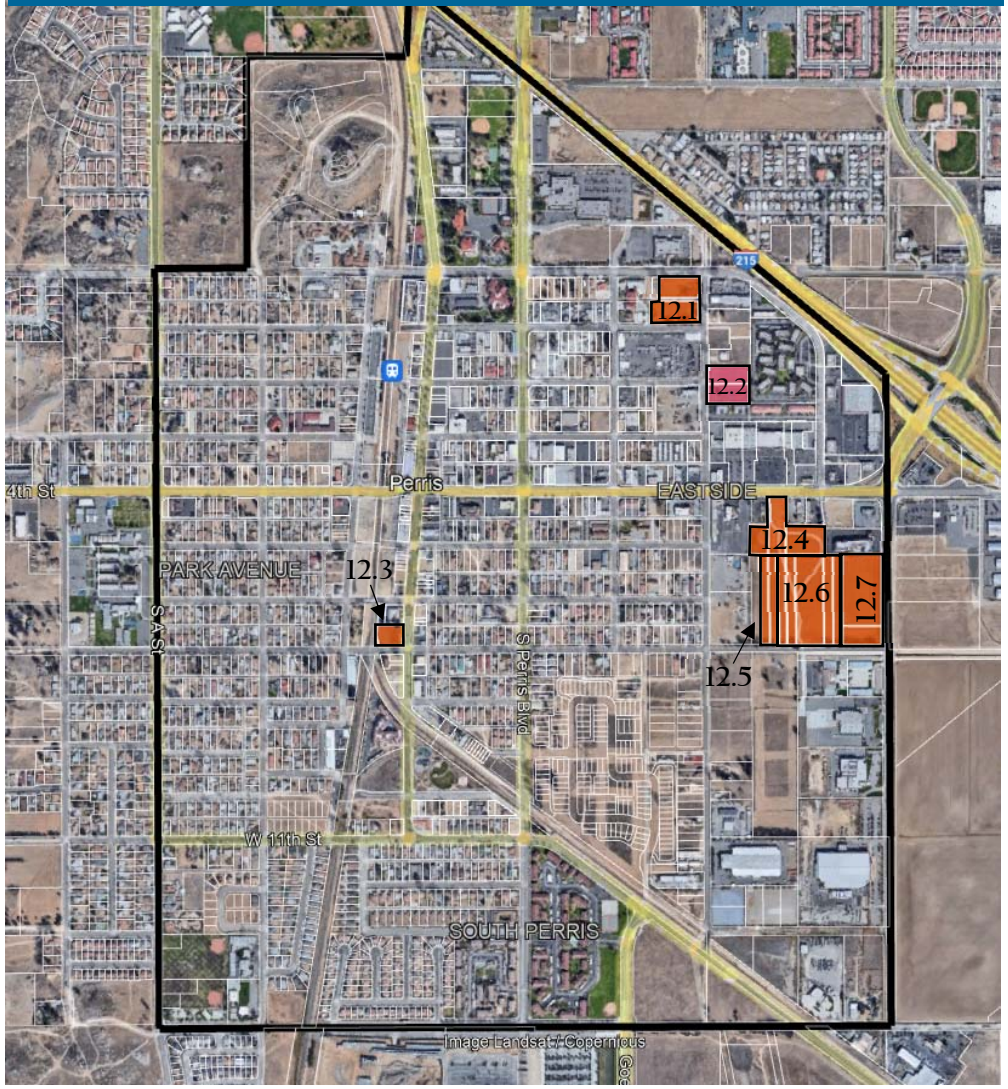
Site 11.3 – Aerial Map

Site 11.3: Site 11.3 includes two parcels, each 1.01 acres, totaling 2.02 acres. The site is vacant and owned by a single entity. It is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 11.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower-income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 24 units. Given the proximity to transit, an existing commercial center, and other planned residential development, it is assumed that the site will develop entirely with a minimum 50 percent residential uses during the 2021-2029 planning period.

Area 12: Perris Downtown Specific Plan

The Perris 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 has encouraged reinvestment and catalytic change. 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 Metrolink station are located in the Downtown. In light of this, the City anticipates that there are numerous opportunities for housing at all income levels to be developed within the Downtown Specific Plan area on both vacant and underutilized parcels. Parcels identified in the sites inventory within the Downtown are currently zoned for residential or mixed use at 30 units per acre or higher. Infrastructure is available throughout the Downtown Specific Plan area.

Area 12 – Aerial Map

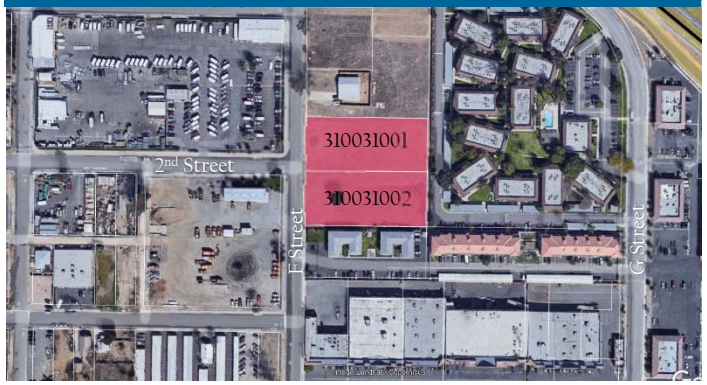


Site 12.1: Site 12.1 includes two parcels, that are both over 1 acres in size and total 2.24 acres. Both parcels are vacant and owned by one entity. Site 12.1 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 35 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Area 12.1 – Aerial Map

