





Calimesa Housing Element

2021-2029

CALIMESA
California

City of Calimesa Housing Element

2021-2029

HCD NOVEMBER SUBMITTAL DRAFT

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Section 1:

Introduction

Section 1: Introduction

A. Role of the Housing Element

The Housing Element is a state mandated chapter of the Calimesa General Plan; it identifies and analyzes the City's housing needs and includes detailed outline and work program of the City's goals, priorities, and quantified objectives to develop housing. The Housing Element also addresses the maintenance and expansion of the housing supply to accommodate households currently living and expected to live in Calimesa in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the Regional Housing Needs Assessment (RHNA) goals as determined by the Southern California Association of Governments (SCAG). The programs and policies established within the Housing Element guide future decision-making to achieve the City's housing goals for the 2021-2029 planning period.

B. State Policy and Authorization

1. Background

As a mandated chapter of the Calimesa General Plan, the Housing Element must meet all applicable requirements of existing state law when updated. Goals, programs and policies, and quantified objectives within the Housing Element consistent with state law are implemented within the housing cycle timeline to ensure the City accomplishes the identified actions.

2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for updating a Housing Element. State Law requires that local governments review and revise the Housing Element of their comprehensive General Plans once every eight years.

The California Legislature has adopted an overall housing goal for the State to ensure that every resident has a decent home and suitable living environment. Section 65580 of the California Government Code states:

a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
b) The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
c) The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
d) Local and State governments have responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Table 1-1 summarizes the State Housing Element requirements and identifies where these requirements are addressed in this document.

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Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	**Gov. Code Section**	**Reference in Housing Element**
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.D
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.C, D, F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.E.2
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.C.3
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.C.3
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 3.D.1
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.D.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.C
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A

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Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	**Gov. Code Section**	**Reference in Housing Element**
Source: State of California, Department of Housing and Community Development.		

Calimesa's current Housing Element was adopted in August 2014 for the 5th cycle for the 2014-2021 planning period, the 6th Cycle Housing Element will plan for the 2021-2029 planning period. Multiple amendments have been made to Housing Element law since the adoption of the City's 5th Cycle Housing Element; such amendments and subsequent housing laws change the required analysis, reporting and policies contained in the Housing Element. The contents of this updated Housing Element comply with these amendments to state housing law and all other federal, state, and local requirements.

3. Regional Housing Needs Assessment

Section 65583 of the California Government Code set forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by the California Department of Housing and Community Development (HCD). Calimesa is a member agency of SCAG, who is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region and therefore acts as the COG for Riverside County in this case.

HCD established that the planning period for the current RHNA is to be from October 15, 2021 to October 15, 2029. For the 2021-2029 planning period the City is allocated a total of 2,017 housing units, apportioned by income category below:

- 495 units affordable to very low-income households
- 275 units affordable to low-income needs
- 379 units affordable to moderate-income
- 868 units affordable to above-moderate (market-rate) income households.

4. Relationship to Other Communities

The goals, policies, actions, and programs described in the Housing Element relate to, and are consistent with, the other Elements of the Calimesa General Plan, which was last updated August 2014. The Housing Element supports and reinforces residential development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defines these land uses build-out potential. By designating residential development, the Land Use Element identifies lands designated for a range of other land uses, including employment-generating uses, open space and public uses. The presence and potential for jobs can affect the current and future local demand for housing at the various income levels in the City.

The Transportation and Mobility Element of the General Plan also relates to the Housing Element. The Transportation and Mobility Element establishes a transportation plan to accommodate the movement of people and goods within and through the City. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan Elements, and the Housing Element's policies and programs are consistent with the other Elements. As portions of the General Plan may be amended in the future, the Housing Element will be reviewed to endure internal consistency is maintained.

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5. Public Participation

Section 65583 of the Government Code states that, "The local shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Calimesa has conducted public outreach activities beginning in fall 2021. These recent outreach efforts included a City Council and Planning Commission Study Session, Community Workshops, digital media, and ads and noticed Public Hearings.

Outreach for the 6th Cycle Housing Element to the community, includes the following actions:

- Virtual Workshop #1, on October 14, 2021
- Joint Planning Commission/City Council Workshop, on November 15, 2021
- Virtual Workshop #2, on November 17, 2021
- A Public review Draft of the Housing Element, posted on the City's webpage on December 16, 2021 and an online form to gather public comment on the draft.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Appendix C contains a summary of all public comments regarding the Housing Element received by the City during the update process.

6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census, 2010
- American Community Survey (U.S. Census Bureau Survey Program)
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2019
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- SCAG Regional Growth Forecast, RTP/SCS

The data sources represented the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

7. Housing Element Organization

This Housing Element represents the City of Calimesa's policy program for the 2021-2029, 6th Housing Cycle Planning Period. The Housing Element is comprised of the following Chapters:

Chapter 1: Introduction contains as summary of the content, organization and statutory consideration of the Housing Element.

Chapter 2: Community Profile contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock.

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Chapter 3: Housing Constraints and Resources examining governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations.

Chapter 4: Housing Plan addresses the City's identified housing needs, including housing goals, policies and programs.

Appendices provides various appendices with supplementary background resources including:

- **Appendix A** – Review of Past Performance of 5th Cycle Housing Element Programs
- **Appendix B** – Adequate Sites Analysis
- **Appendix C** – Community Engagement Summary

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Section 2:

Community Profile

Section 2: Community Profile

The Community Profile provides an overview of the City's housing and population conditions which are the foundation for policies and programs within with the Housing Element. The City of Calimesa strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Calimesa, including population, household, economic, and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2049 Housing Cycle Element.

A. Population Characteristics

Population characteristics affect current and future housing demands in a community. A city's population growth, age composition, race and ethnicity, and employment trends influence the type and extent of housing needs, as well as the ability of the local population to afford housing costs. The following section describes and analyzes the various population characteristics and trends that affect housing need.

1. Population Growth

Table 2-1 provides population projections through 2040 as calculated by the Southern California Association of Governments (SCAG) 2016-2040 Regional Growth Forecast. The City of Calimesa's population is projected to increase by 68.8 percent from 2010 to 2020 and increase by 86.5 percent from 2020 to 2040. The City's population forecast is greater than Riverside County as well as the surrounding cities of Banning, Beaumont, Hemet, and Moreno Valley. The County population is project to increase by 13.3 percent from 2010 to 2020 and increase by 28.4 percent from 2020 to 2040. Additionally, the City of Banning, closest in population size to Calimesa, is projected to experience lower changes of growth through 2040, an overall 25.4 percent, whereas Calimesa is projected to experience an overall change of 155.3 percent in the same timeframe. Population projections are critical to the planning of housing in order to meet the needs of both current and future Calimesa residents.

Table 2-1: Population Growth (2010-2040)

Jurisdictions	Jurisdictions					Jurisdictions	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
Banning	29,603	30,100	32,400	36,500	37,600	9.4%	16.0%
Beaumont	36,877	39,400	51,600	78,800	80,600	39.9%	56.2%
Calimesa	7,879	8,100	13,300	23,900	24,800	68.8%	86.5%
Hemet	78,657	80,800	91,900	115,400	126,500	16.8%	37.6%
Moreno Valley	193,365	197,600	210,600	250,200	256,600	8.9%	21.8%
Riverside County	2,189,641	2,245,100	2,479,800	3,055,100	3,183,700	13.3%	28.4%

Represents an estimate from the SCAG 2016-2040 Regional Growth Forecast.
Sources: Bureau of the Census (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

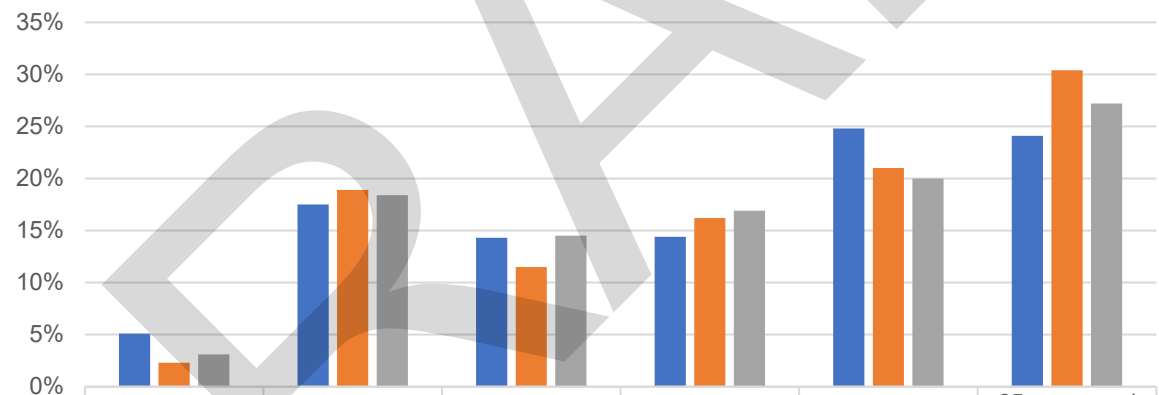
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2. Age Characteristics

Housing demand within the market may be determined by preferences of certain age groups. Interest in housing type may vary by the type of household (age, family/non-family, etc.). Households may look to upgrade in terms of quality and size; additionally, younger and middle-aged households seek homes that can accommodate growing households, while older households may look to downsize to lower maintenance homes.[1] For example, seniors may favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units because they tend to live on smaller or fixed incomes and have smaller families. Middle-aged persons between 35 and 65 years of age make up a major portion of the homebuyer market for moderate to high cost apartments and condominiums because they generally have higher incomes and larger families to accommodate. As population moves through different stages of life, housing must accommodate new or adjusted needs.

In 2010, those between 50 and 64 year of age made up the largest percentage of the population. More recently, in 2015 and 2019, persons over the age of 65 make up the largest percent of the population. **Figure 2-1** shows that between 2010 and 2019 the general age of the population has been increasing; the percentage of people 65 years of age and over had increased from 24.1 percent to 27.2 percent. Meanwhile, those 50 to 64 years of age has decreased 4.8 percent. Additionally, individuals under 5 years of age make up the smallest population age demographic in Calimesa from 2010 to 2019. This population decreased in size by 2 percent between 2010 and 2019.

Figure 2-1: Age Distribution in Calimesa (2010 – 2019)



	Under 5 years	5 to 19 years	20 to 34 years	35 to 49 years	50 to 64 years	65 years and over
2010	5.1%	17.5%	14.3%	14.4%	24.8%	24.1%
2015	2.3%	18.9%	11.5%	16.2%	21.0%	30.4%
2019	3.10%	18.4%	14.5%	16.9%	20.0%	27.2%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.

Table 2-2 Shows that Calimesa's most populous age group is 65 years of age or older and represents 27.7 percent of the population in 2019. This trend is consistent with the City of Banning; however, Riverside County and the cities of Beaumont and Hemet have higher percentages of persons between 5 and 19 years of age. **Table 2-2** also shows that Calimesa's lowest populated group is made up of individuals under the age of 5 with 3.1 percent of the total population. This age range is consistently the lowest population across the neighboring cities and Riverside County.

[1] RCLCO Real Estate Advisors, Housing and Community Preference Survey, 2018.

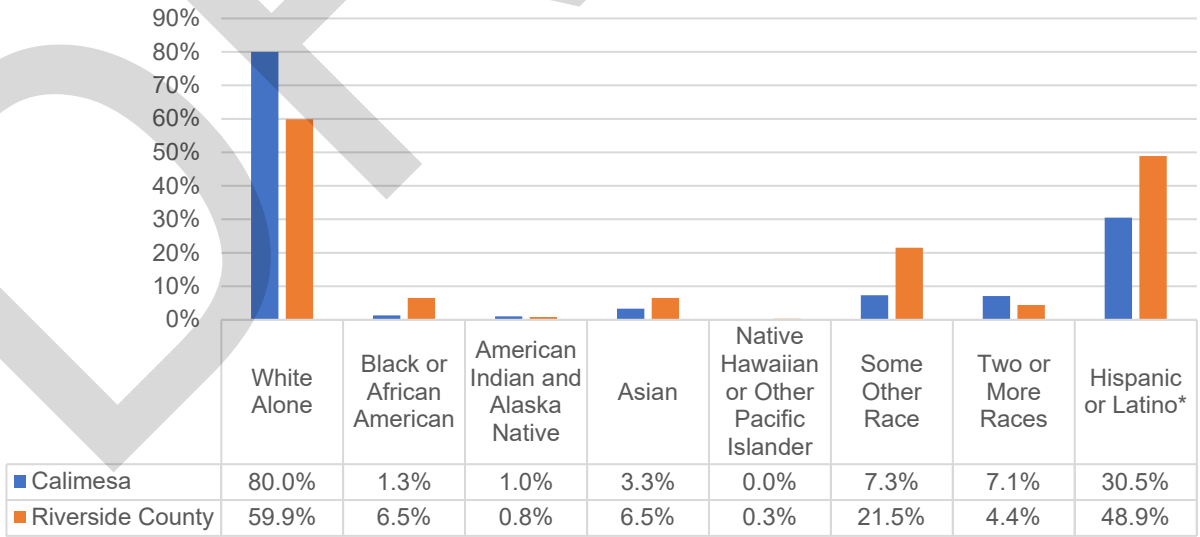
Table 2-2: Age Characteristics / Age Distribution (2019)						
Jurisdiction	**Under 5**	**5 to 19**	**20 to 34**	**35 to 49**	**50 to 64**	**65 years +**
Banning	6.3%	18.4%	18.1%	15.7%	14%	27.4%
Beaumont	7.8%	24.4%	18.7%	19.4%	16.3%	13.5%
Calimesa	3.1%	18.4%	14.5%	16.9%	20%	27.7%
Hemet	6.7%	22.3%	16.9%	15.4%	16.5%	22%
Moreno Valley	7.2%	24%	25.3%	19.5%	15.6%	8.6%
Riverside County	6.5%	21.9%	20.9%	19%	17.6%	14.2%
Source: American Community Survey, 5-Year Estimates, 2019.						

3. Race/Ethnicity Characteristics

Equal opportunity for housing is an important component in the provision of housing units within cities. The analysis of current race and ethnicity demographics assists the City in determining potential housing needs across all racial and ethnic groups in the community. The Housing Element contains a further discussion of race and ethnicity in the Fair Housing analysis within **Section 3**.

Figure 2-2 displays that the racial and ethnic composition of the City of Calimesa is made up of mostly White Alone individuals at 80 percent, compared to 59.9 percent across Riverside County. Of the total population of all races within the City, 30.5 percent identify as Hispanic or Latino. Persons identified Asian made up 3.3 percent of the City's population and those who identified as Black or African American made up 1.3 percent. American Indian and Alaska Native identified persons represent the smallest racial group in the City at 1 percent of the population. Native Hawaiian or other Pacific Islander ethnicities are not represented within the City as they maintain 0.0 percent of the Calimesa population. Additionally, the County of Riverside's largest population identified as White, and about 48.9 percent of the County's population identified Hispanic or Latino. Both the Asian and Black population each totaled under 7 percent respectively in the County. The American Indian and Alaska Native and the Native Hawaiian or Other Pacific Islander ethnicities each total under 2 percent of the overall County population with the Native Hawaiian or Other Pacific Islander ethnicities representing the smallest population with 0.3 percent.

Figure 2-2: Racial Ethnic Composition (2019)



	White Alone	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino*
Calimesa	80.0%	1.3%	1.0%	3.3%	0.0%	7.3%	7.1%	30.5%
Riverside County	59.9%	6.5%	0.8%	6.5%	0.3%	21.5%	4.4%	48.9%

Source: American Community Survey, 5-Year Estimates, 2019.

Table 2-3 shows that in 2019, the majority of residents within Riverside County and the cities adjacent to Calimesa were White with the exception of the City of Moreno Valley. In Moreno Valley, the largest ethnic population was Hispanic or Latino. Overall, persons who reported Hispanic or Latino of any race made up above 30 percent of the population in Calimesa and above 45 percent of the population in all of the surrounding cities as well as Riverside County. All of the following cities have the lowest population percentages of American Indian and Alaska Native as well as Native Hawaiian or Other Pacific Islander population.

Table 2-3: Racial/Ethnic Composition (2019)

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino (of any race)
Banning	67.0%	8.2%	3.0%	4.7%	0.0%	13.7%	3.3%	47.0%
Beaumont	64.9%	9.1%	1.2%	8.8%	0.1%	11.5%	4.3%	46.5%
Calimesa	80.0%	1.3%	1.0%	3.3%	0.0%	7.3%	7.1%	30.5%
Hemet	74.5%	8.0%	1.3%	3.0%	0.4%	8.3%	4.6%	45.8%
Moreno Valley	35.5%	17.5%	0.4%	6.1%	0.3%	37.4%	2.9%	58.7%
Riverside County	59.9%	6.5%	0.8%	6.5%	0.3%	21.5%	4.4%	48.9%

Source: American Community Survey, 5-Year Estimates, 2019.

An important component of analyzing race and ethnicity is identifying how demographics within Calimesa have changed over time. **Table 2-4** illustrates changes between 2010 and 2019. The demographic group in Calimesa with the highest percentage of concentration change from 2010 to 2019 was the Asian population with an overall increase of 252 percent. This figure contrast with demographic data summarized in **Figure 2-2**, which showed that despite the significant increase in population size, Asian individuals were the fifth largest ethnic group in Calimesa for the year 2019. Calimesa's Some Other Race and Two or More Races population groups showed a decrease from 2010 to 2015 and significant increase from 2015 to 2019. Additionally, **Figure 2-2** shows that both Some Other Race and Two or More Races population groups made up the third and fourth largest population groups in Calimesa for the year 2019 respectively. The Black or African American population and Hispanic or Latino population showed consistent population increases through 2010 to 2019 overall. Calimesa's White population showed an increase of 5 percent from 2010 to 2015 however between 2015 and 2019 the population decreased by -10 percent. Additionally, American Indian and Alaska Native and Native Hawaiian or Other Pacific Islander populations were not represented within Calimesa's population in 2010 but were present in 2015 however their presence declined by 2019.

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Table 2-4: Racial/Ethnic Composition in Calimesa (2010-2019)					
Race/Ethnicity	**2010**	**2015**	**2019**	**Percent Change 2010 to 2015**	**Percent Change 2015 to 2019**
White	85.1%	89.2%	80%	5%	-10%
Black	0.6%	1.1%	1.3%	83%	18%
American Indian and Alaska Native	0.0%	1.9%	1.0%	--	-47%
Asian	0.8%	2.6%	3.3%	225%	27%
Native Hawaiian or Other Pacific Islander	0.0%	0.1%	0.0%	--	-100%
Some Other Race	7.7%	2.4%	7.3%	-69%	204%
Two or More Races	5.7%	2.8%	7.1%	-51%	154%
Hispanic or Latino	23.2%	26%	30.5%	12%	17%
Source: United States Census Bureau, 2010 and 2015 and American Community Survey, 5-Year Estimates, 2019.					

It is important to understand the demographic characteristics of Calimesa and how those characteristics may affect and determine different housing needs and desires. Housing needs may vary between ethnic or racial groups due to different cultural norms or preferences. For example, Asian or Hispanic cultures often choose to live multi-generationally, requiring larger housing units. If these considerations are unaccounted for, inappropriate housing stock and availability within a city may occur leading to overcrowding.

B. Economic Characteristics

Income levels and economic characteristics vary throughout Calimesa and generate a difference in housing unit demand and housing type demand. Housing needs at different income levels throughout Calimesa highlight the importance of developing and maintaining a diverse housing stock. Similarly, since housing demand increases as employment increases, the amount of housing within Calimesa may be affected by changes in economic conditions.

1. Employment and Wage Scale

Employment characteristics within a city can directly affect housing needs and trends. Employment and income affect the ability of the population to purchase housing and may influence the types of housing households or persons are able to purchase. **Table 2-5** summarizes projected employment growth for Calimesa and its surrounding cities along with Riverside County from 2012 to 2040. The data is projection data from SCAG's 2016-2040 Final Growth Forecast.

Calimesa is estimated to have experienced an employment growth of 161.5 percent between 2012 and 2020. A continued employment growth of 73.5 percent is predicted into the future years from 2020 to 2040. Calimesa is projected to have an employed population of 3,400 in 2020 and an employed population of 5,900 persons in 2040. This presents a total change of 4,600 newly employed individuals from 2012 to 2040. By comparison, Riverside County's projected employment growth has a lower rate of change than Calimesa from 2020 to 2040 with a 38.4 percent increase. Calimesa is projected to maintain a higher percentage increase of jobs from 2012 to 2040 than the surrounding cities.

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Table 2-5: Employment Growth (2012-2040)							
Jurisdiction	2012	2020	2035	2040	% Change 2012-2020	% Change 2020-2040	Numeric Change 2012-2040
Banning	7,300	10,000	13,500	14,200	37.0%	42.0%	6,900
Beaumont	5,900	11,400	17,200	18,000	93.2%	57.9%	12,100
Calimesa	1,300	3,400	5,600	5,900	161.5%	73.5%	4,600
Hemet	21,000	27,200	39,500	45,500	29.5%	67.3%	24,500
Moreno Valley	31,400	55,900	80,200	83,200	78.0%	48.8%	51,800
Riverside County	616,600	848,700	1,111,800	1,174,300	37.6%	38.4%	557,700
Source: SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.							

Base on the American Community Survey (ACS) 5-Year Estimates, the number of employed people in Calimesa is estimated to have reached 3,349 in 2019. This value falls short of the value projected by the SCAG 2016-2040 Final Growth Forecast for 2020 by approximately 51.

Table 2-6 shows 2010 and 2019 ACS employment data for the City of Calimesa by sector. Key findings identified in the table include the following:

- Education services, health care, and social assistance industries were the largest employers of Calimesa residents at 24.3 percent in 2019.
- Retail trade also employed a relatively high percentage of Calimesa residents at 14.1 percent which was a significant increase from 11.3 percent in 2010.
- The agriculture, forestry, fishing and hunting, and mining industry experienced the greatest growth between 2010 and 2019 with an increase of 70 percent.
- The finance and insurance, and real estate and rental leasing industry increased by 43.3 percent between 2010 and 2019.
- The professional, scientific, management, and administrative services increased from 7.5 percent to 9.4 percent.
- Meanwhile, wholesale trade decreased by 43.2 percent and public administration decreased by 35.2 percent between 2010 and 2019.
- Overall, there was a 13.3 percent increase in employment for Calimesa residents between 2010 and 2019.

Table 2-6: Employment by Sector (2019)					
Industry Sector	2010		2019		Percent Change 2010-2019
	# of people employed	% of City Employed Population	# of people employed	% of City Employed Population	
Agriculture, forestry, fishing and hunting, and mining	10	0.3%	17	0.5%	70.0%
Construction	346	11.7%	375	11.2%	8.4%
Manufacturing	129	4.4%	167	5.0%	29.5%
Wholesale trade	88	3.0%	50	1.5%	-43.2%
Retail trade	333	11.3%	471	14.1%	41.4%
Transportation and warehousing, and utilities	241	8.2%	265	7.9%	10.0%
Information	51	1.7%	64	1.9%	25.5%

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Table 2-6: Employment by Sector (2019)					
Industry Sector	2010		2019		Percent Change 2010-2019
	# of people employed	% of City Employed Population	# of people employed	% of City Employed Population	
Finance and insurance, and real estate and rental leasing	107	3.6%	154	4.6%	43.9%
Professional, scientific, management, and administrative services	222	7.5%	314	9.4%	41.4%
Education services, health care, and social assistance	661	22.4%	814	24.3%	23.1%
Arts, entertainment, recreation, accommodation, and food services	387	13.1%	345	10.3%	-10.9%
Other services (except public administration)	108	3.7%	136	4.1%	25.9%
Public Administration	273	9.2%	177	5.3%	-35.2%
Total	2,956	100%	3,349	100%	13.3%
Source: American Community Survey, 5-Year Estimates, 2010 and 2019.					

Analyzing unemployment rate is essential to understand current and future housing affordability and needs. According to 2019 ACS survey data, at 6.1 percent, Calimesa has the lowest unemployment rate compared to surrounding cities and Riverside County. Calimesa's unemployment rate is about 1.4 percent lower than the County and 0.6 percent lower than Beaumont, the city with the second lowest unemployment rate. The City of Hemet had the highest unemployment rate of 12.9 percent listed in **Table 2-7**.

Table 2-7: Unemployment Rate, 2019	
Jurisdiction	Unemployment rate
Banning	9.1%
Beaumont	6.7%
Calimesa	6.1%
Hemet	12.9%
Moreno Valley	8.4%
Riverside County	7.5%
Source: American Community Survey, 5-Year Estimates, 2019. **Population 16 years and over*	

Based on the data summarized in **Table 2-7**, approximately six percent of Calimesa's population was without work in 2019 and therefore may require more affordable housing options. For those that are employed, income level can further identify housing types and needs to be provided within Calimesa.

According to SCAG's approved Regional Housing Needs Assessment (RHNA) Methodology, housing needs by income are broken down into four income levels:

- Very Low Income (50 percent or less the County's area median income)
- Low Income (50-80 percent of the County's median income)
- Moderate Income (80-120 percent of the County's median income)

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- Above Moderate Income (120 and above of the County's median income)

Riverside County's median income for 2019 was $67,005, according to ACS data. **Table 2-8** shows the occupations that fall below 50 percent of this amount are farming, fishing, and forestry and food preparation and serving related occupations. The majority of occupation in Riverside County have an average income that qualifies as either moderate or low.

Table 2-8: Mean Salary by Occupation in Riverside County

Occupation	Salary
Management	$117,862
Legal	$117,415
Healthcare Practitioners and Technical	$102,182
Architecture and Engineering	$91,836
Computer and Mathematical	$89,837
Life, Physical and Social Sciences	$85,766
Business and Financial Operations	$73,959
Education, Training and Library	$71,328
Arts, Design, Entertainment, Sports and Media	$61,636
Construction and Extraction	$58,145
Protective Services	$59,895
Community and Social Service	$62,523
Installation, Maintenance and Repair	$56,287
Sales	$45,301
Office and Administration Support	$44,925
Production	$42,134
Transportation and Material Moving	$40,914
Healthcare Support	$35,293
Building, Grounds Cleaning, and Maintenance	$38,856
Personal Care and Service	$35,614
Farming, Fishing and Forestry	$32,135
Food Preparation and Serving Related	$32,268

Source: California Employment Development Division, Occupational Wage data, 2021.

C. Household Characteristics

Statistics like income, affordability, and special needs groups are typically measured at the household level. A household consists of a house and its occupants, which may include a single occupant, related persons, or unrelated people sharing a housing unit. Some occupants may be classified as a Special Needs group, which may include large families, single parent households, or low and extremely low-income households, which are so classified as they may face unique financial housing challenges, Household trends for Calimesa are analyzed within this section and provide useful information used to plan for the future housing need of the City.

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1. Household Type and Size

Table 2-9 and Figure 2-3 display ACS data from 2019 on household characteristics for Calimesa and surrounding cities. There was a total of 3,235 households in Calimesa in 2019. Of these households, half are married-couple family households (50.1 percent), and 35.4 percent are non-family households. Non-family households include persons living alone and persons living with roommates. Female headed households without a spouse present also represent just under 8 percent of the Calimesa households.

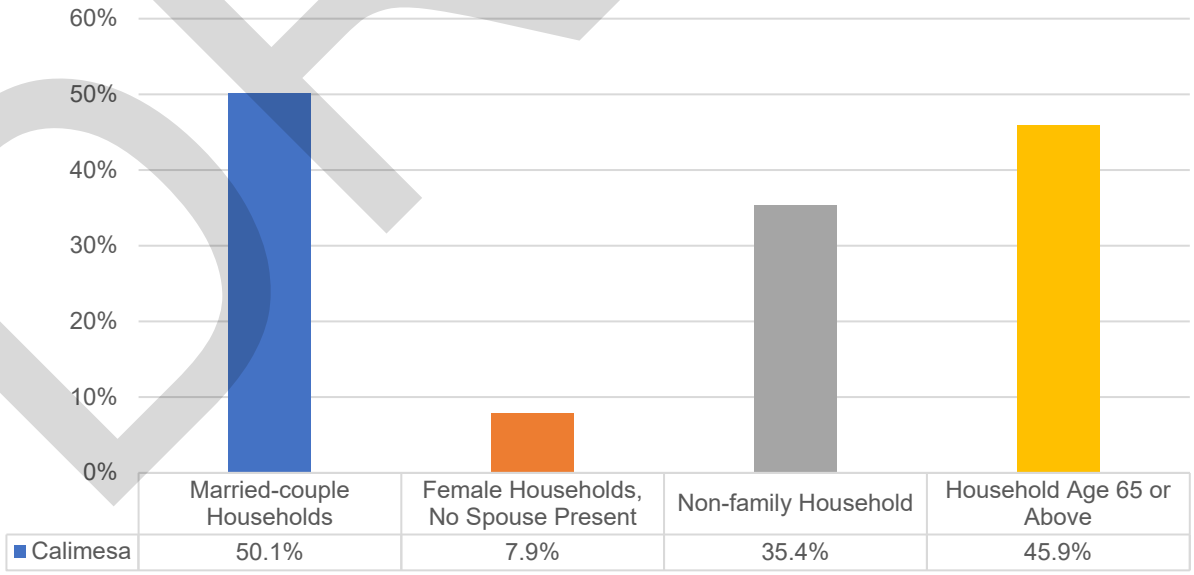
In comparison to surrounding cities, the City of Calimesa has the highest percentage of non-family households (35.4 percent); Riverside County has an estimated 27.3 percent non-family households. Additionally, Calimesa has the lowest percentage of female headed households without a spouse present at 7.9 percent. This is approximately 5.1 percent lower than Riverside County and 12.5 percent less than Moreno Valley which has the highest at 20.4 percent.

Table 2-9: Household Characteristics

Jurisdiction	Married-Couple Family Households	% of Total Households	Female Household, No Spouse Present	% of Total Households	Non-Family Household	% of Total Households	Total Households
Banning	4,636	42.2%	1,676	15.2%	3,998	36.4%	10,991
Beaumont	8,404	60.5%	1,792	12.9%	2,913	21.0%	13,886
Calimesa	1,622	50.1%	254	7.9%	1,144	35.4%	3,235
Hemet	12,989	45.0%	4,093	14.2%	10,126	35.0%	28,893
Moreno Valley	28,270	55.6%	10,389	20.4%	8,170	16.1%	50,886
Riverside County	389,892	53.8%	94,380	13.0%	197,808	27.3%	724,893

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 2-3: **Calimesa Household Characteristics in Percent (2019)**



Source: American Community Survey, 5-Year Estimates, 2019.

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Table 2-10 summarizes household changes from 2010 through 2019. Since 2010 the total households in Calimesa were estimated to have increase by 59 households. In that same time, married-couple family households as well as female households with no spouse present each experienced an approximate 2 percent decrease. In comparison, non-family households grew by about 1 percent. Senior households experienced the most growth at about 30 percent in 9 years.

Table 2-10: Changes in Household Types

Household Type	2010	Percent	2015	Percent	2019	Percent
Total Households	3,176	100.0%	3,376	100.0%	3,235	100.0%
Married-Couple Family Households	1,680	52.9%	1,620	48.0%	1,622	50.1%
Female Household, No Spouse Present	302	9.5%	270	8.0%	254	7.9%
Nonfamily Household	1,099	34.6%	1,276	37.8%	1,144	35.4%
Householder 65 Years and Over	485	15.3%	605	17.9%	1485	45.9%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.

Calimesa has an average household size of 2.44 in 2019, almost one person per household less than Riverside County (**Table 2-11**). Calimesa's average household size is the lowest of the surrounding cities. Moreno Valley has the largest average household size at 3.86 persons per household.

Table 2-11: Average Household Size

Jurisdiction	Average Persons per Household
Banning	2.69
Beaumont	3.18
Calimesa	2.44
Hemet	2.68
Moreno Valley	3.86
Riverside County	3.23

Source: California Department of Finance, 2021.

2. Household Income

Household income can be directly connected to the type, size and condition of housing that a household can afford. As a household's income increases, the ability to afford a higher priced housing unit also increases. This may include access to a larger sized unit and/or the ability to move from a rental to an ownership opportunity. However, as household income decreases, households are more likely to utilize a disproportionate amount of their income towards housing costs. This may result in incidences of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Median Family Income (MFI) of Riverside County:

- Very Low-income: households earning between 0 and 50 percent of the MFI
- Low-income: households earning between 51 percent and 80 percent of the MFI
- Moderate Income: households earning between 81 percent and 120 percent of the MFI
- Above Moderate Income: households earning over 120 percent of the MFI

State Law also defines extremely low-income as households earning 30 percent or less of the MFI and are considered a subset of the very low-income category. Combined, the extremely low, very low, and low-income groups are referred to as lower income.

Calimesa's household income characteristics directly inform the housing types that would be most beneficial to the City's population. Income characteristic assist in determining to what degree affordable housing is required to meet the needs of the population. Further, above average income levels allow for the occupancy of larger housing units. The majority of Calimesa's households exist within a moderate or above moderate average income level as summarized in **Table 2-12**. Households with an extremely low income make up 12 percent of the City's households. Similarly, very low-income households make up 10.8 percent of the City's households.

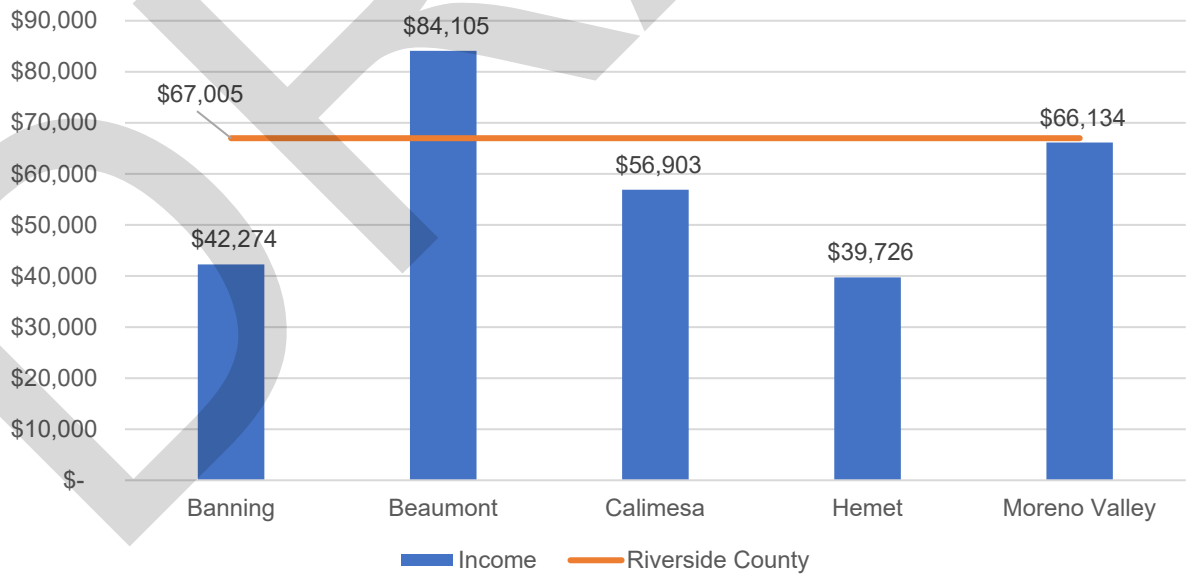
Table 2-12: Households by Income Category in Calimesa

Income Category (% of County MFI)	Households	Percent
Extremely Low (30% MFI or less)	400	12.0%
Very Low (31 to 50% MFI)	360	10.8%
Low (51 to 80% MFI)	585	17.5%
Moderate or Above (over 80% MFI)	1,990	59.6%
Total	3,340	100%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

The median household income in Calimesa is shown to be $10,102 below Riverside County's average household income. **Figure 2-4** illustrates this difference with comparisons to surrounding cities and Riverside County's income median. Therefore, a significant number of households in Calimesa have a lower income and depending on housing prices in the City, may not be able to afford housing within the immediate area.

Figure 2-4: Median Household Income by City (2019)



Source: American Community Survey, 5-Year Estimates, 2019.

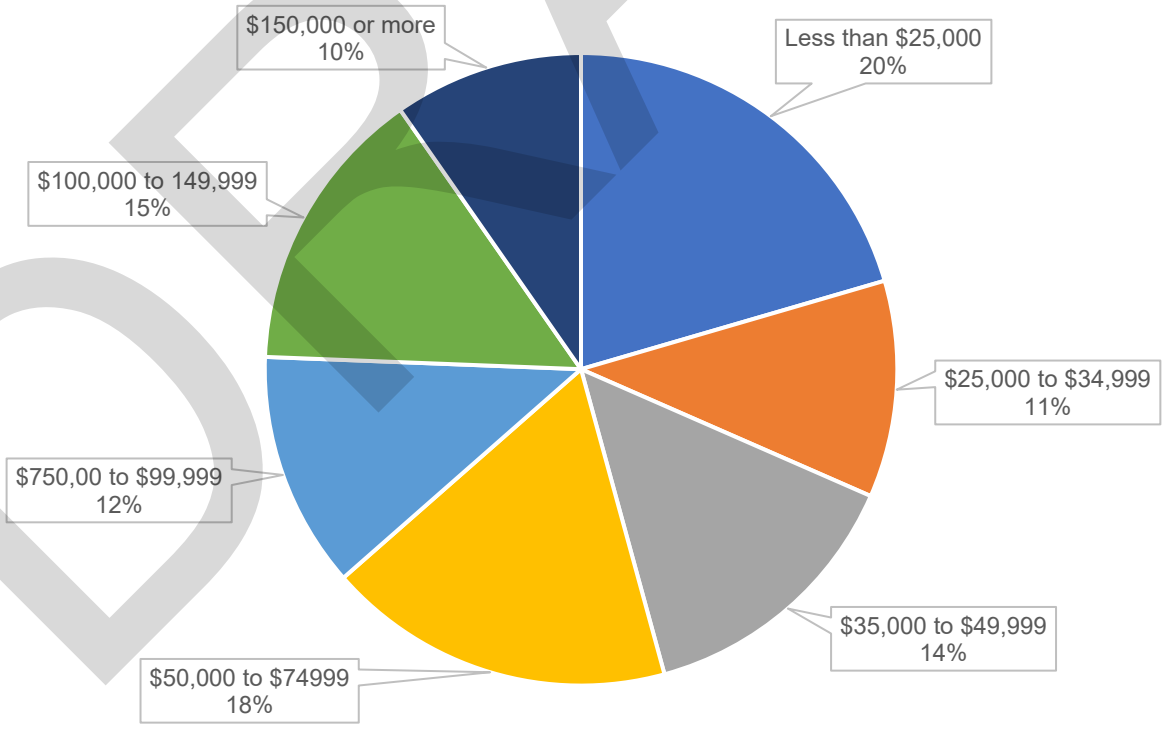
Table 2-13 below shows that the median household income in Calimesa is approximately 15.1 percent lower than the regional average. The City of Hemet has the lowest median income in the area, followed by Banning and then the City of Calimesa. The City of Beaumont has the highest median income and is well above Riverside County's median income. **Figure 2-5** illustrates that approximately 15 percent of households in Calimesa have an average income of $100,000 to $149,999 annually, and 10 percent have an average income of $150,000 or greater. Conversely, 31 percent of households have an average income less than $35,000.

Table 2-13: Median Household Income

Jurisdiction	2017		2019	
	Median Income	Percent Above/Below Regional Median	Median Income	Percent Above/Below Regional Median
Banning	$39,700	-34.7%	$42,274	-36.9%
Beaumont	$71,664	17.9%	$84,105	25.5%
Calimesa	$50,174	-17.5%	$56,903	-15.1%
Hemet	$37,171	-38.9%	$39,726	-40.7%
Moreno Valley	$59,827	-1.6%	$66,134	-1.3%
Riverside County	$60,807	--	$67,005	--

Source: American Community Survey, 5-Year Estimates, 2017, 2019.

Figure 2-5: Calimesa Income Breakdown by Category



Source: American Community Survey, 5-Year Estimates, 2019.

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D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau provides detailed information on housing needs by income level for different types of households in Calimesa. The most recent available CHAS data for Calimesa was published in August 2020 and was based on 2013-2017 ACS data (**Table 2-14**).

A "housing problem" may include one or more of the following variables:

- Units lack complete kitchen facilities.
- Units lack complete plumbing (bathroom) facilities.
- Overcrowded units with more than ***one person per room***.

Housing cost burdens, including utilities, exceeding ***30 percent*** of gross income; **Severe Housing Problems**:

- Units lack complete kitchen facilities.
- Units lack complete plumbing (bathroom) facilities.
- Overcrowded units with more than ***1.5 persons per room***.
- Housing cost burdens, including utilities, exceeding ***50 percent*** **of gross income**.

Table 2-14 shows that a greater percentage of renters' experience Housing Problems than homeowners. Approximately 43 percent of renters experience at least 1 of 4 Housing Problems and about 31 percent have at least 1 of 4 Severe Housing Problems. Conversely, 29.3 percent of homeowner households have a Housing Problem and 13.7 percent have at least 1 Severe Housing Problem. In total, about 31 percent of households in Calimesa live with at least 1 Housing Problem and 16.5 percent live with at least 1 Severe Housing Problem.

Table 2-14: Housing Assistance Needs of Lower Income Households

Housing Problem Overview**	Owner	Percent of Owner HH	Renter	Percent of Renter HH	Total	Percent of Total HH
Household has at least 1 of 4 Housing Problems	825	29.3%	225	43.3%	1,050	31.4%
Household has none of 4 Housing Problems	1,945	69.0%	265	51.0%	2,210	66.2%
Cost Burden not available, no other problems	50	1.8%	30	5.8%	80	2.4%
Total	2,820	84.4%*	520	15.6%*	3,340	100.0%
Severe Housing Problem Overview* **	**Owner**	**Percent of Total HH**	**Renter**	**Percent of Total HH**	**Total**	**Percent of Total HH**
Household has at least 1 of 4 Severe Housing Problems	385	13.7%	165	31.7%	550	16.5%
Household has none of 4 Severe Housing Problems	2,385	84.6%	330	63.5%	2,715	81.3%
Cost Burden not available, no other problems	50	1.8%	30	5.8%	80	2.4%

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Table 2-14: Housing Assistance Needs of Lower Income Households						
Housing Problem Overview**	Owner	Percent of Owner HH	Renter	Percent of Renter HH	Total	Percent of Total HH
Total	2,820	84.4%*	520	15.6%*	3,340	100.0%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.
** Percent of total households*
*** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.*
**** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*

1. Overcrowding

Overcrowded households are defined as those with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room. An overcrowded household may result from a number of factors, including a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

Overcrowding in households can accelerate the physical deterioration of housing stock and infrastructure due to the intensive use of individual housing units resulting in excessive wear and tear, and the potential cumulative overburdening of community infrastructure and sewer, trash, and water service capacity. This burden can further be exacerbated by declining environmental and public health outcomes due to proximity of persons living together. The combination of lower incomes and high housing costs may result in households living in overcrowded housing conditions.

In 2017, Calimesa was estimated to have a low percentage of overcrowded housing units (3 percent) and no severely overcrowded housing units, as summarized in **Table 2-15**. In 2019, the total overcrowded housing units decreased by about one percent. The data shows that there is a higher percentage of homeowners living in overcrowded housing units than renters.

Table 2-15: Overcrowding by Tenure, Calimesa							
Tenure		Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
		Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units
2017	Renter Occupied	24	0.7%	0	0.0%	24	0.7%
	Owner Occupied	77	2.3%	0	0.0%	77	2.3%
Total		101	3.0%	0	0.0%	101	3.0%
2019	Renter Occupied	22	0.7%	0	0.0%	22	0.7%
	Owner Occupied	50	1.5%	0	0.0%	50	1.5%
Total		72	2.2%	0	0.0%	72	2.2%

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Source: American Community Survey, 5-Year Estimates, 2017, 2019.

Calimesa's owner-occupied overcrowded housing units make up approximately two thirds of the overcrowded units found in the City as shown in **Table 2-16**. Renter occupied overcrowded housing units make up approximately one third of the overcrowded units in Calimesa. Lower incomes may create the potential for overcrowding due to lack of resources for adequately sized housing units. Calimesa has the highest rate of overcrowding in owner occupied units and the lowest rate of overcrowding in renter occupied units than its surrounding cities and the County (69.4 percent and 30.6 percent, respectively). Calimesa's percentage of overcrowded units is also shown in **Table 2-17** to be 4 percent lower than Riverside County as a whole in 2017 and 4.7 percent lower in 2019. **Table 2-17** shows that between 2017 and 2019 the City of Calimesa, Beaumont, Hemet, and Riverside County all experienced a decrease in the number of overcrowded units.

Table 2-16: Overcrowded Housing Units by Tenure

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	Percent of Total Overcrowded Units	Count	Percent of Total Overcrowded Units
Banning	197	28.7%	490	71.3%
Beaumont	259	52.3%	236	47.7%
Calimesa	50	69.4%	22	30.6%
Hemet	604	35.6%	1092	64.4%
Moreno Valley	2506	45.9%	2957	54.1%
Riverside County	20,896	41.5%	29,428	58.5%

Source: American Community Survey, 5-Year Estimates, 2019.

Table 2-17: Overcrowded Housing Units

Jurisdiction	2017		2019	
	Total Overcrowded Units	Percent	Total Overcrowded Units	Percent
Banning	610	5.6%	687	6.3%
Beaumont	505	3.8%	495	3.6%
Calimesa	101	3.0%	72	2.2%
Hemet	1,825	6.1%	1,696	5.9%
Moreno Valley	5,281	10.4%	5,463	10.7%
Riverside County	50,021	7.0%	50,324	6.9%

Source: American Community Survey, 5-Year Estimates, 2017, 2019.

2. Overpayment (Cost Burden) In Relationship to Income

State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying resulting in a significant cost burden. Severe overpayment is indicated when greater than 50 percent of income is allocated to housing costs. Overpayment for housing can cause an imbalance on the remainder of a household's budget. Overpayment provides an indicator of the ability to sustain a household

budget in consideration of other factors beyond housing costs (utilities, food, maintenance, etc.). Whenever households pay an excessive amount of their income on costs directly related to housing, it decreases the amount of income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies utilize overpayment indicators to determine the amount of funding allocated to a community to assist with housing opportunities.

Table 2-18 below summarizes Calimesa's households in context of overpayment and household income. The majority of owner-occupied households with a cost burden over 30 percent are those that have a household income between 50 and 80 percent of the HUD Median Family Income (MFI). Low-income owner-occupied households have the highest rates of cost burden in Calimesa. The owner-occupied housing units with moderate incomes have the lowest percentage of cost burden at 30 percent (2.2 percent) of the total. Of owner-occupied households with a cost burden over 50 percent, most have earn below 30 percent of the MFI. In this same context, moderate income households hold no overpayment. As **Table 2-18** shows, owner-occupied households have higher percentages of overpayment than renters. About 2.8 percent of renter households who earn below 30 percent MFI experience a cost burden over 30 percent; 2.8 percent of those households experience a cost burden over 50 percent. A total of 0.6 percent of moderate and above moderate-income renters experience a cost burden over 30 percent, however, none experience a cost burden greater than 50 percent.

Table 2-18: Summary of Housing Overpayment

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Tot. HH*	Cost Burden > 50%	% of Tot. HH	Cost Burden > 30%	% of Tot. HH	Cost Burden > 50%	% of Tot. HH
Household Income is less-than or = 30%	185	5.5%	160	4.8%	95	2.8%	95	2.8%
Household Income >30% to less-than or = 50% MFI	110	3.3%	45	1.3%	75	2.2%	60	1.8%
Household Income >50% to less-than or = 80% MFI	225	6.7%	75	2.2%	35	1.0%	0	0.0%
Household Income >80% to less-than or = 100% MFI	75	2.2%	0	0.0%	10	0.3%	0	0.0%
Household Income >100% MFI	165	4.9%	30	0.9%	10	0.3%	0	0.0%
Total	760	22.8%	310	9.3%	225	6.7%	155	4.6%

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.
**% of tot. HH = Percent of Total Households in Calimesa*

- ** Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.*

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Note: MFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

E. Special Needs Group

Special needs groups are those that may encounter added difficulty in procuring adequate and affordable housing due to natural circumstances. Special needs populations include seniors, persons with disabilities, large households, single parent households, students, and farm workers. In addition, many often have lower incomes or may become homeless.

Households with Seniors (persons over the age of 65) make up the majority of households in the special needs groups category according to **Table 2-19** below. The lowest percentage of households is made up of single-parent, female headed households with children (under 18 years). From a population perspective, persons with disabilities make up 17 percent of Calimesa's population. Homeless constitute the lowest percentage of the total population with 0.2 percent. It should be understood that any of these special needs groups could overlap. For example, farmworkers could be homeless migrant workers, and elderly people could have a disability of some type. The majority of these special needs group could, therefore, be assisted by an increase in the availability of affordable housing.

Table 2-19: Special Needs Groups

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Senior Headed Households	1,485 HH	45.9%	--
Seniors Over 65 Years of Age	2,394 persons	--	27.2%
Seniors Living Alone	656 HH	20.3%	--
Persons with Disabilities	1,495 persons	--	17%
Persons with Developmental Disabilities[1]	274 persons	--	--
Large Households (5 or more persons per household)	404 HH	12.5%	--
Single-Parent Households	469 HH	14.5%	--
Single-Parent, Female Headed Households with Children (under 18 years)	254 HH	7.9%	--
People Living in Poverty	887 persons	--	10.1%
Farmworkers[2]	324 persons	--	3.7%
Migrant Farmworkers	1,684 persons	--	--
Seasonal Farmworkers	5,607 persons	--	--
Permanent Farmworkers	5,758 persons	--	--
Persons Experiencing Homelessness	17 persons	--	0.2%
College/Graduate School Students	727 persons	--	8.2%

Source: American Community Survey, 5-Year Estimates, 2019.
HH= Households
1. Total persons who received service from the Inland Regional Center for FY 2018-19.

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Table 2-19: Special Needs Groups			
Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
2. Farmworker data is taken of the population 16 years and over. Data taken at the County level and provided by USDA Statistics Services.			

1. Seniors

Individuals 65 years old or older are commonly referred to as seniors. Seniors may have limited income tied to retirement payments and high healthcare costs. Due in part to their age, seniors are also more susceptible to mobility issues and self-care limitations. Specific housing needs of the senior population includes affordable housing, supportive housing (such as immediate care facilities), group homes, and other housing that includes a planned service component. **Table 2-20** summarizes the senior population of Calimesa. Riverside County and the surrounding cities are included for reference. Calimesa's senior population made up 28 percent of the total City population in 2017. This is 14.5 percent higher than the Riverside County rate. The City of Calimesa had the highest concentration of seniors compared to the surrounding cities and the County and Moreno Valley had the lowest concentration (8 percent) of seniors. **Table 2-20** also shows that through 2019, all jurisdiction except Calimesa saw about a 1 percent or less increase in their senior populations. Calimesa's senior population decreased by about 1 percent.

Table 2-20: Persons Age 65 and Over				
Jurisdiction	2017		2019	
	Population Count	Percent	Population Count	Percent
Banning	8,206	26.6%	8,526	27.4%
Beaumont	5,669	13.0%	6,341	13.5%
Calimesa	2,383	28.0%	2,394	27.2%
Hemet	18,283	21.9%	18,690	22.1%
Moreno Valley	16,270	8.0%	17,733	8.6%
Riverside County	316,979	13.5%	340,575	14.1%
Source: American Community Survey, 5-Year Estimates, 2017, 2019.				

Table 2-21 illustrates the tenure of senior households in the City of Calimesa. The majority of senior households are owner occupied with 88.4 percent of all senior households.

Table 2-21: Senior Households by Tenure		
Tenure	Senior Households	Percent of Total Senior Households
Owner Occupied	1,312	88.4%
Renter Occupied	173	11.6%
Total	1,485	100.0%
Source: American Community Survey, 5-Year Estimates, 2019.		

Federal housing data defines the household types as 'elderly family' if it consists of two persons with either or both age 62 or over. **Table 2-22** summarizes the income and tenure of elderly family households in

Calimesa. Of elderly family households in Calimesa, 13.1 percent earn less than 30 percent of the surrounding area income, 26.2 percent earn less than 50 percent of the surrounding area.

Table 2-22: Elderly Households by Income and Tenure

Income Category (% of County MFI)	Owner	Renter	Total	Percent of Total Elderly Households
Extremely Low (30% MFI or less)	180	34	214	13.1%
Very Low (30% to 50% MFI)	210	4	214	13.1%
Low (50% to 80% MFI)	380	45	425	26.0%
Moderate (80% to 100% MFI)	225	25	250	15.3%
Above Moderate (100% MFI or more)	465	65	530	32.5%
Total	1,460	173	1,633	100.0%

Source: HUD CHAS, 2012-2016, (Reported by the Southern California Association of Governments Per-Certified Local Housing Data for 2021).

Additional affordable housing would benefit this population since they often have fixed incomes that may not allow for the financial flexibility necessary to acquire suitable housing. In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Smaller, more affordable housing units allow for a greater accommodation of their lifestyles.

Key Challenges and Resources to Address Senior Housing Needs

Seniors in Calimesa generally have exhibited the following unique challenges to housing:

- Having limited and fixed incomes
- Disproportionately higher healthcare costs
- Require customized housing features due to mobility or self-care limitations
- Transit dependency
- Limited in-home support

To address these challenges, the City should consider a variety of solutions to address the above issues. These may include:

- More affordable housing options for Seniors
- Housing with included supportive services
- Group home housing options for persons with self-care limitations

Resources currently available at the City include services and programs offered by the Norton Younglove Multipurpose Senior Center. The Norton Younglove Multipurpose Senior Center partners with the Riverside County Office of Aging and the Family Service Association to off the following services:

- Meals for Seniors at the Senior Center as well as meal delivery for eligible homebound seniors.
- Group physical activities, exercise classes, arts and craft classes, BINGO, social activities, and special events.
- Resource linkage and referral for caregiving assistance, care management, insurance, legal assistance, transportation, and rental and utility assistance.
- Housing for eligible seniors through the Family Service Association.