Site 12.2: Site 12.2 includes two parcels, that are both 0.91 acres in size and total 1.8 acres. Both parcels are vacant and owned by one entity. Site 12.2 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.2 is greater than 0.5 acres and less than 10 acres in size, but each parcel can only accommodate 14 units, it was assumed that it could accommodate moderate income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 28 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Area 12.2 – Aerial Map



Area 12.3 – Aerial Map

Site 12.3: Site 12.3 includes one parcel that is 0.6 acres in size. Both parcels are vacant and owned by one entity. Site 12.3 is zoned Plaza Mercado (M) within the Downtown Perris Specific Plan. The M zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed but limited to the ground floor. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 10 units. Because Site 12.3 is greater than 0.5 acres and less than 10 acres in size, but can only accommodate 10 units, it was assumed that it could accommodate moderate income residential development. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Area 12.4 – Aerial Map

Site 12.4: Site 12.4 includes three parcels ranging from 0.62 to 1.28 acres in size and totaling 3.12 acres. All parcels are vacant, but do have different ownership. Site 12.4 is zoned 4th Street Gateway (G) within the Downtown Perris Specific Plan. The G zone allows heights between 3 and 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed but limited to the ground floor. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 49 units. Because Site 12.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

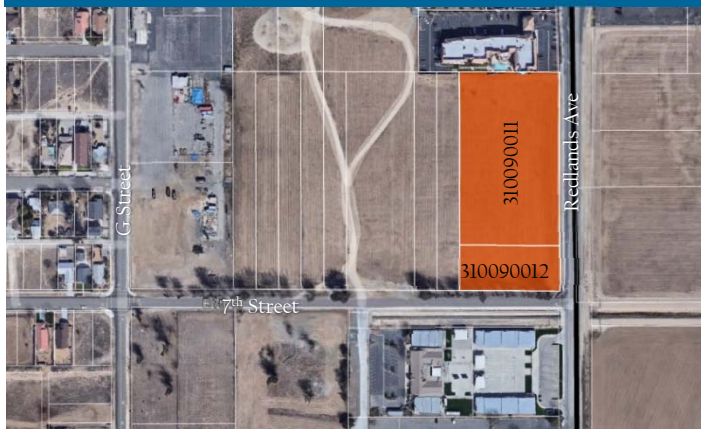
Site 12.5: Site 12.5 includes two parcels, that are both 1 acres in size and total 2 acres. Both parcels are vacant and owned by one entity. Site 12.5 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.5 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 32 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Area 12.5 – Aerial Map

Site 12.6: Site 12.6 includes five parcels, that are between 1.0 and 2.99 acres in size and total 6.97 acres. All parcels are vacant and owned by one entity. Site 12.6 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 109 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Area 12.6– Aerial Map

Area 12.7– Aerial Map



Site 12.7: Site 12.7 includes two parcels, that are between 0.89 and 3.58 acres in size and total 4.7 acres. Both parcels are vacant and owned by one entity. Site 12.7 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.7 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 70 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
12.1	310031007	COUDURES FAMILY LTD	DTSP	DTSP	Vacant	35	1.03	0.93	0.50	Yes	Lower	16	16		0
12.1	310031008	COUDURES FAMILY LTD	DTSP	DTSP	Vacant	35	1.21	1.08	0.50	Yes	Lower	19	19		0
							2.24	**2.01**				**35**	**35**	**0**	**0**
12.2	310070002	MANASRAH	DTSP	DTSP	Vacant	35	0.91	0.82	0.50	Yes	Moderate	14		14	0
12.2	310070001	MANASRAH	DTSP	DTSP	Vacant	35	0.91	0.82	0.50	Yes	Moderate	14		14	0
							1.82	**1.64**				**28**	**0**	**28**	**0**
12.3	313114007	AMERICAN LEGION	DTSP	DTSP	Vacant	35	0.62	0.56	0.50	Yes	Moderate	10		10	0
							0.62	**0.56**				**10**	**0**	**10**	**0**
12.4	310082021	DAKOTA DUNES INC	DTSP	DTSP	Vacant	35	0.62	0.55	0.50	Yes	Lower	10		10	0
12.4	310082011	PERRIDISE PROP	DTSP	DTSP	Vacant	35	1.23	1.10	0.50	Yes	Lower	19	19		0
12.4	310082026	BESHAY	DTSP	DTSP	Vacant	35	1.28	1.15	0.50	Yes	Lower	20	20		0
							3.12	**2.81**				**49**	**39**	**10**	**0**
12.5	310090004	DREAM INV	DTSP	DTSP	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.5	310090005	DREAM INV	DTSP	DTSP	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
							1.99	**1.79**				**31**	**31**	**0**	
12.6	310090009	MUELLER	DTSP	UV	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.6	310090006	MUELLER	DTSP	UV	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.6	310090007	MUELLER	DTSP	UV	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.6	310090010	MUELLER	DTSP	UV	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.6	310090008	MUELLER	DTSP	UV	Vacant	35	2.99	2.69	0.50	Yes	Lower	47	47		0
							6.97	**6.27**				**109**	**109**	**0**	**0**
12.7	310090012	MUELLER	DTSP	UV	Vacant	35	0.89	0.80	0.50	Yes	Lower	14	14		0
12.7	310090011	MUELLER	DTSP	UV	Vacant	35	3.58	3.23	0.50	Yes	Lower	56	56		0
							4.47	4.02				70	70	0	0
							21.23	**19.11**	**SITE 12 SUBTOTAL**			**330**	**284**	**47**	**0**