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To address unique needs of senior residents living in the City, the following 2 programs have been included in **Section 4**:

- **Action H-2.2.2:** Coordinate efforts with other agencies to serve extremely low-income households, persons with disabilities, persons with developmental disabilities, the homeless, the elderly, single-parent households, and other residents with special housing needs.
- **Action H-4.1:** Encourage a variety of public and private efforts to provide affordable housing opportunities for lower-income households, elderly households, overcrowded households, large households, persons with disabilities, persons with developmental disabilities, and single-headed households.

The City will continue providing housing resources to its senior population through community partnerships and by facilitating the development of senior housing units.

2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one's mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or assisted-living setting.

Ambulatory difficulty is the most widespread disability in Calimesa. Ambulatory difficulties relate to issues with walking and movement. Approximately 62.3 percent of Calimesa's disability population have ambulatory difficulty. This represents 10.9 percent of the total population of Calimesa. Vision difficulties was the least common of the disabilities as shown in **Table 2-23**. Disabilities require different living conditions which inform housing needs for Calimesa. Those experiencing ambulatory difficulties may require smaller single-story spaces due to lack of ability to walk long distances.

Table 2-23: Disability Status

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total*	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	6	51	293	350	23.4%	4.0%
Population with a Vision Difficulty	26	43	186	255	17.1%	2.9%
Population with a Cognitive Difficulty	14	223	168	405	27.1%	4.7%
Population with an Ambulatory Difficulty	12	349	571	932	62.3%	10.9%
Population with a Self-care Difficulty	22	125	127	274	18.3%	3.2%
Population with an independent Living Difficulty	--	320	344	664	44.4%	9.4%
Total*	54	623	818	1,495	100.0%	100.0%

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Table 2-23: Disability Status						
Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total*	Percent of Population with Disability	Percent of Total Population
*These numbers may double count as some persons report having one or more disabilities, therefore these totals differ from the total number of persons with a disability in Table 18. Source: American Community Survey, 5-Year Estimates, 2019.						

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowner with disabilities for unit modification to improve accessibility.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities, As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the Inland Regional Center *Purchase of Service – Disparity Data* Report for 2018-2019, a total of 274 individuals from the Inland Empire diagnosed with developmental disabilities received services. Of the 174 individuals, the majority have been diagnosed with Autism (78.8 percent). The rest were diagnosed with an intellectual disability (4.4 percent), Cerebral Palsy (1.8 percent), Epilepsy (0.4 percent), Category 5 (3.6 percent), and 10.9 percent reported some other disability. Of those who received services, 25.5 percent were White, 9.5 percent were Asian, 3.3 percent were Black/African American, and 29.9 percent reported as Other. Approximately 32 percent of individuals reported their ethnicity as Hispanic or Latino. The majority of those who received services were 3 to 21 years of age (77.7 percent), 21.5 percent were 2 years or younger, and less than 1 percent were over the age of 22. All individuals who received services live at the home of their parent(s) or guardian(s).

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may 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.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living

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opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Key Challenges and Resources to Address Persons with Physical and Developmental Disabilities

Persons with physical and developmental disabilities in Calimesa have exhibited the following unique challenges to housing:

- Need for specialized housing to accommodate disabilities
- Higher incidence of dependent living needs
- High incidence of unemployment and having fixed income
- Need for supportive services

To address these challenges, the City should consider a variety of solutions to address the above issues. These may include:

- Regional coordination and support for services
- Prioritization of services for disabled persons
- Local supportive services to supplement physical housing needs
- Housing regulation and or accommodation of unique housing needs
- Group home housing options for persons with self-care limitations

Resources to address the above needs include the County of Riverside's Disability Office, Network of Care, and Department of Public Social Services. All of these County wide groups offer various supportive services such as information regarding federal and state programing and linkage and referrals to regional disability resources. Additionally, the City has a reasonable accommodation procedure that is intended to grant accommodations for persons with disabilities.

To address the unique needs of persons with disabilities living in the City, the following 4 programs have been included in **Section 4**:

- **Action H-1.1.3:** Encourage maintenance and rehabilitation to maintain the integrity of mobile home parks.
- **Action H-1.1.5:** Continue implementation of reasonable accommodation ordinance.
- **Action H-2.2.2:** Coordinate efforts with other agencies to serve extremely low-income households, persons with disabilities, persons with developmental disabilities, the homeless, the elderly, single-parent households, and other residents with special housing needs.
- **Action H-4.1:** Encourage a variety of public and private efforts to provide affordable housing opportunities for lower-income households, elderly households, overcrowded households, large households, persons with disabilities, persons with developmental disabilities, and single-headed households.

3. Large Households

Large households are households of five or more individuals. The need to procure resources for a large group requires a greater portion of income that would otherwise go toward housing. This may lead households to find smaller, more affordable housing units which may not be large enough to adequately contain a household of that size, leading to overcrowding. Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically

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physically smaller than single-family ownership units. Most apartment complexes do not typically have 4- or 5-bedroom units and as bedroom count increases, the affordability of a housing unit typically decreases.

Table 2-24 summarizes that 64.6 percent of large households in Calimesa are five person households, 26.2 percent are six person households, and 9.2 percent are households with seven or more persons. The majority of each of these household groups (80.9 percent) are in owner occupied units, and the remainder (19.1 percent) are in renter occupied housing units. The provision of affordable housing may alleviate potential overcrowding burdens experienced by these households.

Table 2-24: Large Households by Tenure

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	207	63.3%	54	70.1%	261	64.6%
6-person household	101	30.9%	5	6.5%	106	26.2%
7-or-more person Households	19	5.8%	18	23.4%	37	9.2%
Total	327	80.9%	77	19.1%	404	100.0%

Source: American Community Survey, 5-Year Estimates, 2019.

Key Challenges and Resources to Address Large Person Households

Large persons households in Calimesa have exhibited the following unique challenges to housing:

- Affordable options for large households
- Higher monthly cost burdens
- Lack of available housing with sufficient bedroom counts

To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- Affordable housing options for large households
- Prioritization of family-sized units in affordable housing developments
- Leveraging of grants and funding opportunities

Resources to address the above needs include Policy **Action H-4.1** to encourage efforts to provide affordable housing for large households and other special needs groups.

4. Single-Parent Households

Single parent households face different challenges due to the greater need for daycare services, health care services, and other services. An issue observed for female headed households with no spouse present is a lower average income due to income inequalities present in workplaces. **Table 2-25** estimates that in 2017 approximately 54.2 percent of the single parent housing units in the City were made up of female led no spouse present households. This group was the largest single parent household group in the City. This remained the same through 2019 with single-parent female households without a spouse maintaining the same percentage. In total, single parent households increased by about 1 percent between 2017 and 2019.

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Table 2-25: Single Parent Households								
City of Calimesa	Single Parent-Male, No Spouse Present		Single Parent-Female, No Spouse Present		Single Parent Households Living in Poverty		Total Single Parent Households	Percent of Total Households
	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	Percent
2017	206	45.8%	244	54.2%	33	7.3%	450	13.5%
2019	215	45.8%	254	54.2%	135	28.8%	469	14.5%
Source: American Community Survey, 5-Year Estimates, 2017, 2019.								

Key Challenges and Resources to Address Single Parent Households

Single Parent Households in Calimesa have exhibited the following unique challenges to housing:

- Affordable housing options
- Rental and for sale housing options
- Higher monthly cost burdens with single-income families
- Childcare needs for working families

To address these challenges, the City should consider a variety of solutions to address the above issues. These may include:

- Affordable housing options for single-income families
- Accessibility to childcare options
- Leveraging of grants and funding opportunities

Resources currently available within the region include CalWORKS Child Care Assistance, First 5 Riverside County, Family Service Association Child Development Centers, and S.T.A.R.S. before and after school programs offered through the Yucaipa-Calimesa Joint Unified School District.

To address unique needs of single-parent households living in the City, the following 2 programs have been included in **Section 4**:

- **Action H-2.2.2:** Coordinate efforts with other agencies to serve extremely low-income households, persons with disabilities, persons with developmental disabilities, the homeless, the elderly, single-parent households, and other residents with special housing needs.
- **Action H-4.1:** Encourage a variety of public and private efforts to provide affordable housing opportunities for lower-income households, elderly households, overcrowded households, large households, persons with disabilities, persons with developmental disabilities, and single-headed households.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plant, or support activities on a general year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant works, defined as those whose travel prevents them from returning to their primary residence

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every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The Unites States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a State and Country level. Within the County of Riverside, there were a total of a total of 11,365 hired farm workers in 2017. A total of 5,758 are considered permanent, working 150 days or more and a total of 5,607 farmworkers were considered seasonal, working only 150 days or less. Additionally, the County of Riverside reported 1,684 total migrant farmworkers, 1,613 of which worked on farms with full time hired labor and 11 worked on farms with only contract labor.

According to the California Employment Development Department, the average farm worker earned between $22,000 and $35,000 annually. This annual income would place each individual or household in the low-income bracket for Calimesa. This limited income may be exacerbated by their tenuous and/or seasonal employment status. These employees and households may reside in severely overcrowded dwellings, in packing buildings, or in storage sheds. Farmworker households is a group in need of further affordable housing options.

Key Challenges and Resources to Address Farmworker Housing Needs

Farmworker households in Calimesa have exhibited the following unique challenges to housing:

- Affordable housing options
- Higher incidents of cost burden for housing
- Rental and for sale housing options

Like other special needs groups, Farmworkers needs are focused on affordability of housing and access to services that support lower monthly overall costs. To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- Affordable housing options for farmworkers
- Leveraging grant and funding opportunities

6. Extremely Low-Income Households and Poverty Status

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicated there were approximately 360 very low-income households living in Calimesa. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for Riverside County. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 400 extremely low-income households in Calimesa (renters and owners). **Table 2-26** below, includes data characterizing affordability and cost burden for various income groups.

Of the extremely low-income households in Calimesa, 185 households in owner occupied housing units contain at least one of the four housing problems. The housing problems identified by CHAS are provided in the **Housing Problems and Severe Housing Problems** section above.

Moderate income households also occupy the smallest amount if owner households with at least one of the four housing problems. For owner occupied units, households with low-income levels occupy the most housing units with at least one housing problem (235 households). In contrast, renters earning extremely low-income have the most housing units with at least one housing problem (95). As the income goes up for renters, the number of housing units with a housing problem goes down.

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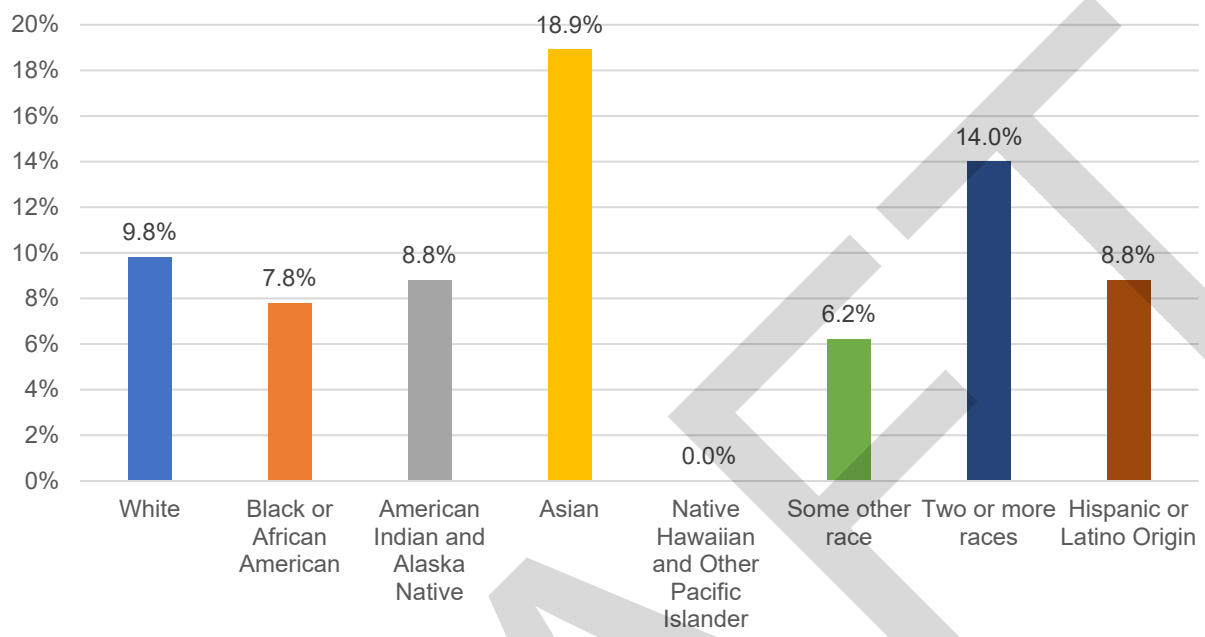
Table 2-26: Housing Problems for All Households (by Tenure)			
Income by Housing Problem	**Household has at least 1 of 4 Housing Problems**	**Household has none of 4 Housing Problems**	**Cost Burden not available, no other Housing Problem**
Owner			
Household Income is less-than or = 30%	185	40	50
Household Income >30% to less-than or = 50% MFI	125	155	0
Household Income >50% to less-than or = 80% MFI	235	275	0
Household Income >80% to less-than or = 100% MFI	75	235	0
Household Income >100% MFI	210	1,235	0
Total	825	1,945	50
Renter			
Household Income is less-than or = 30%	95	0	30
Household Income >30% to less-than or = 50% MFI	75	4	0
Household Income >50% to less-than or = 80% MFI	35	40	0
Household Income >80% to less-than or = 100% MFI	10	65	0
Household Income >100% MFI	10	155	0
Total	225	265	30
Total Households (Owner and Renter)	1050	2210	80

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.
** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.*
*** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*
Note: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Despite representing only 3.3 percent of Calimesa's population in 2019, Asian individuals make up 18.9 percent of the population in Calimesa below poverty level. Similarly, despite comprising 7.1 percent of the population, individuals as Two or More Races make up 14 percent of the population of Calimesa below the poverty level. The values shown in **Figure 2-6** outline potential differences in housing needs based on poverty status for different racial and ethnic groups within the City.

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Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin



Source: American Community Survey, 5-Year Estimates, 2019.

Key Challenges and Resources to Address Extremely Low-Income Housing Needs

Extremely Low-Income Households in Calimesa have exhibited the following unique challenges to housing:

- Need for increased affordable housing options
- Markedly higher incidents for cost burden for housing
- Need for smaller housing units such as SROs
- Rental Assistance
- Higher incidents of homelessness
- Higher likelihood for transitional and supportive housing

Extremely Low-Income household needs are focused on affordability of housing and access to subsidies and services that support lower monthly overall costs. To address these challenges, the City must consider a variety of solutions to address the above issues. There may include:

- Affordable housing options for extremely low-income households
- Creation of subsidized housing units
- Inclusionary policies
- Transitional, Supportive and homeless housing options

Resources to address the needs of extremely low-income households include a variety of Federal, State, and regional programs, such as Section 8, HUD, LIHTC, CalHFA and other public and private funding sources.

To address unique needs of extremely low-income households living in the City, the following 2 programs have been included in **Section 4**:

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- **Action H-1.1.2:** Encourage residential rehabilitation and continue to operate an owner-occupied rehabilitation program and consider the establishment of a rental rehabilitation program to preserve and conserve the City's housing stock. The City will give priority to non-profit developers pursing projects that include extremely low-income units.
- **Action H-4.1:** Encourage a variety of public and private efforts to provide affordable housing opportunities for lower-income households, elderly households, overcrowded households, large households, persons with disabilities, persons with developmental disabilities, and single-headed households.

7. Persons Experiencing Homelessness

Homelessness has become an increasingly important issue within California. Factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated, the following is a list of the updated descriptions for homeless and the changes in the definition from HUD:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in a shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

Table 2-27 shows the population of persons experiencing homelessness on a regional level, in Calimesa, and in the surrounding cities. Calimesa had an increase in homeless population of 6.3 percent. Hemet saw a decrease, but Moreno Valley and Banning increased by 334.2 percent and 10.3 percent, respectively. Riverside County saw an increase of about 2.6 percent in people experiencing homelessness between 2019 and 2020.

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Table 2-27: Homelessness in Calimesa and Surrounding Cities					
Jurisdiction	2019	Percent of County	2020	Percent of County	Percent Change
Banning	39	1.4%	43	1.5%	10.3%
Beaumont	15	0.5%	16	0.6%	6.7%
Calimesa	16	0.6%	17	0.6%	6.3%
Hemet	112	4.0%	93	3.2%	-17.0%
Moreno Valley	38	1.4%	165	5.7%	334.2%
Riverside County	2,811	100.0%	2,884	100.0%	2.6%
Source: Riverside County Point in Time Count, April 2019, June 2020.					

Key Challenges and Resources to Address Persons Experiencing Homelessness

The City of Calimesa partners with the Riverside County Sheriff's Department who provides all municipal police-related services to the City. The Riverside County Sheriff's Department has a Homeless Outreach Team (HOT) that connected with local homeless population and provides support through resources.

Regionally, the County of Riverside Continuum of Care (CoC) administered by the Housing, Homelessness Prevention and Workforce Solutions Department of the Housing Authority of the County of Riverside, provides homeless assistance funding, coordination, and programs. The Riverside CoC has network of more than 140 private and public sector organizations and homeless service providers designed to promote community-wide planning and the strategic use of resources to address homelessness in the County.

Additionally, regional homeless shelters that serve the people of Riverside County include Path of Life ministries, Valley Restart Shelter, and the Family Assistance Program Our House Youth Shelter. Path of Life ministries has two shelters in the city of Riverside with a total of 135 beds. Valley Restart Shelter is located in Hemet and houses 35 beds. Our House is a youth shelter in Mentone that provides emergency shelter to children ages 11 to 17. All three previously mentioned shelters also provide additional support including counseling, food resources, and education and job services to persons experiencing homelessness.

The City has included Policy **Action H-2.2.2** to coordinate efforts with ither agencies to serve persons experiencing homelessness as well as other special needs groups.

8. Students

The need for students is another significant factor affecting housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. The impact upon housing demand is often increased in areas surrounding universities and colleges. According to the American Community Survey 2019 data, there are approximately 727 Calimesa residents enrolled in college or graduate school. Students often seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation, often with a detrimental effect upon the region's economy. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, a lack of affordable housing may lead to their departure from the region.

Typically, students are low-income and therefore, affected by lack of affordable housing. Especially available housing is not within an easy commuting distance from campus; therefore it is important for the City to consider and accommodate the student population within the community. Students often seek shared housing situation to decrease expenses and can be assisted through roommate referral services on and off campus. A lack of affordable housing also influences choices students make after graduating.

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F. Housing Stock Characteristics

Calimesa's housing stock is defined as the collection of all housing units located within its jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristic of Calimesa to identify how well the current housing stock meet the needs of current and future residents of the City.

1. Housing Growth

Table 2-28 shows growth trends for housing units in Calimesa and surrounding cities. The data shown in the table reflects estimates from the California Department of Finance; an evaluation of the existing development and development opportunities is outlined in Section 3: Housing Constraints, Resources, and AFFH. The number of housing units in Calimesa grew by an estimated 3 percent between 2010 and 2015. Through 2021, that total grew an estimated additional 21 percent. **Table 2-28** also shows that Calimesa experienced the greatest percentage of housing stock increase from 2015 to 2021 between both the surrounding cities and Riverside County.

Table 2-28: Housing Unit Growth (Growth Trends)

Jurisdiction	2010	2015	2017	2021	Percent Change 2010 to 2015	Percent Change 2015 to 2021
Banning	12,144	12,162	12,161	12,643	0.1%	4.0%
Beaumont	12,908	14,461	15,200	17,232	12.0%	19.2%
Calimesa	3,687	3,797	3,940	4,593	3.0%	21.0%
Hemet	35,305	35,836	35,987	36,141	1.5%	0.9%
Moreno Valley	55,559	55,936	56,151	57,725	0.7%	3.2%
Riverside County	800,707	822,911	834,652	864,076	2.8%	5.0%

Source: California Department of Finance Population and Housing Estimates, 2021.

2. Housing Type

Table 2-29 summarizes the available housing units in Calimesa and Riverside County by housing type. As of 2021, single family detached units made up 67.3 percent of the housing units, single family attached units, such as townhomes and condominiums, made up 2.8 percent of the housing units, multifamily units, such as apartments, made up 1.2 percent of the housing units, and mobile homes made up 28.7 percent of the housing units. In comparison, Calimesa has a higher percentage of mobile homes than the County of Riverside as a whole.

Table 2-29: Total Housing Units by Type

Jurisdiction	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Calimesa	3,089	67.3%	130	2.8%	54	1.2%	1,320	28.7%	4,593
Riverside County	592,473	68.6%	53,163	6.2%	137,468	15.9%	80,972	9.4%	864,076

Source: California Department of Finance, 2021.

3. Housing Availability and Tenure

Calimesa contains 2,729 owner occupied units and 506 renter occupied units. The majority of units for both owner-occupied and renter-occupied units are single family detached units, followed by mobile homes. The lowest housing type quantity are the multifamily units for both owner and renter occupied units. **Table 2-30** shows that combined, single family detached units and mobile homes make up 3,091 of Calimesa's 3,235 occupied housing units (95.5 percent).

Household size differs between renter and owner-occupied housing units. Owner occupied units trend toward larger households than renter occupied units as homeowners generally have a greater income than renters. In addition, family households generally occupy larger housing units such as single-family homes. This is the case in Calimesa, where 58.1 percent of the housing stock is single-family detached dwelling units and 50.1 percent of households are married-couple, family households. **Table 2-31** shows that owner occupied units in Calimesa have an average of 2.65 persons per household and renter occupied housing units have an average of 3.01 persons per household. The owner-occupied housing units have a 0.63-person smaller household size than in Riverside County as a whole. Additionally, the renter-occupied housing units have a 0.27-person smaller household size than in Riverside County as a whole as well. Calimesa has the second smallest household size for owner occupied housing units in the region after Banning as well as the smallest household size for renter occupied housing units in the region.

Table 2-30: Occupied Housing Units by Type and Tenure

Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Occupied Units
Owner Occupied	1,606	52	21	1,050	2,729
Renter Occupied	274	40	31	161	506
Total	1,880	92	52	1,211	3,235

Source: American Community Survey, 5-Year Estimates, 2019.

Table 2-31: Average Household Size by Tenure

Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Banning	2.42	3.29	2.72
Beaumont	3.38	3.40	3.38
Calimesa	2.65	3.01	2.71
Hemet	2.81	3.02	2.90
Moreno Valley	4.10	3.99	4.06
Riverside County	3.28	3.28	3.28

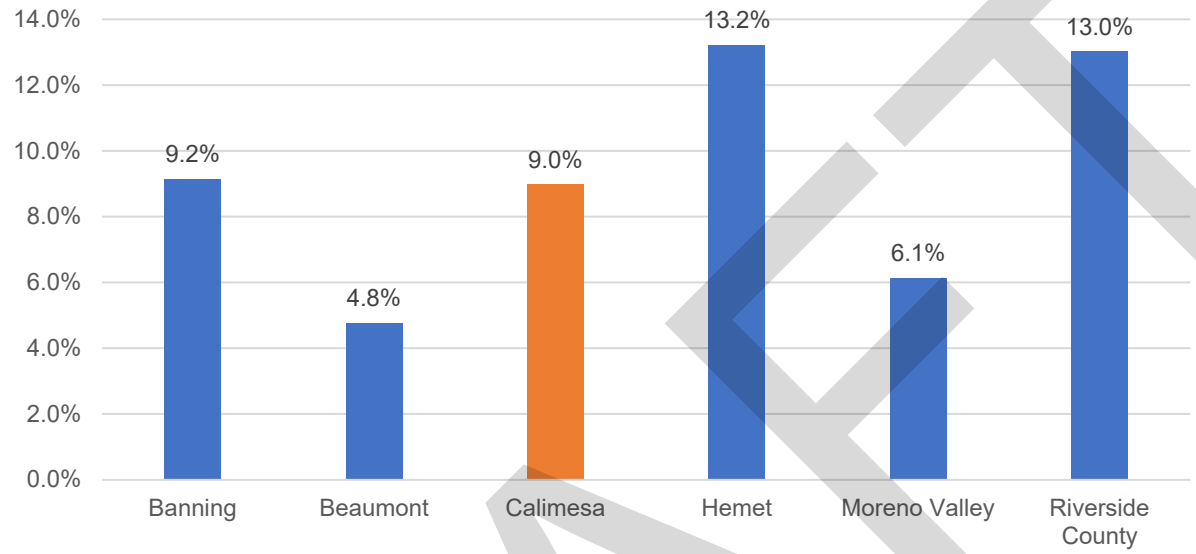
Source: American Community Survey, 5-Year Estimates, 2019.

Figure 2-7 shows that Calimesa's vacancy rate at 9 percent is 4 percent below Riverside County and 3.3 percent above the City of Beaumont which has the lowest vacancy rate. Vacant units by housing type are summarized in **Table 2-32**. Of Calimesa's vacant unties, a large portion are vacant for unknown reasons, according to ACS data. Housing types identified as rented but not occupied and those that are for migrant workers show no vacancy. Additional housing units can be found by improving the development of

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additional dwelling units on vacant parcels or the development of vacant parcels to accommodate expanded housing units.

Figure 2-7: **Vacancy Rates by Jurisdiction, 2021**



Source: California Department of Finance, 2021.

Table 2-32: Vacant Housing Units by Type	
Type of Housing	**Estimate**
For rent	37
Rented, not occupied	0
For sale only	14
Sold, not occupied	19
For seasonal, recreational or occasional use	81
For migrant workers	0
Other vacant	169
Total	320
Source: American Community Survey, 5-Year Estimates, 2019.	

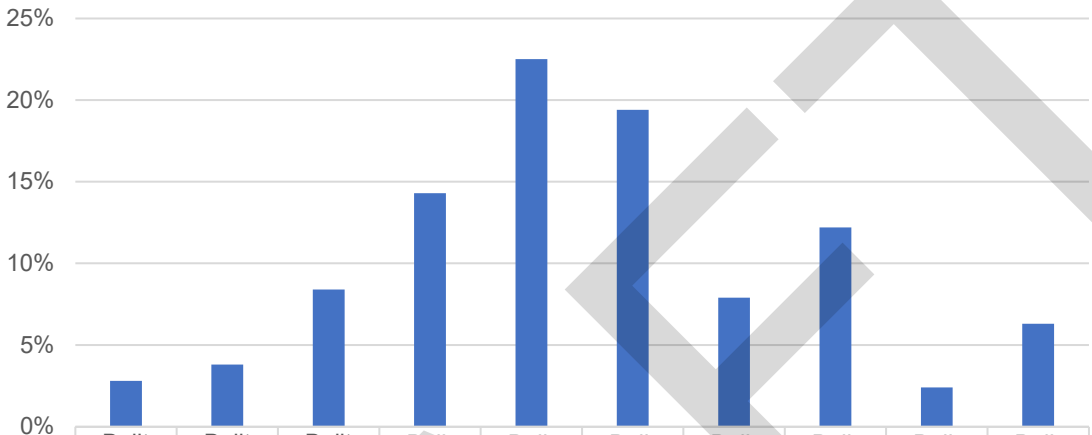
4. Housing Age and Condition

Housing age may affect the structural integrity of a house and can be an indicator of overall housing quality within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, a large portion of older housing stock would indicate that most of the City's housing stock could require major rehabilitation.

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Figure 2-8 describes the age of Calimesa's housing stock. The data shows the majority of Calimesa's housing units were built between 1960 and 1989. The next largest block of housing development was between the years 1990 and 2009.

Figure 2-8: Housing Stock Age

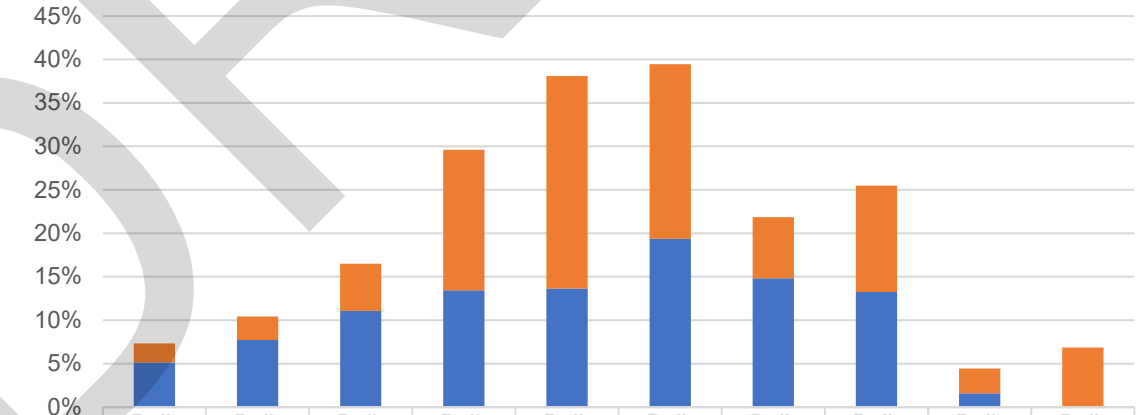


	Built 1939 or earlier	Built 1940 to 1949	Built 1950 to 1959	Built 1960 to 1969	Built 1970 to 1979	Built 1980 to 1989	Built 1990 to 1999	Built 2000 to 2009	Built 2010 to 2013	Built 2014 or later
Calimesa	2.8%	3.8%	8.4%	14.3%	22.5%	19.4%	7.9%	12.2%	2.4%	6.3%

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 2-9 below illustrates tenure by year the housing unit was built. According to the data, renters occupy more older units than homeowners.

Figure 2-9: Tenure by Year Housing Unit Built



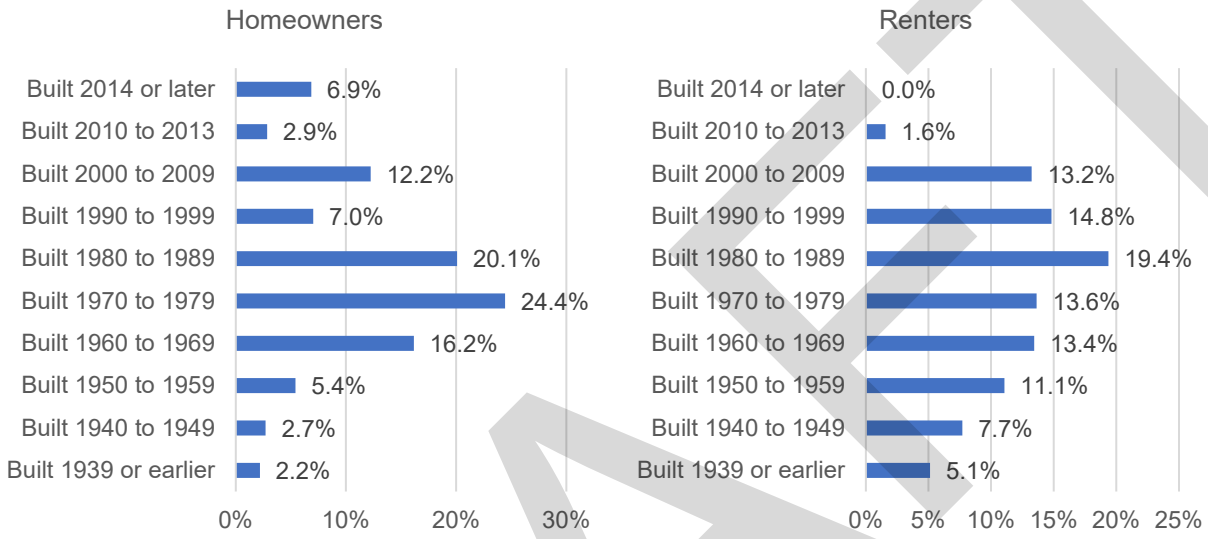
	Built 1939 or earlier	Built 1940 to 1949	Built 1950 to 1959	Built 1960 to 1969	Built 1970 to 1979	Built 1980 to 1989	Built 1990 to 1999	Built 2000 to 2009	Built 2010 to 2013	Built 2014 or later
Homeowners	2.2%	2.7%	5.4%	16.2%	24.4%	20.1%	7.0%	12.2%	2.9%	6.9%
Renters	5.1%	7.7%	11.1%	13.4%	13.6%	19.4%	14.8%	13.2%	1.6%	0.0%

Source: American Community Survey, 5-Year Estimates, 2019.

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Figure 2-10 below displays data for housing units by the year they were built for owners (left) and renter (right). The data shows that a combined 47.8 percent of renters live in units built between 1970 and 1999, and 51.5 percent of homeowners also live in units built in those years. Overall, both renters and homeowners are generally spread out throughout the housing stock.

Figure 2-10: Housing Units by Year Built and Tenure



Source: American Community Survey, 5-Year Estimates, 2019.

5. Housing Costs and Affordability

The median home value in Calimesa is estimated to be $217,500, which is one of the lowest values compared to nearby cities and the County (**Table 2-33**). Calimesa's median home value is approximately $132,600 less than Riverside County, which is the highest value. Larger homes with higher prices are generally affordable to persons or households with moderate or above moderate incomes.

Table 2-33: Median Home Value by Community

Jurisdiction	Median Home Value
Banning	$234,900
Beaumont	$320,500
Calimesa	$217,500
Hemet	$196,700
Moreno Valley	$312,000
Riverside County	$350,100

Source: American Community Survey, 5-Year Estimates, 2019.

As shown in **Table 2-34**, rent for a two-bedroom rental in Calimesa increased from $917 to $1,014 (11.1%) monthly from 2016 to 2019. In that same time period, three-bedroom rentals experienced a monthly rent decrease from $1,339 to $1,290 (-3.7 percent). In general, the median gross rent increased by 14.6 percent from $990 to $1,135. In comparison, the median income for Calimesa households increased by about 19 percent between 2016 and 2019 – from $46,070 to $56,903 annually.

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Table 2-34: Median Gross Rent by Bedrooms					
Unit Size	2016	2017	2018	2019	% Change 2016-2019
1 Bedroom	n/a	n/a	n/a	n/a	n/a
2 Bedrooms	$917	$923	$1,014	$1,019	11.1%
3 Bedrooms	$1,339	$1,323	$1,298	$1,290	-3.7%
4 Bedrooms	$1,816	n/a	n/a	n/a	n/a
Median Gross Rent	$990	$978	$1,096	$1,135	14.6%
Source: American Community Survey, 5-Year Estimates, 2016, 2017, 2018, 2019.					

Housing affordability can be analyzed by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. This information can help estimate the affordability of different sizes and types of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Median Family Income (MFI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less than those at the upper end. The maximum affordable home prices without overpayment for residents in Riverside County are shown in **Table 2-35**. This amount can be compared to current housing asking prices (**Table 2-33**). In **Table 2-34**, the data shows the maximum affordable monthly rental amount that a household can pay for each month without overpayment.

Extremely Low-Income

For an Extremely low-income household that earns less than 30 percent of the County MFI that maximum affordable home price for ownership is up to $30,000 for a one-person household and up to a $63,000 for a five-person household in 2021. Extremely low-income households cannot afford market-rate rental or ownership housing in Calimesa without assuming a substantial cost burden.

Very Low-Income

The very low-income limits are the basis for all other income limits. For a Very low-income household that earns between 31 percent and 50 percent of the County MFI the maximum affordable home price for ownership is up $81,500 for a one-person household and up to $117,500 for a five-person household in 2021. A very low-income household at the maximum income limit can afford to pay approximately $690 to $1,068 in monthly rent, depending on household size. Given the cost of housing in Calimesa, persons or households of very low-income could not afford to purchase a home in the City and would not be able to find adequately sized affordable apartment units.

Low-Income

For a Low-income household that earns between 51 percent and 80 percent of the County's MFI the maximum affordable home price for ownership is up to $158,500 for a one-person household and up to $236,500 for a five-person household in 2021. Given the cost of living in Calimesa, ownership housing would not be affordable to the majority of low-income households. A one-person low-income household could afford to pay up to $1,106 in rent per month and a five-person low-income household could afford to

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pay as much as $1,708. Low-income households in Calimesa may generally be able to find adequately sized affordable apartment units.

Moderate Income Household

Persons and households of moderate income earn between 81 percent and 120 percent of the County's MFI. The maximum affordable home price for a moderate-income household is $255,750 for a one-person household and $386,500 for a five-person family. Moderate income households in Calimesa can generally find affordable housing in the City. The maximum affordable rent payment for moderate income household is between $1,628 and $2,511 per month. Appropriately size market-rate rental housing is general affordable to household in this income group.

Table 2-35: Affordable Monthly Housing Cost for Renters

Annual Income		Rent	Utilities^1	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of MFI)				
1-Person	$16,600	$304	$111	$415
2-Person	$19,000	$340	$135	$475
3-Person	$21,960	$389	$160	$549
4-Person	$26,500	$477	$186	$663
5-Person	$31,040	$565	$211	$776
Very Low-income (50% of MFI)				
1-Person	$27,650	$580	$111	$691
2-Person	$31,600	$655	$135	$790
3-Person	$35,550	$729	$160	$889
4-Person	$39,500	$802	$186	$988
5-Person	$42,700	$857	$211	$1,068
Low-income (80% MFI)				
1-Person	$44,250	$995	$111	$1,106
2-Person	$50,600	$1,130	$135	$1,265
3-Person	$56,900	$1,263	$160	$1,423
4-Person	$63,200	$1,394	$186	$1,580
5-Person	$68,300	$1,497	$211	$1,708
Moderate Income (120% MFI)				
1-Person	$65,100	$1,517	$111	$1,628
2-Person	$74,400	$1,725	$135	$1,860
3-Person	$83,700	$1,933	$160	$2,093
4-Person	$93,000	$2,139	$186	$2,325
5-Person	$100,450	$2,300	$211	$2,511

Source: Riverside Housing Commission, Utility Allowance Schedule, 2021 and Other Services Report and California Department of Housing and Community Development, 2021 Income Limits and Kimley Horn and Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Riverside County Utility Allowance.
1. Utilities includes heating, cooking, other electric and cooling, water heating, water and tenant supplied appliances. All utilities are assuming electric as averaged on the County of Riverside Utility Allowance Schedule.

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Table 2-36: Affordable Housing Costs for Owners						
Annual Income		Mortgage	Utilities[1]	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price
Extremely Low-income (30% of MFI)						
1-Person	$16,600	$136	$217	$62	$415	$30,000
2-Person	$19,000	$149	$255	$71	$475	$32,750
3-Person	$21,960	$175	$292	$82	$549	$38,500
4-Person	$26,500	$231	$332	$99	$663	$50,750
5-Person	$31,040	$288	$372	$116	$776	$63,000
Very Low-Income (50% of MFI)						
1-Person	$27,650	$371	$217	$104	$691	$81,500
2-Person	$31,600	$417	$255	$119	$790	$91,500
3-Person	$35,550	$463	$292	$133	$889	$101,500
4-Person	$39,500	$507	$332	$148	$988	$111,000
5-Person	$42,700	$535	$372	$160	$1,068	$117,500
Low-income (80% MFI)						
1-Person	$44,250	$723	$217	$166	$1,106	$158,500
2-Person	$50,600	$820	$255	$190	$1,265	$180,000
3-Person	$56,900	$917	$292	$213	$1,423	$201,000
4-Person	$63,200	$1,011	$332	$237	$1,580	$221,750
5-Person	$68,300	$1,079	$372	$256	$1,708	$236,500
Moderate Income (120% MFI)						
1-Person	$65,100	$1,166	$217	$244	$1,628	$255,750
2-Person	$74,400	$1,326	$255	$279	$1,860	$290,750
3-Person	$83,700	$1,487	$292	$314	$2,093	$326,000
4-Person	$93,000	$1,644	$332	$349	$2,325	$360,500
5-Person	$100,450	$1,763	$372	$377	$2,511	$386,500

Source: Riverside Housing Commission, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2021 Income Limits and Kimley Horn and Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Riverside County Utility Allowance.
1. Utilities includes heating, cooking, other electric and cooling, water heating, water, sewer, trash collection, and tenant supplied appliances. All utilities are assuming electric as averaged on the County of Riverside Utility Allowance Schedule.

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Section 3:

Housing Constraints, Resources, and Fair Housing

Section 3: Housing Constraints, Resources and Fair Housing

As common in many communities, a variety of constraints affect the provisions and opportunities for adequate housing in the City of Calimesa. Housing constraints consist of both governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; as well as, nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

A. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in the City of Calimesa and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Calimesa.

1. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The ICC provides estimates for the average cost of labor and materials for a typical Type VA wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2021, the ICC estimated that the average per square-foot cost for good-quality housing was approximately $142.08 for multi-family housing and $157.66 for single family homes, and $178.22 for residential care/assisted living facilities.1 Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City's adopted Development Code, Building Code and Fire Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about $130.58 per square foot.

The California Construction Cost index, as reported the by Department of General Services, is developed based upon Building Cost Index (BCI) cost indices average for San Francisco and Los Angeles. According to the data, construction costs increased by 3.6 percent in 2019, an additional 2.8 percent in 2020 and from December 2020 to May 2021 an estimated 8 percent. It is important to take the significant cost increase from 2020 into 2021 into consideration when determining construction cost constraints. Although construction costs are a significant portion of the overall development cost, they are consistent throughout

[1] International Code Council, Building Valuation Data – August 2021 Report.

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the region and, especially when considering land costs, are not considered a major constraint to housing production in Calimesa.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, flooding) can also be factored into the cost of land. A quick August 2021 web search for lots for sale in the City of Calimesa returned six lots for sale ranging in size from 0.24 acres at $85,000 to 9 acres at $999,000. Based on current prices of for sale lots, the vacant lots cost an estimated average price per square foot of $5.39. The cost of land in the City is considered affordable, accessible, and not considered a barrier or constraint to the potential development of housing.

2. Availability Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the Riverside-San Bernardino-Ontario MSA/MD.

Table 3-1 below displays the disposition of loan applications for the Riverside-San Bernardino-Ontario MSA/MD per the 2020 Home Mortgage Discloser Act report. Included is information on loan applications that were approved and originated, denied, and other which includes withdrawn by the applicant, or incomplete. The information shows that applicants with an income of less than 50 percent of the County median income saw lower loan approval rates overall, specifically applicants who identified as American Indian and Alaska Native (41.1 percent approval rate), Black or African American (46 percent approval rates) and Hispanic or Latino (46.1 percent approval rates). Overall, approval rates for applicants in the lowest income category averaged around 47 percent. Applicants who earned 100 percent of the County median income had higher rates of loan approval, specifically those who identified as White and Asian. Overall, persons who identified as White had higher rates of loan applications and application approvals.

Table 3-1: Disposition of Loan Applications by Race/Ethnicity – RIVERSIDE-SAN BERNARDINO-ONTARIO MSA/MD

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MDMEDIAN				
American Indian and Alaska Native	41.1%	38.8%	20.5%	224
Asian	50.1%	26.1%	25.2%	1,721
Black or African American	46.0%	24.1%	30.9%	1,342
Native Hawaiian or other Pacific Islander	50.8%	23.5%	26.5%	132
White	48.3%	22.5%	31.3%	14,876
Hispanic or Latino	46.1%	25.4%	30.4%	7,348
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	49.0%	23.7%	29.9%	435

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Table 3-1: Disposition of Loan Applications by Race/Ethnicity – RIVERSIDE-SAN BERNARDINO-ONTARIO MSA/MD				
Applications by Race/Ethnicity	**Percent Approved**	**Percent Denied**	**Percent Other**	**Total (Count)**
Asian	52.3%	21.9%	29.1%	2,766
Black or African American	49.5%	20.8%	32.6%	2,103
Native Hawaiian or other Pacific Islander	46.9%	18.6%	36.7%	177
White	58.7%	15.2%	29.7%	30,188
Hispanic or Latino	56.4%	17.0%	29.9%	18,832
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	54.9%	19.4%	31.4%	175
Asian	60.7%	14.3%	29.3%	1,312
Black or African American	59.6%	15.2%	28.5%	981
Native Hawaiian or other Pacific Islander	54.8%	12.3%	34.2%	73
White	64.6%	11.4%	27.4%	11,740
Hispanic or Latino	61.5%	13.0%	28.9%	7,287
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	53.3%	19.7%	29.1%	523
Asian	61.8%	12.3%	30.2%	5,276
Black or African American	55.6%	15.7%	31.6%	3,252
Native Hawaiian or other Pacific Islander	57.7%	15.0%	28.0%	246
White	65.9%	10.0%	27.3%	40,822
Hispanic or Latino	62.3%	11.7%	29.2%	23,319
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	56.3%	16.9%	29.0%	1,143
Asian	63.5%	10.4%	30.4%	19,603
Black or African American	57.4%	14.4%	33.1%	7,546
Native Hawaiian or other Pacific Islander	61.8%	12.0%	30.3%	715
White	68.0%	8.9%	27.8%	110,820
Hispanic or Latino	63.5%	11.0%	31.3%	39,457
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2020.				

3. Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the City and the region for the foreseeable future. Moving into 2020, the economy was growing, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time low for unemployment rates. COVID-19 had stalled much of the economy in early 2020; however, as the California economy regains momentum the housing stock and prices in the Calimesa community remain stable. A housing market analysis by Redfin in August 2021 reported the median sale price of homes is $493,000 and has increased by 20.9 percent since last year. Homes sold over the last year were sold at 3.2 percent over the listing price and were on the market an average of 14 days.

A 2021 California Association of Realtors (CAR) reports found that homes on the market in Riverside County experienced a 27.8% year-to-year increase and cost a median of $575,000 in June 2021; approximately $191,000 below the Southern California median home price in the same month ($766,000). According to the CAR First Time Buyer Housing Affordability Index, for 2021 the median value for a home

in Riverside County was $476,000 with monthly payments (including taxes and insurance) of $2,290 – requiring an average qualifying income of $68,700.

Calimesa's home value index is $505,719 according to September 2021 data from Zillow. In Calimesa, the home values have experienced a 28.0 percent change in the past year. This includes values for single-family residences and condos, and according to Zillow, the home value index is seasonally adjusted to remove outliers and only includes the middle price-tier of homes. Home values in Calimesa have continued to increase since 2012, when the lowest home value index reported for that year was $182,000. In comparison, Riverside County currently has a home value index of $543,000, which is about $38,000 greater than Calimesa.

B. Governmental Constraints

In addition to market constraint, local policies and regulations also affect the price and availability of housing and the provisions of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Calimesa has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing create barriers to housing. California Government Code §65940.1 (a)(1)(B) requires that all information regarding the City's zoning, development standards, and fees are available to the public on the City's website. A program is included in **Section 4** to ensure the City is compliant with State law.

1. Land Use Controls

Cities in California are required by law to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes permitted land uses and development densities throughout the City of Calimesa. The Land Use Element sets for policies and regulations guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The Land Use Element of the General Plan identifies the following residential categories and their existing allowed densities:

- **Residential Estate** (0 - 1.0 dwelling units per five acres) – Residential Estate is characterized by single-family detached homes and by buildings and structures related to agriculture, farm use, animal keeping, and equestrian uses. Minimum lot sizes of 5 gross acres are required. This designation helps preserve the rural character of Calimesa by permitting existing Residential Estate uses to continue and expand.

- **Residential Rural** (0.2 - 2.0 dwelling units per acre) – Residential Rural is characterized by single-family detached homes on 0.5-acre and 1-acre lots. This designation provides for light agricultural uses, in conjunction with single-family residential units. It also permits residential subdivisions with equestrian uses.

- **Residential Low** (2.1 - 4.0 dwelling units per acre) – Residential Low is characterized by single-family detached homes on not less than 7,200-square-foot lots to 0.5-acre lots. Residential developments in this category are intended to reflect a more urban residential character.

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- **Residential Low Medium** (4.1 - 7.0 dwelling units per acre) – Residential Low Medium is characterized by single-family residential development on lots ranging from 6,000 to 10,000 square feet in size. Development in this category will consist of single-family detached homes typical of urban residential subdivisions.

- **Residential Medium** (7.1 - 14.0 dwelling units per acre) – Residential Medium is characterized by residential homes either on small lots or in an attached configuration, including townhomes, condominiums, or apartments. Development in this category will consist of single-family detached and attached single-family and multi-family homes.

- **Residential High** (14.1 - 20.0 dwelling units per acre) – Residential High is the high-density category. It allows dwelling unit densities that will provide housing opportunities for high density multiple-family living and for people of low and moderate incomes. This designation allows a wide range of living accommodations ranging from small-lot detached housing to apartments.

In addition to residential categories, Calimesa also allows residential uses in mixed use and open space zones. The General Plan provides three designations for mixed-use activity centers and one open space designation. All of these designations promote creative mixes of commercial retail, service, office, housing, and open space uses that vary in composition and intensity. Mixed Use and Open Space designations that allow residential uses include the following:

- **Residential Mixed Use** (Max. 20 dwelling units per acre) – The Residential Mixed-Use category is characterized by predominantly residential development at medium to high densities. It allows for commercial, or office uses to be co-located on the same property either vertically or horizontally. It does not preclude solely residential development within the category, but rather encourages a mixing of uses. Development shall take place pursuant to a master plan or comprehensive plan that includes development standards tailored to the specific mix of uses proposed.

- **Commercial Mixed Use** (Max. 20 dwelling units per acre) – The Commercial Mixed-Use category encourages the integration of retail and service commercial uses with office and/or residential uses. This land use category may also include hospitals and other public/quasi-public uses. Development shall take place pursuant to a master plan or comprehensive plan that includes development standards tailored to the specific mix of uses proposed. Commercial use shall be the predominant use on the ground floor.

- **Office Mixed Use** (Max. 20 dwelling units per acre) – The Office Mixed Use category encourages the integration of commercial and/or residential use in conjunction with office use of a site. The OMU category may also include hospitals and other public/quasi-public uses. Development shall take place pursuant to a master plan or comprehensive plan that includes development standards tailored to the specific mix of uses proposed. Office uses shall be the predominant use, although others may be included in a vertical or horizontal configuration.

- **Open Space Residential** (0 - 1 dwelling units per ten acres) – Open Space Residential preserves open space while allowing for limited detached single-family development on parcels of 10 acres or greater. Public lands, flood control channels, groundwater percolation basins, agricultural uses, and recreational facilities such as parks, trails, riding schools, stables and facilities, wildlife preserves, archery ranges, golf courses, driving ranges, country clubs, and similar uses are permitted in this category. Strict controls on grading for roads and building pads are required to protect the visual and environmental resources in these areas.

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These categories accommodate development of a wide range of housing types in Calimesa. Furthermore, maintaining the existing residential categories is important for ensuring compatibility between the new and existing housing.

Overlay Districts

An overlay district is a regulatory tool where the City creates and place a special zoning district over an existing or "base" zone. The overlay zone may identify special provisions in addition to or instead of the provisions of the underlying zone. The City uses overlay zones for a variety of purposes, including but not limited to increasing environmental resource protection, incentivizing particular development types in an area, or to implement additional safety related standards for development. The section below summarizes the overlay zones effective in the City of Calimesa.

Park Overlay

The Park Overlay (P) is established to allow for designated areas to be developed with a park or recreation facility. This designation does not call for the entire site/parcel to be dedicated as a park. Rather a portion shall be reserved for a park facility when the parcel is developed. The actual size and location of the park shall be determined during project planning and development review. Any zone may be subject to the Park Overlay.

Hillside Overlay

The Hillside Overlay (H) district is intended to be applied to development within Hillside Development District and shall be subject to the Hillside Development Ordinance of the City and the following standards:

- Field surveys and investigations must be made to identify significant natural resources that may be present on site. Developments should be designed to preserve these resources to the maximum extent feasible. Development should also be sensitive to significant natural resources located in nearby areas.
- Geologic studies shall be conducted in areas where landslide, erosion, liquefaction, or other geologic and seismic hazards may be present. Development shall be limited in areas with geologic and seismic hazards that cannot be eliminated by construction methods.
- Developments shall be designed to reduce hazards associated with wildfire and brush fires through the provision of setbacks, access roadways, fire-resistant construction, etc. Brush control programs for fire prevention should be sensitive to natural vegetation and special-status animals.
- Responsible and trustee agencies and local environmental groups should be consulted to ensure the environmental review is thorough, prior to development approval.
- Off-road vehicle use, which may destroy existing resources, shall be limited on the hillsides.

In general, the topography of hillsides creates a potential financial constraint to the development of housing at affordable levels. Hills, canyons, and sloped terrain increase the cost of housing, especially moderate and low-income housing, due the additional measures required to safely develop housing in that environment.

~~Lower~~ Above ~~income~~moderate-income candidate sites have been allocated within the Hillside Overlay zones. Any development would be subject to the requirements above, but the City does not anticipate that the Hillside Overlay would prevent development of the sites allocated and the overlay zone would not pose a constraint to the development of housing at ~~any~~ the above moderate-income level.

It is standard practice for the City to require geotechnical reports for any hillside developments regardless of the target income category. Geotechnical reports are required to protect Calimesa residents and

property. Geotechnical reports are a small cost relative to overall development costs. It is estimated that geotechnical reports are less than one half (0.5) of a percent of overall development costs. Based on this cost, the City has determined that although the overlay requirements increase the cost of development, it is not a constraint to the development of housing at the above moderate-income level. Additionally, the City believes that overlay requirements are necessary to ensure the safety of residents and property.

Earthquake Fault Overlay

The Earthquake Fault Overlay (E) is intended to be applied to earthquake hazard zones along the Banning and Cherry Valley faults, as well as to areas within 150 feet of other local faults and photo lineament in Calimesa. The Earthquake Fault Overlay may be applied to any zone. The following apply in the Earthquake Fault Overlay:

- Proposed residential projects, critical facilities (fire and police stations, hospitals, emergency centers and shelters), schools, and other uses with dependent populations shall be required to submit a geologic report that evaluates the potential for surface rupture and other seismic hazards on site.
- Development shall be allowed only when the geologic report shows that no surface rupture or extreme seismic hazard exists, as approved by the county and state geologists.

If an active fault is determined on site, setbacks and other seismic design considerations shall be required based on the recommendations of the geologic report.

Lower income candidate sites have been allocated within existing Earthquake Fault Overlay zones. Any development would be subject to the requirements above, but the City does not anticipate that the Earthquake Fault Overlay would prevent development of the sites allocated and the overlay zone would not pose a constraint to the development of housing at any income level.

It is standard practice for the City to require geotechnical reports on large or dense developments regardless of the target income category. Geotechnical reports are required to protect Calimesa residents and property. Geotechnical reports are a small cost relative to overall development costs. It is estimated that geotechnical reports are less than one half (0.5) of a percent of overall development costs. Based on this cost, the City has determined that although the overlay requirements increase the cost of development, it is not a constraint to the development of housing at any income level. Additionally, the City believes that overlay requirements are necessary to ensure the safety of residents and property.

2. Residential Development Standards

The City of Calimesa Municipal Code establishes residential districts to provide a range of housing intensities for people of different income levels and appropriate standards. These standards are intended to protect the public health, safety, welfare, and aesthetics of the City. The residential design guidelines and development standards are intended to:

- Ensure adequate light, air, privacy, and open space for each dwelling.
- Protect residential uses from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.
- Facilitate the provision of utility services and other public facilities commensurate with the anticipated increase in population, dwelling unit densities, and service requirements.
- Facilitate the establishment and operation of other small uses appropriate for placement in a residential setting.

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The Municipal Code establishes the following seven residential districts:

- **O-S-R (Open Space Residential)** - The zone is intended to preserve open space while allowing for limited detached single-family development. The terrain in this zone is unsuitable for a higher density due to steep slopes limiting sound pad areas on which to build. The minimum lot size in this zone is 10 acres.
- **R-E (Residential Estates)** - The zone is intended to provide for the development of single-family detached homes, and buildings and structures related to agriculture, farm use, animal keeping, and equestrian uses. The minimum lot size in this zone is five acres.
- **R-R (Residential Rural)** - The zone is intended to provide for the development of single-family detached dwellings and related agricultural uses on rural-sized lots and for such accessory uses as are related, incidental, and not detrimental to the rural residential environment. No more than two single-family dwellings per gross acre are permitted. The minimum lot size for this zone is 20,000 square feet.
- **R-L (Residential Low)** - The zone is intended to provide for and protect the atmosphere and lifestyle associated with detached, single-family residential neighborhoods. No more than four dwellings per gross acre are permitted. The minimum lot size for this zone is 7,200 square feet.
- **R-L-M (Residential Low Medium)** - The zone is intended to provide for the development of small-lot single-family detached dwellings. No more than seven dwellings per gross acre are permitted. The minimum lot size for this zone is 6,000 square feet.
- **R-M (Residential Medium)** - The zone is intended to provide for the development of higher-density housing types. Included housing types are single-family detached, single-family attached, and multifamily homes such as duplexes, condominiums, townhouses, apartments, and senior citizen housing developments. This zone is situated in areas served adequately by infrastructure, allowing a maximum of 14 dwellings per gross acre. The minimum lot size is 6,000 square feet.
- **R-H (Residential High)** - The zone is intended to provide housing opportunities for people of low and moderate incomes in the form of attached or apartment-like living accommodations. The minimum lot area is 6,000 square feet, with a maximum of 20 dwelling units per gross acre.

Typically, the City of Calimesa, does not receive requests to develop housing at densities less than permitted in each of the specified zones above, nor densities less than those assumed in the candidate sites inventory. The City has received requests to develop at densities less than those assumed in inventory in the 5th Cycle but none of the requests were realized. Below are a list of developments that were approved and permitted during the 5th Cycle.

The City established development standards to regulate development throughout the City through its Municipal Code. The development standards include minimum requirements for lot size, widths, depths, and setbacks as well as maximum construction standards for height, lot coverage, and density. **Table 3-2** below provides the development standards applicable to each zoning district in Calimesa that permits residential development.

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Table 3-2: Residential Development Standards in Calimesa									
District	Dimensions			Min. Yard Setbacks (ft)			Construction Standards		
	Min. Lot Size (sf)	Min. Lot Width (ft)[a]	Min. Lot Depth (ft)	Front[e]	Side[e]	Rear[e]	Max. Height	Max. Lot Coverage	Maximum density (DUs per gross acre)
O-S-R	435,600	200	150	35	b	25	32' – 2 stories	N/R	0.1
R-E	217,800	100	120	35	b	25	32' – 2 stories[1]	N/R	0.2
R-R	20,000	100	120	30	b	25	32' – 2 stories	N/R	2
R-L	7,200	70	100	20	b	10	32' – 2 stories	N/R	4
R-L-M	6,000	60	100	20	b	10	40' – 3 stories	N/R	7
R-M	6,000	60	100	20	c	d	40' – 3 stories	60%	14
R-H	6,000	60	100	20	c	d	40' – 3 stories	60%	20

(*) Feet or Stories whichever is less
N/R = No Requirement
Notes:
a. Flag lots (lots with less than the required lot width minimum) are prohibited. Cul-de-sac lots shall have a minimum width of 35 feet.
b. Side Yard Setbacks (O-S-R, R-E, R-R, R-L, and R-L-M Districts).
1. The minimum combined side yard setback shall be 17 feet with a minimum side yard setback of five feet except on the side of the lot closest to the driveway it shall be 12 feet. The 12-foot side yard shall be maintained exclusive of any structural or other physical encroachments (HVAC units, utility meters, etc.) other than eave overhangs or other improvements which do not project more than 24 inches into the side yard. The 12-foot side yard may be reduced behind the rear of the main building line to not less than five feet for open patios and other similar open structures, swimming pools, and pool equipment.
2. Corner lots shall maintain a minimum combined setback of 20 feet with a minimum setback of five feet except on the street side where a minimum of 15 feet shall be maintained from the property line (edge of right-of-way) for all structures.
3. Side Yard Exceptions. Each lot with an existing nonconforming dwelling unit which otherwise meets current building code and current zoning requirements may have additions placed at existing building setbacks with not less than five-foot side yards, except where the 12-foot side yard can be maintained for any additions, or where the lot has legal access onto a dedicated alley.
c. Side Yard Setbacks (R-M and R-H Districts).
1. One-story buildings: five feet.
2. Two-story buildings: five feet for the first story; 10 feet for the second story.
3. For buildings having more than two stories: five feet for the first story; 10 feet for the second story; and an additional five feet for each story thereafter.
d. Rear Yard Setbacks (RM and RH Districts).
1. One- and two-story buildings: 10 feet.
2. For buildings having more than two stories: 10 feet for the first and second stories; and an additional five feet for each story thereafter.
3. The required rear yard may be reduced to not less than five feet for open patios and other similar open structures, swimming pools, and pool equipment.

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Yard Requirements

A yard is defined by the Municipal Code as an open space on a lot unoccupied and unobstructed from the ground above. Yard requirements are implemented through setbacks to provide for light, air, privacy and aesthetic improvements. The Municipal Code establishes minimum front, side, and rear setbacks for each of zoning district that allow residential development; setbacks are provided in **Table 3-2** above.

Lot Coverage and FAR

The maximum lot coverage is 60 percent in R-M and R-H zones.

Floor area ratio (FAR) is defined by the City of Calimesa's Municipal Code as the numerical value obtained by dividing the aboveground gross floor area of a building or buildings located on a lot or parcel of land by the total area of such lot or parcel of land. The City does not set FAR for standalone residential structures. FAR only affect residential in mixed use zones in the City. Including the Downtown Village Commercial zone, which permits a maximum residential of 30 du/ac alongside an FAR of one (1).

Maximum Building Height

The maximum building height is 32 feet or 2 stories for OSR, RE, RR, and RL residential zones. Additionally, in the RLM, RM, and RH residential zones, maximum building height is increased to 40 feet or 3 stories. Setting limits to the height of buildings avoids bulking and potential nuisances on neighboring properties – relating to privacy and/or sunlight and shade. This requirement also ensures a compatibility and similar aesthetic amongst uses, but in certain conditions may cause a constraint to the development of housing – particularly as it relates to multi-family housing developments.

Parking Standards

Adequate off-street parking must be provided to meet the parking need of uses located within the City. This is maintained through the establishment of parking requirements, which differ depending on the land use, housing type, and number of bedrooms. **Table 3-3** provides the parking requirements specific to the City of Calimesa.

Table 3-3: Parking Requirements for Residential Uses

Residential Uses	Number of Required Spaces	
Single-family Dwelling	2 covered spaces within an enclosed garage.	
Apartments	Studio/1 Bedroom	1 covered space per unit plus 1 uncovered guest space for each 5 units.
	2, 3, or more bedrooms	2 covered spaces per unit plus 1 uncovered guest space for each 5 units.
	Single-room Occupancy Housing	1 covered space per unit plus 1 uncovered guest space for each 5 units.
Condominiums and Townhomes	Studio/1 Bedroom	1 covered space within an enclosed garage plus 1 uncovered space for each 5 units.
	2, 3, or more bedrooms	2 covered spaces within an enclosed garage plus 1 uncovered space for each 5 units.
Bed and breakfast inns	1 space for each guest room and each employee in addition to the required spaces serving the resident owner	
Large Family Day Care Facilities	All on-site parking shall comply with the provisions of the City of Calimesa's Municipal Code Chapter 18.45, Off-Street Parking.	
Accessory Dwelling Units	In addition to the required parking for the primary unit, 1 off-street parking space shall be provided on the same lot that the accessory dwelling unit is located.[1] Off-street parking shall	

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Table 3-3: Parking Requirements for Residential Uses	
Residential Uses	Number of Required Spaces
	be permitted in front, side, and rear yard setback areas or through tandem parking. The parking does not need to be covered or in an enclosed garage.
Senior Citizen/Congregate Care Housing	Parking facilities shall be provided with handicapped access pursuant to the City of Calimesa's municipal code Chapter 18.45.070, Handicap parking requirements. Off-street parking shall be provided.[2]
Mobile home and Manufactured housing	Off street parking *NOTE: The Calimesa Municipal Code prohibits the establishment of new mobile home parks and mobile homes and manufactured housing is treated like a single-family dwelling unit making the parking standards for mobile homes and manufactured housing the same as the above single-family dwelling units requirements.*

Notes:

1. An off-street parking space shall not be required if:
   - The ADU is located within one-half mile, measured in walking distance, of public transit, including bus stops;
   - The ADU is located within an architecturally and historically significant historic district;
   - The ADU is part of the proposed or existing primary residence or an existing accessory structure;
   - When on-street parking permits are required but not offered to the occupant of the ADU; or
   - When there is a designated parking space for a care share vehicle located within 1 block of the ADU.
2. Off street parking shall be provided in the following manner:
   - 1 covered parking space for each dwelling unit for the exclusive use of the senior citizen residents plus one space for every 5 units for guest parking.
   - 3 parking spaces for every 4 dwelling units for employee and guest use for congregate care residences.
   - All off-street parking shall be located within 150 feet of the front door of the main entrance.
   - Adequate and suitably striped paved areas for shuttle parking. Shaded waiting areas shall be provided adjacent to shuttle stops.
   - Design standards relating to handicapped parking, access, surfacing, stripping, lighting, landscaping, shading, dimensional requirements, etc., shall be consistent with the standards outline in the City of Calimesa's Municipal Code Chapter 18.45, Off-Street Parking.
   - Senior citizen/congregate care parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens, including but not limited to medical offices, shopping areas, mass transit, etc.

Source: City of Calimesa, Municipal Code, accessed October 11, 2021.

The City's parking requirements vary depending on land use and intensity. The minimum parking requirements for a 20-unit, one-acre projects consisting of 10 one-bedroom units and 10 two-bedroom units, in the R-H zoning district, is a total of 34 parking spaces. This includes 30 covered spaces and 4 guest parking spaces. Assuming Calimesa's residential parking standard of 10-foot by 20-foot parking spaces, parking requirements total about 6,800square feet. Based on the market analysis done above, the average cost of land is about $5.40 per square foot. A parking lot for a one-acre development, at maximum density in the R-H zone, would cost around $36,720 for just the land. Construction costs for covered parking, as is required by the City's Municipal Code, can run higher.

The cost of parking based in the City's requirements for multifamily housing can be considered a constraint to the development of housing, however, the developers may receive concession or incentives in form of parking reduction for the development of housing affordable to low- and very low-income households as provided in the State Density Bonus Law section below (Section 3.B.9).

3. Variety of Housing Types Permitted

California Housing Element Law specifies that jurisdictions must identify adequate sites to be made through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built homes, mobile-homes, employee and agricultural work housing, transitional and

supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. **Table 3-4** below summarizes the City's zoning provisions for various types of housing.

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Table 3-4: Various Land Use Types Permitted in Residential Districts in Calimesa																		
Land Use	Residential Districts							Commercial Districts				Mixed Use District			Open Space District	Downtown Business District		
	O-S-R	R-E	R-R	R-L	R-L-M	R-M	R-H	C-N	C-C	C-R	O-P	R-MU	C-MU	O-MU	O-S	DVC	DNC	DVS
Accessory dwelling unit[e]	P	P	P	P	P	P	P	--	--	--	--	P	P	P	--	--	--	--
Apartments/flats	--	--	--	--	--	--	--	--	--	--	--	P	X	X	--	P	X	X
Bed and breakfast inn[a]	C	C	C	C	C	C	C	--	--	--	--	C	C	C	--	--	--	--
Boarding house	X	X	X	X	X	X	C	--	--	--	--	--	--	--	--	--	--	--
Community care facility (6 or fewer persons)	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--
Community care facility (7 or more persons)	X	X	X	X	X	C	C	--	--	--	--	--	--	--	--	--	--	--
Convalescent care facility	X	X	X	X	X	C	C	--	--	--	--	--	--	--	--	--	--	--
Day care facility (6 or fewer children)	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--
Day care facility (7 or more children)[b]	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--
Guest house[c]	P	P	P	P	P	P	P	--	--	--	--	P	X	X	--	--	--	--
Junior accessory dwelling unit[n]	P	P	P	P	P	P	P	--	--	--	--	P	X	X	--	--	--	--
Live-work units	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	X	X
Manufactured housing	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--
Mobile home park	X	X	X	X	X	X	X	--	--	--	--	--	--	--	--	--	--	--

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Table 3-4: Various Land Use Types Permitted in Residential Districts in Calimesa

Land Use	Residential Districts							Commercial Districts				Mixed Use District			Open Space District	Downtown Business District		
	O-S-R	R-E	R-R	R-L	R-L-M	R-M	R-H	C-N	C-C	C-R	O-P	R-MU	C-MU	O-MU	O-S	DVC	DNC	DVS
Multifamily dwellings[d]	X	X	X	X	X	P	P	--	--	--	--	P	P	P	--	--	--	--
Senior congregate care housing	X	X	X	X	X	C	C	--	--	--	--	--	--	--	--	--	--	--
Single-family attached[d]	X	X	X	X	X	P	P	--	--	--	--	P	C	C	--	--	--	--
Single-family detached[d]	P	P	P	P	P	P	P	--	--	--	--	P	C	C	P	--	--	--
Townhomes attached	--	--	--	--	--	--	--	--	--	--	--	P	C	C	--	P	X	X
Emergency shelter[i]	--	--	--	--	--	--	--	X	P	X	X	--	--	--	--	X	X	X
Mixed use[i]	--	--	--	--	--	--	--	X	C	X	X	--	--	--	--	C	X	X
Single room occupancy housing	--	--	--	--	--	--	--	X	P	P	X	--	--	--	--	X	X	X

Notes:

P = Permitted use.

C = Subject to a conditional use permit.

X = Prohibited.

(--) = Not listed.

a - Subject to the provisions of Calimesa's Municipal Code Chapter 18.20.050(C), Bed and Breakfast Inns.
b - Subject to the provisions of Calimesa's Municipal Code Chapter 18.20.050(D), Large Family Day Care Facility Standards.
c - Subject to the provisions of Calimesa's Municipal Code Chapter 18.20.050(F), Guest House Standards.
d - In all cases, supportive housing and transitional housing are and shall be treated as residential uses, subject only to the permitting requirements that apply to residential uses of the same housing type location in the same zone.
e - Subject to the provisions of Calimesa's Municipal Code Chapter 18.20.050(L), Accessory Dwelling Units in Residential Zones.
i – Subject to the provisions of Calimesa's Municipal Code Chapter 18.25.050(H), Emergency Shelters.
n - Subject to the provisions of Calimesa's Municipal Code Chapter 18.20.050(O), Junior Accessory Dwelling Units in Residential Zones.
Source: City of Calimesa, Municipal Code, accessed September 2021.

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Single-family

A single-family dwelling is defined by the Calimesa Municipal Code as a detached building designed or used exclusively for the occupancy by one family and having a kitchen facility for only one family. Single family detached dwelling is defined as a building containing one dwelling unit. Single family dwelling units are permitted in all residential units.

Additionally, a single-family attached dwelling is defined by the Calimesa Municipal Code as a duplex, triplex, or fourplex. Single-family attached dwelling units are permitted in R-M and R-H zones.

Multifamily

Multifamily dwelling is defined by the Calimesa Municipal Code as a building containing two or more dwelling units. This designation may include duplexes, triplexes and fourplexes (individual structures containing three, and four housing units, respectively), apartments (five or more units under one ownership in a single structure), townhouse development (three or more attached single-family dwellings where no unit is located over another unit), senior citizen multi-family housing; single-and common ownership, attached unit projects (such as condominiums). Multifamily dwelling units are permitted in the R-M and R-H zones.

Accessory Dwelling Unit

An accessory dwelling unit is defined by the City of Calimesa's Municipal Code as an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. Accessory dwelling units are permitted in all residential zones.

An accessory dwelling unit also includes the following:

- An efficiency unit, as defined by the Health and Safety Code
- A manufactured home, as defined by the Health and Safety Code

A ministerial review is provided for all ADUs.

In December of 2018, Calimesa's City Council adopted Resolution 2018-73 temporarily exempting all ADUs from payment of City established development impact fees unless and until a development impact fees nexus study is adopted that specifically addresses ADUs. The Calimesa Municipal Code does not include the adopted Resolution. A program is included in **Section 4: Housing Plan** to ensure the City's Municipal Code is updated to incorporate the adoption of Resolution 2018-73.

The ADU should provide one off-street parking space in addition to that required for the main dwelling unit unless the ADU meets any of the six conditions below:

- The ADU is located within one-half mile, measured in walking distance, of public transit, including bus stops;
- The ADU is located within an architecturally and historically significant historic district;
- The ADU is part of the proposed or existing primary residence or an existing accessory structure;
- When on-street parking permits are required but not offered to the occupant of the ADU; or
- When there is a designated parking space for a car share vehicle located within one block of the accessory dwelling unit.

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The design standards for attached and detached ADUs shall meet the setback and square footage provisions consistent with Government Code 65852.2. If the ADU is proposed within the parameters of an existing or proposed single-family dwelling or an existing accessory structure, any proposed expansion shall be consistent with Government Code 65852.2. All ADUs are required to meet fire and safety standards per Government Code 65852.2. Additionally, the architecture standards for ADUs at single-family and multi-family locations shall incorporate the same features as the main dwelling unit, existing building, or nearest building regarding their exterior roofing, trim, walls, windows, and color pallet. All restroom and kitchen facilities as well as access for ADUs shall be provided consistent Government Code 65852.2.

Junior Accessory Dwelling Units

The City of Calimesa's Municipal Code defines a junior accessory dwelling unit as a unit that is no more than 500 square feet in size and entirely contained within a single-family residence. A junior accessory dwelling unit includes cooking and food storage areas and may include separate sanitation facilities or may share facilities with the existing structure. A junior accessory dwelling unit also includes efficiency units as defined by the California Health and Safety Code. Junior accessory dwelling units are permitted in all residential zones.

The design standards for JADUs shall meet the setback and square footage provision consistent with Government Code 65852.2 and 65852.22. If the JADU is proposed within the parameters of an existing or proposed single-family dwelling, any proposed expansion shall be consistent with Government Code 65852.2. All JADUs are required to meet fire and safety standards per Government Code 65852.2. Additionally, the architecture standards for JADUs at single-family locations shall incorporate the same features as the main dwelling unit regarding its exterior roofing, trim, walls, windows, and color pallet. All restroom and kitchen facilities as well as access for JADUs shall be provided consistent Government Code 65852.2 and 65852.22.A ministerial review is provided for all Junior ADUs

Condominium

A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel. Condominiums are permitted in the R-M zone.

Mobile Homes/Manufactured Housing and Mobile Home Parks

Manufactured home is defined as a home built or manufactured in a factory, including mobile homes, as permitted by California and federal laws. Additionally, mobile homes are defined as the same as manufactured home, but subject to the National Manufactured Housing Construction and Safety Standards Act of 1974. Manufactured and mobile homes are permitted in all residential zones.

Mobile home parks are defined as any area or tract of land where one or more mobile home spaces are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. Mobile home parks are not permitted in any residential zone within the City.

Community Care Facilities

Community care facilities are defined by the Calimesa Municipal Code as any facility, place, or building licensed by the State of California that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including but not limited to the physical handicapped, mentally impaired, incompetent persons, or abused or neglected children. Community care facilities serving 6 or fewer people are permitted in all residential zones and community care facilities serving 7 or more people are permitted in the R-M and R-H zones with a conditional use permit.

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Community Care Facilities serving 7 or more people must submit an application for a conditional use permit. The Planning Commission with hold a public hearing and will determine if the conditional use permit will be approved based on the following findings:

1. The proposed use is conditionally permitted within the subject land use district and complies with all of the applicable provisions of this zoning code.

2. The proposed use would not impair the integrity and character of the land use district in which it is to be located.

3. The subject site is physically suitable for the type and intensity of land use being proposed.

4. The proposed use is compatible with the land uses presently on the subject property.

5. The proposed use would be compatible with existing and future land uses within the general area in which the proposed use is to be located.

6. The proposed use is compatible in scale, mass, coverage, density, and intensity with all adjacent land uses.

7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

8. There will be adequate provisions for public access to serve the subject proposal.

9. The proposed use is consistent with the general plan.

10. There will not be significant adverse effects upon environmental quality and natural resources.

11. The negative impacts of the proposed use are mitigated.

12. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the City.

The Planning Commission may hold a hearing to revoke or modify a conditional use permit granted if any one of the following findings can be made:

1. Circumstances have changed so that one or more of the findings above can no longer be made.

2. The conditional use permit was obtained by misrepresentation or fraud.

3. The use for which the conditional use permit was granted had ceased or was suspended for six or more consecutive calendar months.

4. One or more of the conditions of the conditional use permit have not been met within the time periods set forth.

5. The use is in violation of any statute, ordinance, law, or regulation.

6. The use permitted by the conditional use permit is detrimental to the public health, safety, or welfare or constitutes a nuisance.

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Community Care Facilities serving 7 or more people are allowed in two residential zones via a conditional use permit. **Program Action H-3.19: Objective Development Standards** has been added to Section 4: Housing Plan to amend the municipal code in order to allow community care facilities serving 7 or more people without a conditional use permit. ~~The standards required for approval do not create a constraint on housing for persons with disabilities.~~

Convalescent Care Facility

Convalescent care facility is defined by the Calimesa Municipal Code as a building or a group of buildings which provides nursing, dietary, and/or other personal services rendered to convalescents, invalids, or aged persons, but excludes cases of contagious, communicable diseases, and excluding surgery or primary treatment, such as are customarily provided in sanitariums, hospitals, and mental institutions.

Senior Congregate Care Housing

The City's municipal does not define senior congregate care housing. However, a general definition for senior congregate care housing is assisted living facilities specifically for seniors. Senior congregate care housing is permitted with a condition use permit in the R-M and R-H zones.

Boarding/Rooming Houses

The City of Calimesa's Municipal Code defines boarding or rooming houses as a building containing a single dwelling unit and not more than 10 guest rooms where lodging is provided with or without meals, for compensation. A boarding or rooming house shall not include rest homes, nursing homes, or homes for the aged. Boarding or rooming houses are permitted in the R-H zone with a conditional use permit.

Emergency Shelters

Emergency shelters are defined by the City of Calimesa's Municipal Code as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, regardless of an ability to pay. Emergency shelters are permitted in community commercial, C-C, zone.

Transitional Housing

Transitional housing is defined by the City of Calimesa's Municipal Code as rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point int time, which shall be no less than six months. Transitional housing is allowed in all residential zones and is treated as residential use, subject only to the permitting requirements that apply to residential uses of the same housing type location in the same zone.

Supportive Housing

Supportive housing is defined by the City of Calimesa's Municipal Code as housing with no limit on length of stay that is occupied by the target population as defined by Government Code Section 65582 and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to love and, when possible, work in the community. Supportive housing is allowed in all residential zones and is treated as residential use, subject only to the permitting requirements that apply to residential uses of the same housing type location in the same zone.

Single-Room Occupancy

Single-room occupancy is defined by the City of Calimesa's Municipal Code as multiunit housing for very low-income persons that typically consist of a single room and shared bath and may include a common

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kitchen and common activity area. Single-room occupancy units are permitted in community commercial (C-C) and regional commercial (C-R) zones.

Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The Calimesa Municipal Code does not address Farmworker Housing by definition. A program is included in **Section 4: Housing Plan** to ensure the City's development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons.

Low Barrier Navigation Centers

AB 101 states that "The Legislature finds and declares that Low Barrier Navigation Centers are 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 Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The Calimesa Municipal Code does not address Low Barrier Navigations Centers by definition. A program is included in **Section 4: Housing Plan** to ensure the City's development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses.

4. Planned Residential Development

The Planned Residential Development (PRD) zone district is established to promote residential amenities beyond those expected in conventional residential developments, to achieve greater flexibility in design, to encourage well-planned neighborhoods through creative and imaginative planning as a unit, to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development, to create flexibility in street design as long as adequate off-street parking is provided, to reduce development problems in hillside areas, and to preserve areas of natural scenic beauty through the encouragement of integrated planning and design and unified control of development.

A PRD is defined as a development located on a site approved as a subdivision, to be constructed by a person or corporate body, involving a variety of residential structure types, planned as a total entity and therefore subject to approval, development, and regulation as one land use complex.

The City has not yet placed a PRD zone district on their official zoning map however a PRD may be permitted in the O-S-R, R-E, R-R, R-L, R-L-M, R-M, and O-S zone districts.

The permitted uses in a PRD zone include attached and detached single family homes, townhouses, patio houses, or a combination of those uses up to four units in any one group as well as the other uses permitted in the zone in which the PRD is to be located. Additionally, the PRD zone permitted open space uses including noncommercial parks, gardens, playgrounds, golf courses, natural open space, and other open space uses permitted in the zone in which the PRD is to be located, as well as various noncommercial facilities such as clubhouses, swimming pools, tennis courts, and horticultural conservatories.

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Development Standards

The City of Calimesa Municipal Code (Title 18 Chapter 18.40) establishes development standards for all PRDs.

Table 3-5: PRD, Development Standards

Type	Standards/Requirements	
Site Area	The minimum gross site area shall be 10 acres, except that sites with a lesser area may be permitted when contiguous to an existing planned development and when they constitute a logical extension in arrangement of buildings, facilities, and open space. All of the area of dedicated street right-of-way entirely within the boundaries of the site may be included in determining the gross area of the zone for minimum area purposes.	
Density	The underlying residential land use district shall determine the maximum number of dwelling units allowed in PDR developments. Where a parcel or parcels have more than one land use district, the maximum number of dwelling units shall be determined by adding together the allowable density for each land use district area. Density transfer throughout the PRD project area is permitted for the promotion of clustering units in those areas suited to development, and thus preserving the open space and natural features of the site.	
Lot Area	Individual lot areas may be reduced below the minimum standard requirement for the zone; provided, however, that the average overall lot size of the development is in conformance with the underlying zone; and provided, that the developer demonstrates that there is a direct relationship between the lot size and adjacent open space area within the development. Individual lots shall contain sufficient area to provide all required setbacks, yards, and private outdoor living areas.	
Lot Dimensions	Lot widths and depths may be reduced below the standard of the district; however, to preserve and maintain the quality of the zone in an existing neighborhood and surrounding neighborhoods, all lots abutting a dedicated public street shall have a lit width not less than the minimum required for the zone. Certain exceptions may be approved by the planning commission where it can be shown that a reduction in lot width will not adversely affect the character and quality of the surrounding neighborhood.	
Site Coverage	Buildings and structures, which shall not include patios open on three or more sides, shall not occupy more than 30 percent of the gross area of the PRD zone.	
Building Height	A building, structure, or portion thereof shall not exceed the following heights:	
Building Separation	Single family dwellings	Two stories or 32 feet, whichever is less.
	Exceptions	On slopes, single-family dwellings may be three stories in height on the downhill side provided they do not exceed two stories on the uphill side.
		If a cantilever foundation structure is used on a hillside, the height shall be measured from the lowest point at which the foundation beams enter the hill.
		If the downhill sies of the structure are enclosed in a monolithic foundation, the height shall be measured from the midpoint of that portion of the finished slope which is covered by the structure.
Front Yard Setback	The minimum front yard provisions of the zone in which that site is located shall apply to all lots, whether abutting a public or private street, pursuant to the lot dimensions above.	
Side Yard Setback	The side yard provisions of the zone in which the site is located shall apply to all properties in the planned development which abut property not a part of the development, pursuant to the lot dimensions above.	

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Table 3-5: PRD, Development Standards	
Type	Standards/Requirements
	For the remainder of the development, the side yards(s) for a residence or group of residences may be modified as follows: For a single-family detached residence on a separate lot, one side may be reduced to zero, provided the opposite side yards is not less than the total required for each side yard in the zone. No window or door openings are permitted on the zero-setback line. For attached single family residences or patio houses and townhouses, both interior side yards between structures may be reduced to zero, provided the exterior side yards of the series or group are set back a distance not less than 10 feet for each story or height of each building series or group. No window or door openings are permitted on the zero-setback line.
Rear Yard Setback	The rear yard provisions of the zone in which the site is located shall apply.
Source: City of Calimesa, Municipal Code, accessed November 4, 2021.	

Additional provisions and design standards can be found in **Title 18 Chapter 18.40 Section 18.40.010** of the City's Municipal Code.

5. Local Ordinances

An ordinance is a law passed by a municipal government. Local ordinances are enacted to maintain or improve public safety, health, and general welfare. Locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances may directly impact the cost and supply of residential development. Impacts may create governmental constraints to the development of housing and may hinder the City from meeting its share of the regional housing need and the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

Inclusionary Housing Ordinance

Inclusionary Housing Ordinances are local zoning ordinances which either mandate or encourage housing developers to include a specified percentage of units affordable to lower and moderate-income households. Inclusionary Housing Ordinances bring affordable housing to market and increases types of housing available to different income levels.

The City of Calimesa enforces an Inclusionary Housing Ordinance. The purpose of the Inclusionary Housing Ordinance is to:

- To encourage the development and availability of housing affordable within the City to a broad range of households with varying income levels;
- To promote the City's goal of adding affordable housing units to the City's housing stock;
- To increase the availability of housing opportunities for low- and moderate-income households within the City limits in order to protect the economic diversity of the City's housing stock, and to ultimately reduce traffic, commuting and related air quality impacts within the region, and to encourage the quality of life unique to the City of Calimesa;
- To implement policies of the Housing Element of the General Plan, including:
    - Adopting an inclusionary housing program to meet the housing needs of those not currently served by other housing programs; and
    - Encouraging the development of housing for first-time home buyers, including low-income households;

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- To mitigate the fact that new housing developments increase the local demand for services and thereby expand the need for new low wage jobs, increasing the demand for low-income housing in the City; and
- To ensure that the imposition of the inclusionary housing requirements occurs at a time when the housing market has improved to a level that the requirements do not unduly hinder or impede housing development projects in the City.

The Inclusionary Housing Ordinance applies to all residential developments, as defined in the Calimesa Municipal Code (CMC) 18.130.020, at least five percent of the total lots or units created must be offered for sale as inclusionary units restricted for owner occupancy by low-income households for a minimum of 55 years. The CMC defines residential developments as:

1. A subdivision resulting in the creation of 20 or more residential lots or residential units;
2. The new construction of a project consisting of 20 or more for-sale dwelling units, whether in a multifamily development or a development of single-family homes; or
3. The conversion of 20 or more rental units to condominium ownership.

Developers of residential developments may construct low-income affordable units or comply with the ordinance by alterative means. Alternative means of compliance include:

- Off-Site Construction. The required inclusionary units may be constructed off-site if the planning commission (or the city council on appeal) finds as follows:
  - The unit size and number of bedrooms of the proposed off-site inclusionary units would be greater than that of the inclusionary units if they were built on site;
  - The off-site inclusionary units would allow for significantly reduced sales prices;
  - The off-site inclusionary units would be provided prior to the completion of the market-rate units;
  - The proposed location of the off-site inclusionary units would be accessible to public transit, commercial areas, or public services.
- Dedication of Land. In lieu of building inclusionary units on site or off site, an applicant may dedicate land to the City (or a city-designated nonprofit housing developer) if the planning commission (or the city council on appeal) finds as follows;
  - The land to be dedicated is appropriately zoned and otherwise suitable for construction of the number and type of inclusionary units that would be required to be built on site; and
  - The value of the land to be dedicated is roughly equivalent to the value of the land and amount it would cost the applicant to construct the required number of inclusionary units on site; and
  - The City, or the City-designated nonprofit housing developer, has adequate funding sources to construct the required inclusionary units on the dedicated land; and
  - The proposed location of the off-site inclusionary units would be accessible to public transit, commercial areas, or public services; or
  - In the alternative, the dedication of land would accomplish specific housing goals set forth in the City's General Plan.

In determining the number of inclusionary units required, any decimal fraction less than 0.5 shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number.

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The City continues to receive applications for residential projects subject to the Inclusionary Housing Ordinance and has not experienced projects being abandoned due to the inclusionary requirements. This indicates that the ordinance does not pose a constraint to the development of housing and affordability in the surround housing market. The Inclusionary Housing Ordinance has not posed a constraint in the past and does not currently pose a constraint. The City will continue to monitor the requirements and effectiveness of the ordinance to make sure the ordinance is not a constraint in the future. If the City determines the ordinance poses a constraint to housing development in the future, the City may amend the ordinance to eliminate constraints.

Growth Management Measures

Growth management measures are techniques used by a jurisdiction to regulate the rate, amount and type of development. Growth management measures are typically adopted by cities through voter initiatives to regulate development and density throughout the City. Growth management measures allow cities to grow responsibility and orderly, however, if overly restricted can produce constraints to the development of housing, including accessible and affordable housing. The City of Calimesa does not have any growth management measures that would affect or hinder the development of housing in the City.

6. Specific Plans

The Specific Plan (SPA) Area is established to allow for designation of area of the City which are currently under the requirements of a specific plan and designation of other areas in the City where the flexibility of a specific plan will aid in the development or redevelopment of the area. The following apply to all specific plan areas:

- Specific plans are best utilized when prepared for land that is environmentally constrained, has unique land use concerns, or requires the flexibility of a specific plan to design a development which is mutually beneficial to the City and the property owner.
- Specific plans are required to be consistent with all elements of the General Plan.
- Each specific plan area shall be designated with SPA-#.
- Intensities and densities of development shall be determined on a case-by-case basis.

The process for adopting and amending specific plans and for approving subsequent development under a specific plan are listed below. Any additional development agreements, conditions, or requirements may depend on each proposed plan.

- **Review Authority and Process.** The designated review authority for specific plans is the City Council. Review of an application for a specific plan or amendment thereto shall be in accordance with CMC 18.15.060, Zoning code amendments.
- **Public Hearing and Notice**. Public hearing and notice are required for a specific plan pursuant to CMC 18.15.080, Hearings and appeals.
- **Approval Findings**. Specific plans and any amendment thereto shall be approved only when the City Council makes all of the following findings:
    - The proposed specific plan is consistent with the general plan goals, policies, and implementation programs.
    - The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.
- **Adoption**. Adoption of the specific plan shall be by ordinance of the City Council, which shall constitute final action and approval of the specific plan. Authorization for construction in accordance with the specific plan may only be granted after the effective date of the adoption.

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Currently, three specific plans have been adopted, the Summerwind Ranch, Mesa Verde Estates, and the Heritage Oaks Equestrian Community Specific Plan.

Summerwind Ranch

The purpose of the Specific Plan is to provide for the development of up to 3,841 dwelling units, as well as commercial, business park, open space, recreation, and public facility uses. The Summerwind Ranch Specific Plan area covers 2,590.1 acres. The Specific Plan provides for a maximum of 3,841 dwelling units built in a variety of housing types ranging in density from 3.0 dwelling units per acre (single-family manors) to 15.0 dwelling units per acre (multi-family townhomes).

Mesa Verde Estates

The purpose of the Specific Plan is to provide for the development of up to 3,650 dwelling units, as well as mixed-use, open space, recreation, and public facility uses[2]. The Mesa Verde Estates Specific Plan area covers 1,493 acres. The Specific Plan permits a maximum of 3,650 residential units built in a variety of housing types ranging in density from 4.0 dwelling units per acre (residential low housing) to 20 dwelling units per acre (mixed-use housing).

Heritage Oaks Equestrian Community Specific Plan

The purpose of the Specific Plan is to provide for the development of up to 45 single-family homes. The Heritage Oaks Equestrian Community Specific Plan area covers 54 acres. The Specific Plan is oriented around preserving the significant live oak woodland community found on the property, offering a distinctive neighborhood promoting a high-quality living environment and equestrian experience. The Specific Plan provides for a maximum of 45 single-family homes at 1.5 dwelling units per acre.

7. Housing for Persons with Disabilities

Both Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct and require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to use and enjoy a dwelling. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location, and discrimination, which could limit the availability of housing for disabled persons.

Land Use Controls

Under State law, small licensed residential care facilities for six or fewer persons shall be treated as regular residential uses and permitted by right in all residential districts.

Definition of Family

A restrictive definition of “family” that limits the number of unrelated persons and differentiates between related and unrelated individuals living together is inconsistent with the right of privacy established by the

[2] City of Calimesa, Mesa Verde Estates Specific Plan Amendment, November 2017.

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California Constitution. The Calimesa Municipal Code defines "family" as one or more individuals occupying a dwelling unit and living as a single household unit.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) to their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable may depend on the circumstances. Chapter 18.15.160 – Reasonable Accommodation of the Calimesa Municipal Code provides an application process and review requirements for a Reasonable Accommodation request.

Purpose and Intent

Chapter 18.15.160 of Title 18 of the Calimesa Municipal Code states that the purpose of the chapter is to is to establish procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (together, the acts) in the application of zoning laws and other land use regulations, policies, and procedures.

Applicability

A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a requirement of the City's zoning code or other City requirement, policy, or practice acts as a barrier to fair housing opportunities. A person with a disability is any person who has a medical condition, physical disability, or mental disability that substantially limits one or more of the person's major life activities, as those terms are defined in the California Fair Employment and Housing Act (Government Code Section 12900 et seq.) and Federal Fair Housing Amendments Act. A request may include a modification or exception to the rules, standards, and practices for the sitting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the site. Additionally, a reasonable accommodation may be granted in compliance with the City of Calimesa's Municipal Code Section 18.15.160 without the need for the approval of a variance.

Application Requirements

A request for reasonable accommodation shall be submitted on an application form provided by the planning department. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval, the applicant shall file the information required for application of the reasonable accommodation for concurrent review with the application for discretionary approval.

Approval Procedure

The community development director is hereby designated to make a written determination within 45 days of the application being deemed complete and either grant, grant with modification, or deny a request for reasonable accommodation. The written determination shall set forth applicable findings and any conditions of approval. A notice of the written determination and any conditions of approval shall be mailed to the applicant at the address shown on the application.

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A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application. The written determination on whether to grant, grant with modification, or deny the request for reasonable accommodation shall be made by the authority responsible for reviewing the concurrent discretionary land use application in compliance with the applicable review procedure for the discretionary review. The written determination shall set forth applicable findings and any conditions of approval. A notice of the written determination and any conditions of approval shall be mailed to the applicant at the address shown on the application.

Findings

The written decision to grant, grant with modification, or deny a request for reasonable accommodation will be consistent with the acts and shall be based on the following findings, all of which are required for approval:

- The accommodation is requested by or on behalf of one or more persons considered disabled under the acts.
- The requested accommodation is necessary to provide one or more individuals considered disabled under the acts an equal opportunity to use and enjoy a residence.
- The requested accommodation will not impose an undue financial or administrative burden on the City.
- The requested accommodation will not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.

Considerations

In determining whether the requested accommodation is necessary to provide one or more disabled persons an equal opportunity to use and enjoy a residence, the City may consider, but not be limited to, the following factors:

- Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals considered disabled under the acts;
- Whether the individual(s) with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation;
- Whether the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants;
- Whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in the city; or
- Whether other reasonable accommodations are available that may provide an equivalent level of benefit.

In determining whether the requested accommodation would require a fundamental alteration in the nature of a city program or law, the City may consider, but not be limited to, the following factors:

- Whether the requested accommodation would fundamentally alter the character of the neighborhood;
- Whether the requested accommodation would result in a substantial increase in traffic or insufficient parking;
- Whether granting the requested accommodation would substantially undermine any express purpose of either the city's general plan or an applicable specific plan or other similar regulatory document; or

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- Whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

Conditions of Approval

In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings.

A request for changes in the conditions of approval of a reasonable accommodation, or changes to plans that would affect a condition of approval, shall be treated as a new application. The planning director may waive the requirement for a new application if the changes are minor, do not involve substantial alterations or additions to the plan or the conditions of approval, and are consistent with the intent of the original approval.

If the disabled person(s) for whom the reasonable accommodation was originally granted vacates the residence, or if the planning director finds that the accommodation is no longer necessary for the use and enjoyment of the residence, the previously approved reasonable accommodation shall be discontinued. Should the accommodation be necessary to give another disabled individual an equal opportunity to enjoy the residence, separate application shall be made in accordance with this section.

Appeal to Findings

Appeal of the written determination shall be made in accordance with Calimesa Municipal Code Section 18.15.080, Hearings and appeals.

Any determination or action taken by the planning director may only be appealed to the planning commission. Any determination or action taken by the planning commission to approve or disapprove an application may be appealed to the city council.

The applicant, or any interested person who is aggrieved by or dissatisfied with an appealable decision of the planning director or planning commission, for which an appeal is authorized may appeal from such determination or action by filing a written notice of appeal. The City Manager or any member of the City Council may file a written appeal of a decision of the planning commission on the basis that such action is of sufficient importance to the City that it should be reviewed by the entire City Council. In filing such appeal, the member of the City Council is not taking a position in favor of or against the action or any portion thereof and is not deciding or committing to a vote in favor of or against the action or any portion thereof.

All appeals shall be submitted to the planning department in writing on forms supplied by the planning director and shall specifically state the basis of the appeal. A written appeal of an action of the planning director or planning commission shall be filed with the planning department within 15 days following the final date of determination or action for which an appeal is made. Except where an appeal is filed by the City Manager of any member of the City Council, the written appeal shall be accompanied by a filing fee as set forth by resolution of the City Council.

Unless otherwise required by law, notice of time, date, and place of the hearing, the identity of the hearing body, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of real property, which is the subject of the hearing, shall be given at least 10 days prior to the hearing by all of the following procedures:

- By publication once in a newspaper of general circulation within the city;

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- By mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant;
- By mailing or delivering to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected;
- By mailing or delivering to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the hearing. If the number of owners to whom notice would be mailed or delivered is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the city;
- By mailing to any person who has filed a written request with the planning department and has provided that department with a self-addressed stamped envelope for that purpose;
- By posting in at least three public places within the boundaries of the city, including one public place in the area directly affected by the proceeding; and
- The planning director may require that additional notice of the hearing be given in any other manner he/she deems necessary or desirable.

Conclusion

The City's consideration for denial and condition of approval may be considered a constraint to the development of housing for person with disabilities, as some conditions are subjective. Specifically, a consideration for denial which is related to the character of the neighborhood may not be universally applied to all projects or applied objectively. The City will review the conditions of approval for revision where appropriate.

8. Development Fees

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State Law. Development fees can be a constraint to the maintenance, improvement, and development of housing because the added costs for developers may result in higher housing units costs. Development fees are, however, necessary to provide planning and public services.

The location of projects and housing type result in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application.

Table 3-6 and **Table 3-7** summarize the most common planning and development impact fees for the City of Calimesa.

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Table 3-6: Development Impact Fees								
Land Use Category	Law Enforcement Facilities	Fire Protection Facilities	Streets and Traffic Facilities	Storm Drain Facilities	General Government Facilities	Library Space and Collection Items	Parkland and Park Improvements	City Development Impact Fee Total Per Unit
Detached Dwelling Units (per Unit)	$224.00	$837.00	$3,852.00	$3,682.00	$3,024.00	$794.00	$6,456.00	$18,869.00 Per Unit
Attached Dwelling Units (per Unit)	$213.00	$1,122.03	$2,353.00	$382.00	$2,870.00	$723.00	$5,882.00	$13,545.00 Per Unit
Mobile Home	$123.00	$1,700.00	$2,050.00	$878.00	$2,338.00	$478.00	$3,894.00	$11,461.00 Per Unit

Table 3-7: Planning and Development Fees	
Fee Type	**Cost**
Local Development Mitigation Fee Schedule[1]	
Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit)	$3,635
Residential, density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	$1,515
Residential, density greater than 14.0 dwelling units per acre (fee per dwelling unit)	$670
Building and Safety Fee Schedule	
General Plan Maintenance Fee	$1.42/$1000 Building Construction Valuation
Single-Family Lot Grading Plan Check	$385
Hourly Plan Check Fee	$308/hour
Minimum permit fee	$77
Appeals Board Hearing	$462
Building Permits – Residential: Single Family, Apartments (Per Unit), Condominiums, Duplexes, and Other Living Units	
1 – 1,000 square feet	$1,830
1,001 – 1,200 square feet	$1,907
1,201 – 1,400 square feet	$1,984
1,401 – 1,600 square feet	$2,061
1,601 – 1,800 square feet	$2,138
1,801 – 2,000 square feet	$2,215
2,001 – 2,200 square feet	$2,292
2,201 – 2,400 square feet	$2,369
2,401 – 2,600 square feet	$2,446
2,601 – 2,800 square feet	$2,523
2,801 – 3,000 square feet	$2,600
3,001 – 3,200 square feet	$2,677
3,201 – 3,400 square feet	$2,754
3,401 – 3,600 square feet	$2,831
3,601 + square feet – Additional Charge per 200 sq. ft.	$97
Multiple Unit Plan Check	$154

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Table 3-7: Planning and Development Fees	
Fee Type	**Cost**
Re-inspection	$154
Building Permits – Additions	
1 - 100 square feet	$580
101 – 400 square feet	$733
401 – 600 square feet	$1,042
601 – 800 square feet	$1,349
801 – 1,000 square feet	$1,775
1,001 - 1,200 square feet	$2,083
1,201 - 1,400 square feet	$2,160
1,401 - 1,600 square feet	$2,237
1,601 - 1,800 square feet	$2,314
1,801 - 2,000 square feet	$2,391
2,001 - 2,200 square feet	$2,468
2,201 - 2,400 square feet	$2,545
2,401 - 2,600 square feet	$2,622
2,601 - 2,800 square feet	$2,699
2,801 - 3,000 square feet	$2,776
3,001 - 3,200 square feet	$2,853
3,201 - 3,400 square feet	$2,930
3,401 - 3,600 square feet	$3,007
3,601 + square feet - Additional Charge per 200 sq. ft.	$77
Transportation Uniform Mitigation Fee	
Single-Family Residential	$9,810
Multi-Family Residential	$6,389
Planning Division Fees	
Annexations	$25,000 Deposit
Appeals to City Council or Planning Commission (with exception of Single-Family Homeowners and their respective home)	$3,500 Deposit
Appeals for All Matters Pertaining to Single-Family Homeowners and Their Respective Home (Developers Excluded)	$1,130
Certificate of Zoning Compliance	$245
Zoning Information Letter	$245
Change of Zone or Zoning Text Amendment	$17,000 Deposit
Conditional Use Permit (New)	$10,400 Deposit
Conditional Use Permit for ABC License (New or Revised)	$4,900 Deposit
Development & Disposition Agreement	$14,500 Deposit
Minor Development Plan Review	$830
Major Development Plan Review	$18,900 Deposit
Environmental Assessment/Initial Study w/Negative Declaration or Mitigated Negative Declaration (No charge if prepared by outside consultant; cost of special studies not included)	$16,300 Deposit
Environmental Impact Report	$43,000 Deposit
General Plan Amendment	$16,900 Deposit
Lot Line Adjustment	$2,000
Lot Merger	$2,000
Master Sign Permit or Sign Requiring a Hearing	$4,000 Deposit
Specific Plan	
<1000 dwelling units	$20,300 Deposit
>1000 dwelling units	$41,900 Deposit
Specific Plan Revision	$12,300 Deposit

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Table 3-7: Planning and Development Fees	
Fee Type	**Cost**
Tentative Parcel Map	$11,300 Deposit
Tentative Tract Map	$17,300 Deposit
Vesting Tentative Parcel Maps	$11,500 Deposit
Vesting Tentative Tract Map	$16,900 Deposit
Variance	$8,200 Deposit
Notes: *1. Effective January 1, 2022 – June 30, 2022.* *Source: City of Calimesa Fee Schedule, Western Riverside County Regional Conservation Authority Local Development Mitigation Fee Schedule, Transportation Uniform Mitigation Fee (TUMF) Schedule*	

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from $54,276 to $70,576. Estimated total development and impact fees for a typical multi-family residential project with ten units, assuming it is consistent with existing city policies and regulations range from $212,658 to $228,958.

In addition to the fees above a developer may be required to pay a statutory school fee of $3.79 per square foot of single family detached or multifamily attached residential development as well as a water development impact fee of $12,339 per lot, a wastewater development impact fee of $7,578 per lot, and a sewer buy-in fee of 1,059 per acre.[3] Totaling an additional $31,506 in fees for a single family detached residential development and an additional $153,050 in fees for a multifamily attached residential development.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Calimesa, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 16.4% percent to 19.6% percent of the direct cost of development for a single-family residential project and 7.0% percent to 7.3% percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

9. State Density Bonus Law

Density bonuses are another way to increase the number of dwelling units otherwise allowed in a residentially zoned area. The City's Zoning, Land Use and Development Regulations Ordinance identifies the purpose of the Residential Density Bonus Provisions Ordinance is to provide incentives for the production of housing for very low-income, low-income, moderate-income, and senior households. Title 18

[3] The water and wastewater development impact fees and sewer buy-in fees are according to the Yucaipa Valley Water District's *Section 1 Introduction and Plan Approval Process - Exhibit I-2, Water and Sewer Unit Costs for Construction Costs Estimates*, accessed December 16, 2021, https://cms9files1.revize.com/yucaipavwd/Services/Engineering/DESIGN%20MANUAL%20AND%20CONSTRUCTION%20GUIDELINES/081212section01.pdf.

Chapter 18.125 of the City's municipal code outlines all regulatory requirements and standards for projects eligible for Density Bonuses. Density bonuses are available to five categories of housing developments, all are detailed below.

- Very Low-Income Units: Designate at least five percent of the total units of a housing development, or such other percentage provided by law, as target units affordable to very low-income households; or
- Lower-Income Units: Designate at least 10 percent of the total units of a housing development, or such other percentage provided by law, as target units affordable to low-income households; or
- Moderate-Income Units for Common Interest Developments: Designate at least 10 percent of the total units of a common interest development (including a condominium project), as defined in Civil Code Section 1351(f), planned development, as defined in Civil Code Section 1351(k), or other common interest development as defined in the State Density Bonus Law, or such other percentage provided by law, as target units affordable to moderate-income households; or
- Any senior housing development: The maximum allowable residential density for the site shall be increased by 20 percent.

Effective January 1, 2021, California State Assembly Bill 2345 amends the Density Bonus Law to expand and enhance development incentives for projects with affordable and senior housing components. AB 2345 amends the Density Bonus Law to increase the maximum density bonus from 30 percent to 50 percent. To be eligible for the maximum bonus, a project must set aside at least (i) 15 percent of total units for very low-income households, (ii) 24 percent of total units for low-income households, or (iii) 44 percent of for-sale units for moderate income households. Levels of bonus density between 35 percent and 50 percent are granted on a sliding scale. The City's currently adopted Density Bonus Ordinance is no longer consistent with State law and must be amended to comply with new statutory requirement. Per the City's municipal code title 18 section 125.090, the City will default to the most recent version of Government Code Section 65915. Additionally, **Section 4: Housing Plan** outlines the City's plan to maintain compliance with State legislation.

Implementation

For projects to be applicable to residential density bonuses they must be residential projects or residential components of mixed-use projects. Proposed projects must include a minimum of five dwelling units and have applicant agreement to provide housing units to very low-, low-, or moderate-income households or senior citizens at the State Density Bonus law rates detailed in **Table 3-8**. Additionally, the resulting density of the project must be greater than permitted by the applicable zoning district and the applicant must agree to retain the affordable status of housing units in accordance with the City's municipal code.

Applicable projects must meet the following requirements for density bouses:

- A density bonus housing agreement must be paid for and acquired by the project applicant as part of the development's discretionary planning permit or a ministerial building permit.
- All of the very low- and low-income rental units must be offered at affordable rental rates for at least 55 year from issuance of the certificate of occupancy.
- Initial occupants of all for-sale units shall be persons or families of very low, low, or moderate income and the units shall be offered at an affordable housing cost as defined by the Health and Safety Code. Subsequent occupants of such units shall meet the requirements of the density housing bonus agreement.

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- Maximum affordable rent or affordable sales price of units will be determined using the following household and unit size assumptions, unless different assumptions are imposed by other governmental regulations:
    - Single room occupancy units and studios are assumed to house one person. A one-bedroom unit is assumed to house two persons. A two-bedroom unit will house three persons. Three- and four-bedroom units are assumed to house four and six persons respectively.
- Initial occupants of moderate-income units in condominium projects must be persons and families of moderate income as defined by the Health and Safety Code.
- An equity sharing agreement is required between the applicant and the City detailing that:
    - Upon resale of a very low-, low-, or moderate-income unit the seller shall retain the value of any improvements, the down payment, and their share of appreciation.
    - The City shall recapture any initial subsidy and its proportionate share of appreciation. These funds shall be used to promote homeownership with five years of recapture.
    - The City's proportion of a unit's appreciation shall be equal to the ratio of the City's initial subsidy to the fair market value of the home at the time of initial sale.
    - The City's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income households, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, the value at the time of resale shall be used as the initial market value.
- All for-sale units shall be occupied by their purchasers; no renting or subleasing shall be permitted.
- The owner of a rental development shall submit a certificate of compliance including the name, address, and income of each tenant within 30 days of occupancy as well as annually.
- The owner of a rental development shall maintain and keep on file annual sworn and notarized income statements and current tax returns for all tenants occupying the rental units.
- The owner of a rental development shall provide any additional information required by the City to endure the long-term affordability of the units by eligible households.
- The City shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.
- The City may establish fees associated with the setting up and monitoring of units.

Requests for density bonuses are to be filed along with any formal request for approval of a housing development. The City has 30 days for the processing and review of a completed application for a density bonus and a housing development. The 30-day review window the City shall provide a letter to the applicant identifying project issues of concern and the procedures for compliance with the City's Municipal Code. If additional incentives are requested, the planning director shall inform the applicant that the request for additional incentives shall or shall not be recommended for consideration with the proposed housing development, or that alternative or modified incentives shall be recommended for consideration in lieu of the requested incentives. If the planning director recommends alternative or modified incentives, the recommendation shall establish how the alternative or modified incentives can be expected to have an equivalent affordability effect as the requested incentives. If the applicant complies with the provisions of Calimesa's Municipal Code, the City shall approve a density bonus and requested incentives in conjunction with a discretionary planning permit or ministerial building permit for a housing development. A request for concessions or incentives may be denied if the City makes written findings of any of the following, based on substantial evidence:

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- The requested concession or incentive is not required in order to provide for affordable housing costs, as defined by the Health and Safety Code, or for rents for the units to be set as specified in Government Code 65915.
- The concessions of incentive would have a specific adverse impact as defined in Government Code Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
- The concession or incentive would be contrary to state or federal law.
- The applicants project is deemed ineligible for an incentive or concession by the Calimesa Municipal Code or state law.

Refer to Chapter 18.125 Section 8 of the City's Municipal code for the details of the density bonus housing agreement.

Table 3-8: Density Bonus Calculations

Affordable Units or Category	Minimum % Units Required	Density Bonus Granted	Additional Density Bonus for each 1% increase in Affordable Units	Max Bonus Density	AB 2345 Amendment for the % of units in category required for maximum 50% bonus
Very Low Income	5%	20%	1.5%	35%	15%
Lower Income	10%	20%	2.5%	35%	15%
Moderate Income (ownership only)	10%	5%	1%	35%	15%
Senior Citizen Housing Development (no affordable units required)	Any Senior Housing Development	20%	No sliding scale provided	35%	15%
Land Donation for Very-Low Income Housing	100%	15%	1%	35%	15%

Source: City of Calimesa, Municipal Code

Incentives

Along with a density bonus the City's Municipal Code also grants the following number of incentives or concessions:

- One incentive shall be provided to a developer who agrees to construct at least 10 percent of the total units for low-income households, five percent of the total units for very low-income households, or 10 percent of units in a condominium for moderate-income households.
- Two incentives shall be provided to a developer who agrees to construct at least 20 percent of the total units for low-income households, 10 percent of the total units for very low-income households, or 20 percent of units in a condominium for moderate-income households.
- Three incentives shall be provided to a developer who agrees to construct at least 30 percent of the total units for low-income households, 15 percent of the total units for very low-income households, or 30 percent of units in a condominium for moderate-income households. In cases

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where a density increase of more than the amount specified in the Municipal Code is requested, the density increase, if granted, shall be considered an additional incentive.

- In cases where the developer agrees to construct a housing development that qualifies for a density bonus pursuant to the City's Municipal Code, and that includes a child care facility as defined in Government Code Section 65915(h)(4), the developer shall be entitled to either an additional density bonus that is an amount of square feet of residential space equal to or greater than the amount of square feet in the childcare facility, or an additional incentive described in the Municipal Code that contributes significantly to the economic feasibility of the construction of the childcare facility. Any such childcare facility shall comply with the following:
    - The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.
    - Of the children who attend the childcare facilities, the children of very low-income households, low-income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low-income households, low-income households, or families of moderate income, pursuant to the City's Municipal Code.
    - Notwithstanding the foregoing, the City shall not be required to provide a density bonus or incentive for a childcare facility when it is found, based on substantial evidence, that the community has adequate childcare facilities.

The types of incentives allowed my include but are not limited to the following, if economically feasible:

- A reduction in site development standards or a modification of the requirements of the City's zoning code which exceed the minimum building standards provided in the Health and Safety Code that results in identifiable, financially sufficient, and actual cost reductions. These may include but are not limited to, one or more of the following:
    - Reduced minimum lot size and/or dimensions, as originally specified in the Municipal Code;
    - Reduced minimum setbacks, as originally specified in the Municipal Code;
    - Reduced minimum outdoor and/or private outdoor space, as originally required by the Municipal Code;
    - Increased maximum lot coverage, as originally required by the Municipal Code;
    - Increased maximum building height, as originally required by the Municipal Code;
    - Reduced on-site parking standards, as originally required by the Municipal Code, and consistent with Government Code section 65915(p)(1);
    - Other site or construction conditions applicable to a residential development;
    - Reduction in storage requirements as specified in the Municipal Code;
    - Reduction in the amount of amenities that may be required per the Municipal Code.
- Mixed use zoning to allow the housing development to include nonresidential uses and/or allow the housing development in a nonresidential zone. Approval of mixed-use activities in conjunction with the housing development if other land uses will reduce the cost of the housing development, and the other land uses are compatible with the housing development and the existing or planned development in the area and are consistent with the general plan.
- Another regulatory incentive or concession proposed by the applicant and agreed to by the City that results in identifiable, financially sufficient, and actual cost reductions. Permissible incentives include but are not limited to direct financial aid in the form of a loan or a grant to subsidize or provide low interest financing for on- or off-site improvements, land, or construction costs.

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- A density Bonus of no more than 35 percent.
- A reduction or deferment of plan check, construction permit, and/or development impact fees.

Waivers or Modifications

In addition to any density bonus or incentives the City provides upon a request, a waiver or modification of development standards that would physically preclude the construction of a housing development at the densities or with the incentives permitted in the City's municipal code. The City may meet to discuss the proposal for reduced development standards. A request for waiver or modification may only be denied if the written findings in the City's Municipal Code have been made. The granting of a density bonus shall not be interpreted to require the waiver of any City ordinance unrelated to development standards.

10. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (street frontage improvements, curbs, gutters, and sidewalks), and off-site improvements caused by project impacts (drainage, parks, traffic, and schools). Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City and may also influence the sale or rental price of housing. Majority of cost associated with on, and off-site improvements is undertaken by the City and recovered in the City's development and impact fees.

Specific required improvements that can be found in **Title 17 – Subdivisions** of the Calimesa Development Code. Common improvements include:

- Grading, drainage, and drainage structures;
- Curbs and gutters;
- Sidewalks;
- Street pavement;
- Adequate domestic water service;
- Sanitary sewer facilities and connections;
- Services from public utilities, where provided;
- Street trees;
- Streetlights and street name signs;
- Any additional improvements and facilities as determined necessary by the commission for the proper development of the site and area.

Building Codes and Enforcement

The City of Calimesa's building codes are based upon the California Code of Regulations, Title 24 (Building, Fire, Electrical, Plumbing, Mechanical, Green Building Standards, Residential, Energy, Historical Building, and Existing Building Codes) and are considered to be the minimum necessary to protect public health, safety and welfare of the City's residents. In compliance with State law, the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020. The City of Calimesa is required by law to enforce the new code.

The Code Enforcement Division is responsible for abating violations of the Calimesa Municipal Code to protect the public's health, safety, and general welfare, as well as overseeing the registration of vacant and abandoned properties. Code compliance is conducted by the City and is based on enforcement in areas of concern and on a complaint basis throughout the City. Major tasks include the abatement of zoning code violations, enforcement of business licenses, maintenance of the code enforcement database, and monthly

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monitoring of vacant and abandoned properties. This division issues citations and works closely with the City Attorney's office to make sure violations are brought into compliance.

11. Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA) or require rezoning or general plan amendments. Applicants for all permits or reviews are recommended to request a pre-application meeting with the respective department to: discuss City requirements as they apply to the proposed project; review the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

All permit applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing. **Table 3-9** shows types of applications and their appropriate authority in the application review process.

The typical timeframe for the development review and permit processing of one single-family infill unit on an existing lot takes one (1) to three (3) months and a single-family subdivision the development review and permit processing takes about nine (9) to 12 months. The typical timeframe for the development review and permit processing of a multi-family housing development takes closer to 12 months.

The permitting of one single-family infill unit includes the following process:

- Submittal of a minor development plan review application (MDPR) to the Planning Department.
- Plan check completed by all applicable city departments. Timeline and number of reviews can vary
- Conditions of approval for the MDPR are issued once all comments are satisfied.
- After the MDPR application is approved, all plans and drawings must be submitted to all applicable city departments.
- Building Permit issued once all conditions of approval are met and all fees are paid.

For a single-family subdivision or a multifamily development the process includes the additional actions:

- Submittal of a tentative tract map with appropriate CEQA documentation.
- Public Hearing with Planning Commission for tentative tract map and CEQA documentation approval.
- Submittal of a development plan review for all plans and drawing, can be concurrent with the tentative tract map submittal.
- Public Hearing with Planning Commission for development plan review approval, can be concurrent with the tentative tract map approval.

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Table 3-9: Planning Application Review Process				
Type of Application	**Public Hearing Required**	**Planning Director**	**Planning Commission**	**City Council**
Certificates of Compliance		X		
Conditional Use Permits	X		X	
Development Agreements	X			X
Minor Development Plan Review Permits		X		
Major Development Plan Review Permits	X		X	
Final Maps	X			X
General Plan Amendments	X			X
Home Occupation Permits		X		
Lot Line Adjustments		X		
Parcel Maps, Residential	X		X	
Parcel Mergers	May be requested	X		
Reversions to Acreage	X			X
Specific Plans	X			X
Temporary Use Permits		X		
Tract Maps	X		X	
Variance	X		X	
Vesting Maps	X		X	
Zoning Clearances		X		
Zoning Map Amendments	X			X
Source: City of Calimesa Municipal Code				

Permit Processing

The Zoning Code states that requests for permits, licenses, appeals, amendments, approvals, and other discretionary actions required or allowed require that a permit application form be filled out in its entirety and be submitted to the Planning Department. In addition, other materials, reports, dimensioned plans, or other information required to take an action on the application must be submitted with the application. A minimum, all development applications, regardless of type, must include an application form, a project/site description, paid fees, general conditions sheet, and a site plan. The application checklist of required items for each type of application is available on the City's website and at the Community Development counter.

Applications must be determined complete by the Director before they are processed, as outlined in the Municipal Code, a complete application consists of the following:

- The application form with all applicable information included on, or attached to, the form;
- Other information or forms required for implementation of the California Environmental Quality Act (CEQA) in compliance with City and State guidelines for the implementation of CEQA;
- A statement indicating that the applicant is the owner of the property or is the legal representative of the property owner(s);
- If the application requires a public hearing, a list of the names and addresses of all owners of the property in compliance with Chapter 18.15.080 (Hearings and Appeals) of the Municipal Code;

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- Payment in full of the required fees and/or deposit for processing the application; and
- Any other information required by the director.

The amount of time between when a project receives approval and submittal of an application for building permits varies, depending upon a variety of factors and is controlled by a project applicant. While the City makes every effort to streamline permitting processes, this element of time is outside the control of the City. Factors for variability of time may include the size of a project, type of construction, funding and financing considerations, lease or contract considerations, litigation, seasonal factors, engineering, design and architectural considerations. The timeline can be a matter of a few days to a few weeks, if the project is small and uncomplicated (e.g. ADU/JADU) to months for large-scale, modern construction. The City of Calimesa views the longer time period as common and necessary for larger, more complicated projects and does not see this in any way as hindering the construction of housing or introducing unnecessary delays. In most all cases, the timeline from receiving approval to submitting for building permits is solely dictated by the project applicant and not constrained by any requirements placed upon the applicant by the City.

~~Processing times between when a project receives approval and submittal of an application for building permits varies due to a multitude of factors. These including the size of a project, construction type, financing considerations, seasonal factors, engineering, design and architectural complexity. The timeline can from days to weeks, depending on these factors, if the project is small and uncomplicated (e.g., ADU/JADU) it may take just days, compared to months for large-scale, modern construction projects. The City of Calimesa observes that longer timeframes are necessary for larger, more complicated projects. The City does not see processing timelines as hindering the construction of housing or introducing unnecessary delays because such time is necessary to ensure compliance with all applicable development standards and to sufficiently analyze potential impact of such projects.~~

In most all cases for current and past residential projects, the timeline from receiving approval to submitting for building permits is solely dictated by the project applicant and not constrained by any City requirements placed upon the applicant. In addition, many aspects of the processing times are not controlled by the City as they are solely dictated by the responsiveness of the applicant (i.e. turnaround time for addressing City comments). The City's permit review and processing timeline is consistent with the processing timeline of nearby cities. Therefore, the City of Calimesa's processing timeline does not pose as a constraint to the development of housing in the City.

Senate Bill 35

California Senate Bill 35 (SB 35), codified at Government Code Section 65913.41, was signed on September 29, 2017 and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

When a jurisdiction has made insufficient progress toward their Lower income or Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50 percent affordability. All projects, which propose at least 50 percent affordable units within Calimesa are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary. To be eligible for SB 35 approval, proposed projects must meet certain criteria, including:

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- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs has not been satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."

A project does not qualify for SB 35 streamline processing if:

- It is located in a coastal zone, conservation lands, or habitat for protected species;
- It contains prime farmland or farmland of statewide importance;
- It contains wetlands or lands under conservation easement;
- It is located in a very high fire hazard severity zone;
- It contains a hazardous waste site;
- It is located in an earthquake fault zone;
- It is located in a flood plain or floodway;
- It is a site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- It is a site with existing affordable housing.[4]

Currently, the City of Calimesa does not have a streamlined SB 35 approval process. A program included in **Section 4: Housing Plan** to ensure the City is compliant with State Law by developing and adopting a streamlined SB 35 approval procedure.

12. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often "passed on" in as part of home rental or sales rates.

The City of Calimesa's infrastructure requirements are outlined within the City's Municipal Code, Title 12 Streets, Sidewalks, and Public Spaces, Title 13 Public Utilities and Services, and Title 16 Environment.

Additionally, Calimesa has an Infrastructure and Public Services Element in their General Plan and has a Capital Improvement Program (CIP) that is aimed at enhancing the quality of life for local residents and businesses. The CIP is a multi-year plan that identifies future public infrastructure and facility improvements within the City and provides information concerning needs, timing, costs, and funding sources. Due to the City of Calimesa's CIP, partnered with improvements required of developers, infrastructure improvements and requirements are standard items and are not considered an unnecessary burden on the development of housing.

[4] JD Supra Knowledge Center, "How California's SB 35 Can Be Used to Streamline Real Estate Development Projects", Accessed October 20, 2021.

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Dry Utilities

Dry utilities are the installation of the electric, telephone, TV, internet, and gas in a community. The City must plan to provide necessary resources, such as electric and gas, to increase households from 2021-2029, as projected by the RHNA allocation.

Dry utilities in Calimesa are serviced by contracted private agencies, including Southern California Edison Company, Southern California Gas Company, Dish Network, Frontier Communications, and Spectrum.

Electricity

Southern California Edison (SCE) provides electrical service to the Calimesa planning area. SCE distributes electricity purchased through the California Power Exchange, which is the electricity marketplace for about 80 percent of California's electricity customers. SCE is regulated by the California Public Utilities Commission (CPUC) and the Federal Energy Regulatory Commission (FERC) and includes 50,000 square miles of SCE service area across Central, Costal, and Southern California. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplies. SCE is responsible for providing service to all existing and future development in Calimesa.

Natural Gas

The Southern California Gas Company (SCGC) supplies natural gas to both businesses and residents within the City of Calimesa. As a public utility, SCGC is under jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in state transportation over the utilities' transmission and distribution pipelines system, storage, procurement, metering, and billing. Most of California's natural gas supply comes from out of state. The SCGC 2020 utility report projects total gas demand to decline at annual rate of 1 percent from 2020-2035. From 2020-2035, residential demand is expected to decline from 230 Bcf to 1198 Bcf. The decline is due to declining use per meter – primarily driven by very aggressive energy efficient goals and associated programs – offsetting new meter growth.[5] SCGC is responsible for providing service to residential, industrial, and commercial customers in Calimesa.

Water Supply

The South Mesa Water Company (SMWC), Beaumont Cherry Valley Water District (BCVWD), and the Yucaipa Valley Water District (YVWD) are responsible for providing clean and safe potable water supply to the City of Calimesa. The YVWD provides drinking water, recycled water, sewer collection, sewer treatment, and brine disposal services to the City of Yucaipa and the City of Calimesa. The SMWC provides customers with safe, reliable, high quality drinking water. The BCVWD provides safe, reliable drinking water to families, households, and businesses within its service area. It should be noted that the BCVWD has pipeline facilities within the City of Calimesa; however, the District does not currently serve the City. BCVWD does anticipate that a small portion of Calimesa adjacent to Desert Lawn Drive may be served by BCVWD in the future.[6]

[5] SoCal Gas 2020 California Gas report, Prepared in Compliance with California Public Utilities Commission Decision D .95-01-039.
[6] Beaumont-Cherry Valley Water District, 2020 Urban Water Management Plan, September 2021.

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The City of Calimesa has evaluated the availability of infrastructure from a Citywide and site-specific standpoint. In determining the feasibility of sites to accommodate the City's RHNA needs, infrastructure provision was a determining factor. Based on the site inventory analysis contained in Appendix B of this Housing Element, deficiencies in infrastructure adjacent to, or on the parcels within the inventory of sites, do not pose a constraint to development. All of the lower income sites are adjacent to existing public roads that contain utilities and other infrastructure.

The SMWC's water comes from ground water which is extracted from the Calimesa Basin and Live Oak Basin located within the Yucaipa Basin and the Beaumont Basin.

The Yucaipa Valley Water District's local water is supplied from groundwater through surfaces water and local wells collected from Birch Creek, Oak Glen Creek, Adams Tunnel and Clark Tunnel. The District also purchases imported water from the State Water Project through the San Bernardino Valley Municipal Water District and the San Gorgonio Pass Water Agency for direct filtration and for recharge of the groundwater basin. The District serves approximately 47,809 customers on 40 square miles (sphere of influence is 68 square miles) in two communities: City of Yucaipa and the City of Calimesa.

The BCVWD's water comes from local groundwater from Edgar Canyon, groundwater from the Beaumont Groundwater Basin, imported water supplies purchased from the San Gorgonio Pass Water Agency (SGPWA), and in near-term recycled water purchased from the City of Beaumont.

Water Demand

According to the 2015 San Bernardino Valley Regional Urban Water Management Plan (UWMP), total water demand in Calimesa is forecasted to increase by roughly 12 percent from 2020 to 2040, with the increase being met using a combination of groundwater sources and imported water. **Table 3-10** identifies expected planning area retail demands (i.e., the amount of water used by residential and nonresidential water customers, and unaccounted water loss) through 2040.

Table 3-10: Planned Water Retail Demand (2020–2040)

Water Use Sector	2020	2025	2030	2035	2040
Total Acre-Feet per Year	11,240	11,574	11,938	12,325	12,727

Source: San Bernardino Valley Regional Urban Water Management Plan, 2015.

A key component of the 2015 UWMP is to provide insight into the City's future water demand outlook. The City's current water demand is 11,240 AFY, met through locally pumped groundwater and purchased imported water. **Table 3-11** is a projection of the City's water demand for the next 25 years by use type.

Table 3-11: Projected Demands for Potable and Raw Water (2020–2040)

Use Type	2020	2025	2030	2035	2040
Single Family	7,510	7,737	7,986	8,248	8,522
Multi-Family	1,161	1,196	1,234	1,275	1,317
Commercial	315	325	335	346	358
Construction	30	31	32	33	34
Industrial	70	72	74	77	79
Institutional	187	192	198	205	212
Landscape Irrigation	589	607	626	647	668
Sales/Transfers/Exchanges to other Agencies	200	200	200	200	200
Nonrevenue	1,178	1,214	1,253	1,294	1,137
Total (In Acre-Feet Per Year)	**11,240**	**11,574**	**11,938**	**12,325**	**12,727**

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Table 3-11: Projected Demands for Potable and Raw Water (2020–2040)					
Use Type	2020	2025	2030	2035	2040
Source: San Bernardino Valley Regional Urban Water Management Plan, 2015.					

As required by state law the City of Calimesa will continue to monitor water supply and demand in the updated urban water management plan at least once every five years. Through this monitoring and regular update schedule the City can account for and plan for future water demands to all sectors of the community.

Water Quality

Water quality is a measurement of total dissolved solids or other contaminants. The water quality of the upper Santa Ana region is a reflection of local topography, subsurface geology, land use, well pumping, and urbanization forces. Water quality is highest in mountain streams. Where the streams leave the base of the mountains, they are largely influenced by the original agricultural water management practices of the Calimesa area. These historical practices remain today in some areas, evidenced by streams diverted for domestic use, irrigation purposes, percolation, and the recharge of groundwater basins.

The County of Riverside, including Calimesa, is located within the Santa Ana River Basin. The Regional Water Quality Control Board for the Santa Ana Region updated the Water Quality Control Plan for the Santa Ana River Basin in 2011. The Basin Plan defines water quality objectives and identifies strategies to achieving water quality standards.

In 2020, Yucaipa Valley Water District met all drinking water quality standards based on over 1,500 water samples collected throughout the calendar year.

Wastewater Capacity

The Yucaipa Valley Water District provides sewer collection and sewer treatment services. Sewer treatment takes place at the highly advanced Wochholz Regional Water Recycling Facility that provides advanced treatment, including the capability to demineralize the recycled water. The demineralization process involves a reverse osmosis system that separates small molecules from the recycled water supply.

The Yucaipa Valley Water District operates several recycled water facilities throughout our service area. This recycled water system provides irrigation water to parks, schools, golf courses and other landscaped areas in order to conserve our drinking water supplies.

Stormwater Management

The City of Calimesa's Public Works Department is responsible for maintenance and improvements for the majority of the City's infrastructure along with Riverside County Flood Control who is responsible for maintaining and improving storm drains greater than 36 inches in diameter. The Public Works Department's responsibility includes storm drains, 36 inches in diameter and smaller, sewage collection system, traffic signals, parks, median islands, roadways, and facilities. The department also manages the solid waste and recycling programs as well as the City's storm water program.

Fire and Emergency Services

The City of Calimesa has its own fire department with one fire station, two type 1 fire engines, one squad vehicle, and three command vehicles. The City staffs a fire chief, a deputy chief, two battalion chiefs, three captains, nine full-time firefighters, and a pool of intern and reserve fire fighter. The City utilizes a combination department concept which supplements daily staffing levels with reserve. As of 2019, the City currently staff one Type 1 engine (4/0) and one squad (2/0) which requires one captain, two career

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firefighters and one reserve firefighter on the engine and one career firefighter and one reserve firefighter on the squad. The Fire department's mission is to provide efficient response times, highly trained fire personnel, and support staff, as well as cooperation and coordination with surrounding fire agencies.

Fire Prevention

Calimesa has historically run between 1,800 and 1,900 calls per year and the City of Calimesa Fire Department's strategy to prevent fire is through programs focused on prevention and education.

Police Services

The Riverside County Sheriff's Department provides all municipal police-related services to the City of Calimesa, including criminal investigations and preventative patrol, responses to breeches of the peace, traffic enforcement and investigation and community-based policing to include neighborhood watch, and a proud collaborative partnership with the volunteer Calimesa Citizens on Patrol.

Calimesa's Citizens on Patrol (COP) is a trained city organization of volunteers that patrol the City daily and work in collaboration with the Riverside County Sheriff's department. The Riverside County Sheriff's department provides contracted police services to the City in addition to providing training and resources to COP. The COP organization has 23 members, and their duties include:

- Patrolling the City
- Assisting with traffic control
- Assisting deputies as needed
- Residential vacation checks
- Assisting with community programs and events
- Disaster and critical incident response
- Supporting City functions as needed
- Assisting in administering the "You Are Not Alone" program

13. Environmental Constraints

Like many places in California, Calimesa is subject to a variety of potential safety hazards. Some hazards are created by the natural environment; others are man-made and result from human activities. Calimesa faces a diverse array of potential natural hazards such as earthquakes, fire hazards, and flooding hazards. The City of Calimesa plans and engages mitigation techniques through the City's Local Hazard Mitigation Plan and Natural and Safety Element. Environmental Hazards that may pose a constraint to the development of housing in Calimesa are detailed below.

Geologic and Seismic Hazards

Calimesa is located in an area considered to be seismically active, similar to most Southern California cities. Active and potentially active faults are located in and adjacent to Calimesa

While Calimesa is at risk of many natural and man-made hazards, the event with the greatest potential for loss of life or property and economic damage is an earthquake. This is true for most of Southern California, since damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond. In Calimesa, earthquake-triggered geologic effects include ground shaking, landslides, liquefaction, and subsidence. Earthquakes can also cause human-made hazards such as fires and toxic chemical releases.

Earthquake risk is very high in western Riverside County, which includes Calimesa, due to the nearby presence of two of California's most active faults: the San Andreas and the San Jacinto Faults. Most of the

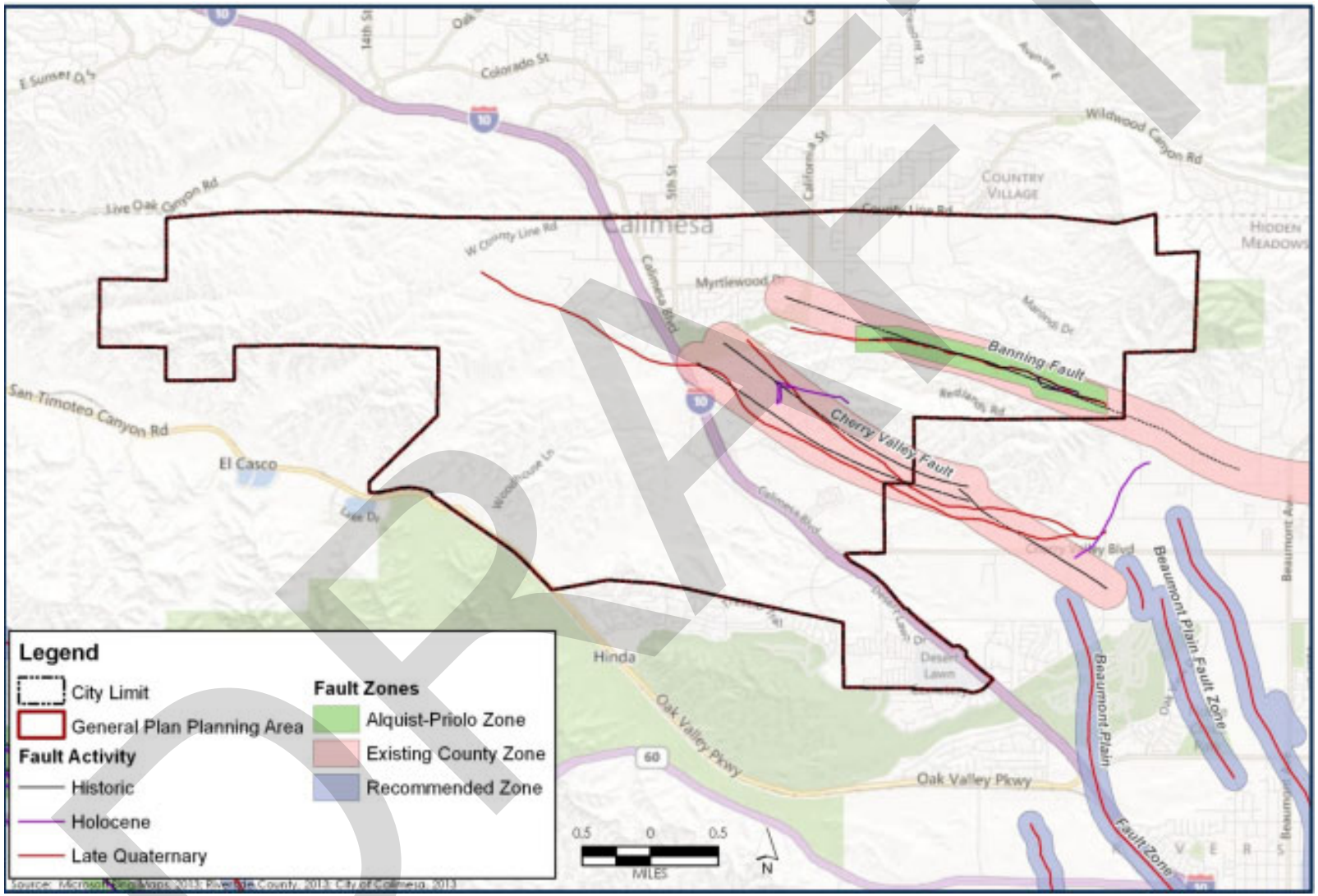
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loss of life and injuries from earthquakes are due to damage and collapse of buildings and structures. While there are proposed candidate housing sites near these faults, building codes have generally been made more stringent following damaging earthquakes. As a result, buildings have become more resistant to structural damage due to seismic activity. In addition to ground shaking, earthquakes can also lead to other, secondary effects as described below.

The proximity of Calimesa to the San Andreas and San Jacinto faults, as well as to other smaller faults in the region associated with the San Andreas fault system, has the potential for generating earthquakes that would result in strong ground shaking including surface rupture. Known fault zones are shown in **Figure 3-1** below.

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Figure 3-1: Fault Zones Present in Calimesa



Source: Calimesa General Plan, Safety Element, 2014

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Flooding

In Calimesa, flood hazards are primarily limited to the areas along the various creeks in the Planning Area. These areas are planned for uses consistent with periodic flooding (such as open space and parks). Potential flood hazards are known to affect County Line Road, Calimesa Boulevard, and Park Avenue. Occasional flooding is also known to occur at the City Fire Station site due to its proximity to the Calimesa Creek, which abuts the property to the north. During heavy storm events, water from Calimesa Creek encroaches onto the fire station property causing localized flooding at the site. According to the City's 2019-2020 Capital Improvement program the City allocated an estimated $1,000,000 to storm drain and Calimesa Creek improvements. The improvements are planned to be consistent with the Riverside County Flood Control and Water Conservation District standards to safely convey 100-year flood events. These improvements will alleviate flooding to local roads, utilities, and public facilities. In developed areas of Calimesa, flood risk will remain low if canyon drainages remain undeveloped and drainage-control facilities are properly maintained.

Areas at an elevated risk of flooding are generally divided into 100-year flood zones and 500-year flood zones. The planning area has areas within both flood zones. As land uses and climate conditions shift and as improvements are made to flood control channels, the size of these flood zones is likely to change.

One additional type of flooding that can occur is the catastrophic flood caused by the failure of a dam. Calimesa is not in an area that would be affected by inundation due to the failure of an upstream dam.

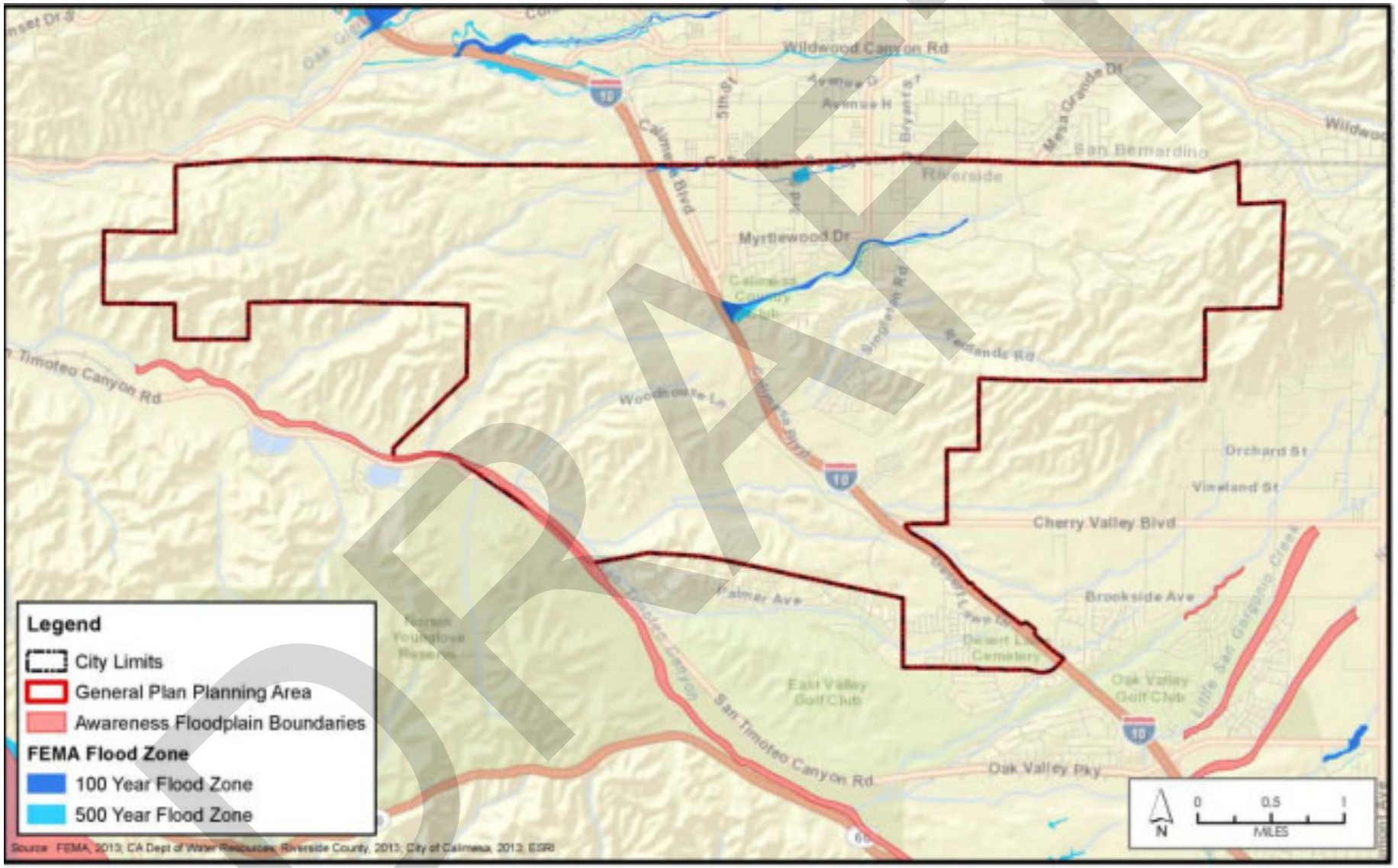
100-Year Floods

One-hundred-year floods are those that have a 1/100 or one percent chance of occurring in any given year. The 100-year flood is a regulatory standard used by Federal agencies and most states to administer floodplain management programs and is also used by the National Flood Insurance Program (NFIP) as the basis for flood insurance requirements nationwide. Flood insurance rates are based on FEMA designations of flood zones. Standard practice is to avoid or restrict construction within 100-year flood zones, or to engage in flood-proofing techniques such as elevating building pads or constructing walls, dams, and levees. A small portion of Calimesa is located within a 100-year flood plain, primarily along Calimesa Creek.

Figure 3-2 illustrates the flood zones that are within the City of Calimesa. Flooding is not considered a major hazard or constraint to the development of housing as several housing developments have historically been constructed within the floodplain.

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Figure 3-2: Flood Zones



Source: Calimesa General Plan, Safety Element, 2014

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Fire Hazards

Fires can occur in urban environments and can also impact unpopulated areas that may contain brush or grasslands. Chaparral-filled canyon areas pose a significant fire hazard in the city, highlighting the need for strict enforcement of brush management and fire prevention programs.

Wildland Fires

Wildland fires are the primary fire hazard in the planning area. A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. Wildland fires that occur while Santa Ana winds are present constitute a worst-case fire suppression scenario. Because of dry vegetation conditions and Santa Ana winds, the fire danger for Riverside County is considered extremely high for 25 percent of each year. Therefore, there is a statistically significant chance that this worst-case fire suppression scenario could occur.

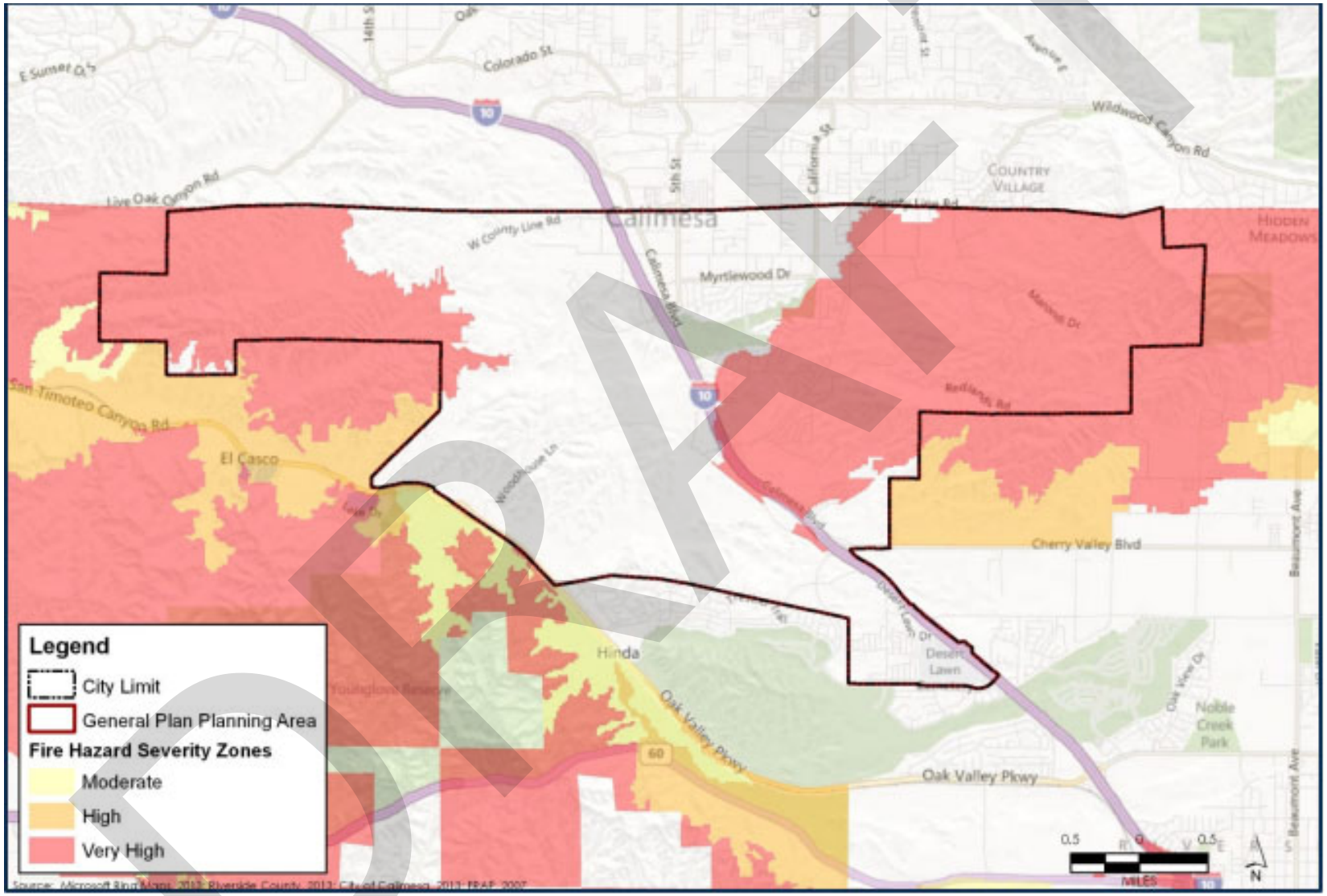
Urban Fires

Structural and automobile fires are the most common types of urban fires, and they can be caused by a variety of human, mechanical, and natural factors. Urban fires can spread to other structures or areas, particularly if not extinguished promptly. Proactive efforts, such as fire sprinkler systems, fire alarms, fire resistant roofing and construction methods, can help reduce the frequency and severity of urban fires. In newer structures, these safety requirements help confine structural fires to the building or property of origin. In the older areas of Calimesa, where building materials may not be fire rated and structures are not fitted with fire sprinklers, the probability of structural fires spreading to adjacent buildings is much higher. Structural fires are of particular concern in high-density areas, where the potential for fire to spread from one building to the next is greater.

Figure 3-3 maps the fire hazard severity zones identified within the City of Calimesa. Large portions of the City of Calimesa are within the Wildland/Urban interface and are therefore subject to fire hazards. All of the candidate sites from the City's specific plans have previously gone through environmental evaluation and are approved for housing development. Additionally, as the surrounding areas are developed the risk of wildfire and fire severity will decrease. The City's emergency response services can accommodate the planned increase in dwelling unit capacity.

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Figure 3-3: Fire Hazard Severity Zones and Identified Sites Map



Source: Calimesa General Plan, Safety Element, 2014

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C. Affirmatively Furthering Fair Housing (AFFH)

Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. 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 Further Fair Housing Final Rule of July 16, 2015.

Fair Housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These characteristics can include, but are not limited to race, religion, sec, marital status, ancestry, national origin, color, familiar status, or disability.

The County of Riverside drafted an Analysis of Impediments (AI) to Fair Housing Choice 2019-2024, but the City of Calimesa did not participate in this analysis. Calimesa does not currently draft its own Analysis of Impediments to Fair Housing Choice. An Analysis of Impediments to Fair Housing Choice examines local housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments. The Regional AI examines fair housing issues in the County's unincorporated areas and cooperating cities from 2019 to 2024.

1. Needs Assessment

The City's demographic and income profile, households and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous **Section 2: Community Profile**.

2019-2024 AI Outreach

As part of the Regional AI for the County of Riverside, a series of outreach workshops and events were hosted at the following locations throughout the region:

- Cabazon Community Center, Cabazon
- Murrieta Community Library room, Murrieta
- County Workforce Development Center, Indio
- Mead Valley Community Center, Mead Valley

Additionally, the County released an "Analysis of Impediments to Fair Housing Choice Survey" to residents in November 2018. The survey consisted of 34 questions related to fair housing issues, community planning needs (such as access to healthcare and transportation), questions regarding schools and questions about the job market." The survey was published in English and in Spanish. Links to the surveys were publicized in the public notices for community participation and through email distribution. The survey response period was open for approximately 75 days. During that time, 150 responses were received. According to the data zero residents from Calimesa participated in the housing survey.

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Housing Element Outreach

Additionally, as a part of the 2021 -2029 Housing Element, the City provided the following community engagement opportunities:

- A virtual community workshop held via zoom – October 2021
- A second virtual community workshop held via zoom – November 2021
- An online community survey - available
- A public review draft of the Housing Element available for comment

Key challenges and themes identified through community engagement and feedback include the following:

- Lack of affordable housing
- Lack of housing choice as there is little variety of housing types
- Lack of housing in close proximity to jobs
- Interest in the development of single room occupancy units
- Interest in increased access to community amenities
- Community interest in providing housing and resources for the following special needs groups:
    - Persons experiencing homelessness
    - Seniors
    - Single parents
    - Students

Fair Housing Issues

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restricts housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Locally Available Data

Historic fair housing challenges identified in the City's 5th cycle housing element include the following:

- Lack of a variety of housing types
- Affordability
- Cost of housing and services for Seniors
- Maintenance and home improvement, especially for manufactured and mobile homes
- Accommodations for persons with disabilities
- Proximity to bus stops and other public transportation
- Lack of available housing
- Qualification for loans and financing

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The current fair housing challenges identified by the community during the virtual workshops for the 6th Cycle Housing Element include:

- Lack of a variety of housing types
- Affordability
- Housing and resources for the following special needs groups:
    - Persons experiencing homelessness
    - Seniors
    - Single parents
    - Students

Lending Patterns

Availability of financing affects a person's ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who are regularly experience disproportionate roadblocks to home ownership. **Table 3-12** below identifies the lending patterns by race and ethnicity, as well as income category for the Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA). According to the data, applicants in the highest income category were more likely to have a loan approved, compared to applicants in the lower income categories. Within each income category, applicants who identified as White consistently had higher rates of approval than applicant of color. Overall, applicants who identified as Native Hawaiian/Pacific Islander, American Indian/Alaska Native, and Black/African American had the lowest rates of loan approval in all income categories.

Table 3-12: Disposition of Loan Applications by Race/Ethnicity – RIVERSIDE-SAN BERNARDINO-ONTARIO MSA/MD

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MDMEDIAN				
American Indian and Alaska Native	41.1%	38.8%	20.5%	224
Asian	50.1%	26.1%	25.2%	1,721
Black or African American	46.0%	24.1%	30.9%	1,342
Native Hawaiian or other Pacific Islander	50.8%	23.5%	26.5%	132
White	48.3%	22.5%	31.3%	14,876
Hispanic or Latino	46.1%	25.4%	30.4%	7,348
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	49.0%	23.7%	29.9%	435
Asian	52.3%	21.9%	29.1%	2,766
Black or African American	49.5%	20.8%	32.6%	2,103
Native Hawaiian or other Pacific Islander	46.9%	18.6%	36.7%	177
White	58.7%	15.2%	29.7%	30,188
Hispanic or Latino	56.4%	17.0%	29.9%	18,832
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	54.9%	19.4%	31.4%	175
Asian	60.7%	14.3%	29.3%	1,312
Black or African American	59.6%	15.2%	28.5%	981
Native Hawaiian or other Pacific Islander	54.8%	12.3%	34.2%	73
White	64.6%	11.4%	27.4%	11,740
Hispanic or Latino	61.5%	13.0%	28.9%	7,287
100-119% OF MSA/MD MEDIAN				

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Table 3-12: Disposition of Loan Applications by Race/Ethnicity – RIVERSIDE-SAN BERNARDINO-ONTARIO MSA/MD				
Applications by Race/Ethnicity	**Percent Approved**	**Percent Denied**	**Percent Other**	**Total (Count)**
American Indian and Alaska Native	53.3%	19.7%	29.1%	523
Asian	61.8%	12.3%	30.2%	5,276
Black or African American	55.6%	15.7%	31.6%	3,252
Native Hawaiian or other Pacific Islander	57.7%	15.0%	28.0%	246
White	65.9%	10.0%	27.3%	40,822
Hispanic or Latino	62.3%	11.7%	29.2%	23,319
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	56.3%	16.9%	29.0%	1,143
Asian	63.5%	10.4%	30.4%	19,603
Black or African American	57.4%	14.4%	33.1%	7,546
Native Hawaiian or other Pacific Islander	61.8%	12.0%	30.3%	715
White	68.0%	8.9%	27.8%	110,820
Hispanic or Latino	63.5%	11.0%	31.3%	39,457
Source: FFEIC (2020). Consumer Financial Protection Bureau, Disposition of loan applications by income, race, ethnicity of the applicant, 2020. Retrieved from https://ffiec.cfpb.gov/data-publication/aggregate-reports/2020/CA/40140/5 *(Accessed October 2021).*				

Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently towards a person who has exercised their right to free housing choice. **Table 3-13** below displays the reported hate crimes in Calimesa between 2014 and 2019. From 2014-2019 a total of one hate crime was reported in the City, which was motivated by race, ethnicity, or ancestry.

Table 3-13: City of Calimesa Reported Hate Crimes by Bias Motivation (2015-2019)							
Year	**Race/ Ethnicity/ Ancestry**	**Religion**	**Sexual orientation**	**Disability**	**Gender**	**Gender identity**	**Total**
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0
2018	1	0	0	0	0	0	1
2019	0	0	0	0	0	0	0
Total	**1**	**0**	**0**	**0**	**0**	**0**	**1**
Source: Federal Bureau of Investigation, Uniform Crime Reporting. Hate Crime Statistics Report, 2014, 2015, 2016, 2017, 2018, and 2019.							

Fair Housing Enforcement and Outreach Capacity

The City refers fair housing inquires to the Fair Housing Council of Riverside County (FHCRC). The FHCRC is a non-profit organization that fights to protect the housing rights of all individuals. Since 1986, FHCRC's mission is "to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color,

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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 City is committed to creating outreach avenues to continue to provide fair housing services to special needs residents such as those who may be English second language and/or nonwhite, low-income residents, or disabled residents.

FHCRC provides programs and services focused on eliminating housing discrimination, providing general housing assistance, and education and outreach activities to residents in the Riverside County. In recent years the Fair Housing Foundation has performed the following in the region:

- Expanding affordable housing opportunities
- Housing rehabilitation
- Public policies and programs affecting housing development
- Outreach to lenders
- Fair housing services
- Access to home purchasing financing
- Foreclosure prevention outreach services

Fair housing services are offered by FHCRC via phone, email, or in-person at any of the four FHCRC offices located in Riverside, Moreno Valley, Palm Springs, and Corona.

FHCRC uses government regulated testing methodologies to enforce, support, and conduct fair housing investigations. A housing discrimination complaint can be investigated through testing, the gathering of witness statements and through research surveys. Based on the details provided by the complainant, FHCRC will either investigate the complaint or advise the complainants of their other options, which include conciliation, Housing and Urban Development (HUD), Department of Fair Employment and Housing (DFEH), or a private attorney.

From July 1, 2013 to June 30, 2018, FHCRC received 393 discrimination inquiries from West County residents. West County includes all jurisdictions in Riverside County west of CA SR-111, excluding the Cities of Riverside, Corona, Moreno Valley, Perris, Menifee, Hemet, and Temecula. Physical Disability-related discrimination was cited in 244 out of 393 cases representing 62 percent of all complaints. Race related discrimination was the second most common basis for alleged discrimination in West County, representing 10.2 percent of all complaints. The FHCRC Analysis of Impediments to Fair Housing Choice does not provide a breakdown of outcomes by jurisdiction but does provide an overview of housing complaint outcomes for the whole service area. Of all the complaints in the FHCRC service area, 56 percent were counselled, 37 percent were provided with fair housing education. 3.3 percent of the complainants hired a private attorney, 3 percent were referred to HUD, and .64 percent were conciliated.

Additionally, HUD maintains data of all housing discrimination complaints filed by jurisdiction. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status, and retaliation. Between 2014 and 2019, 48,823 formal fair housing complaints were filed with HUD. About 12 percent (5,833 cases) were filed by California residents. The number and basis of fair housing cases filed by Calimesa residents is not available at this time as the only accessible HUD data is at the State level.

The City of Calimesa's Code Enforcement Division occasionally receives complaints from residents about the state of their living situations and claims to why property owners/managers allowed conditions to deteriorate to levels worthy of contacting Code Enforcement. Code Enforcement works to ensure that property owners and managers comply with Code standards and abate any violations found in investigations. Additionally, Code Enforcement also encourages residents to reach out to the Fair Housing

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Council for further guidance when complaints are filed over the mistreatment due to demographic background or identity.

The City of Calimesa is in compliance with existing fair housing laws. There have been no findings against the City of Calimesa from the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) or from the State Department of Fair Employment and Housing (DFEH).

2. Analysis of Federal, State, and Local Knowledge

Integration and Segregation Patterns and Trends

Data from the dissimilarly index on segregation is not available for the City of Calimesa. However, this section analyzes racially and ethnically concentrated areas of poverty and racially concentrated areas of affluence as well as existing housing need and household characteristics.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.[7] Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Overall the City of Calimesa has a range of racial demographics from moderate to high percent total non-white populations in the western portion of the City and moderate to low percent total non-white population in the eastern portion of the City. The City's neighborhood segregation consists of three (3) group mix neighborhoods in the western portion of the City and Latinx-White neighborhoods in the eastern portion of the City. Additionally, the majority of the City has a moderate diversity index consistent with surrounding jurisdictions except for the southernmost portion of the City is identified as having a lower diversity.

Figure 3-4: Calimesa Racial Demographic, 2018 uses data from the ESRI 2018 demographic estimates. The figure shows the racial demographics by block group within the City. The western portion of the city has a moderate to high (41% - 80%) percent total non-white population and the eastern portion of the city has a less than moderate to low (less than 20% - 40%) percent total non-white population.

Figure 3-5 Calimesa Neighborhood Segregation, 2019 uses data from the article, "*Neighborhood Foreclosures, Racial/Ethnic Transitions, and Residential Segregation,*" which discuss how neighborhood foreclosure rates were used to assess the impact of housing foreclosure on neighborhood racial and ethnic change and patterns of racial residential segregation. The article describes racially selective migration streams on patterns of residential segregation which were then used to develop a model to project how the foreclosure crisis increased racial segregation[8]. Overall, the data from "*Neighborhood Foreclosures, Racial/Ethnic Transitions, and Residential Segregation*" is used to identify which racial groups, according to research and modeling, have more than 10 percent representation within the given census tract.

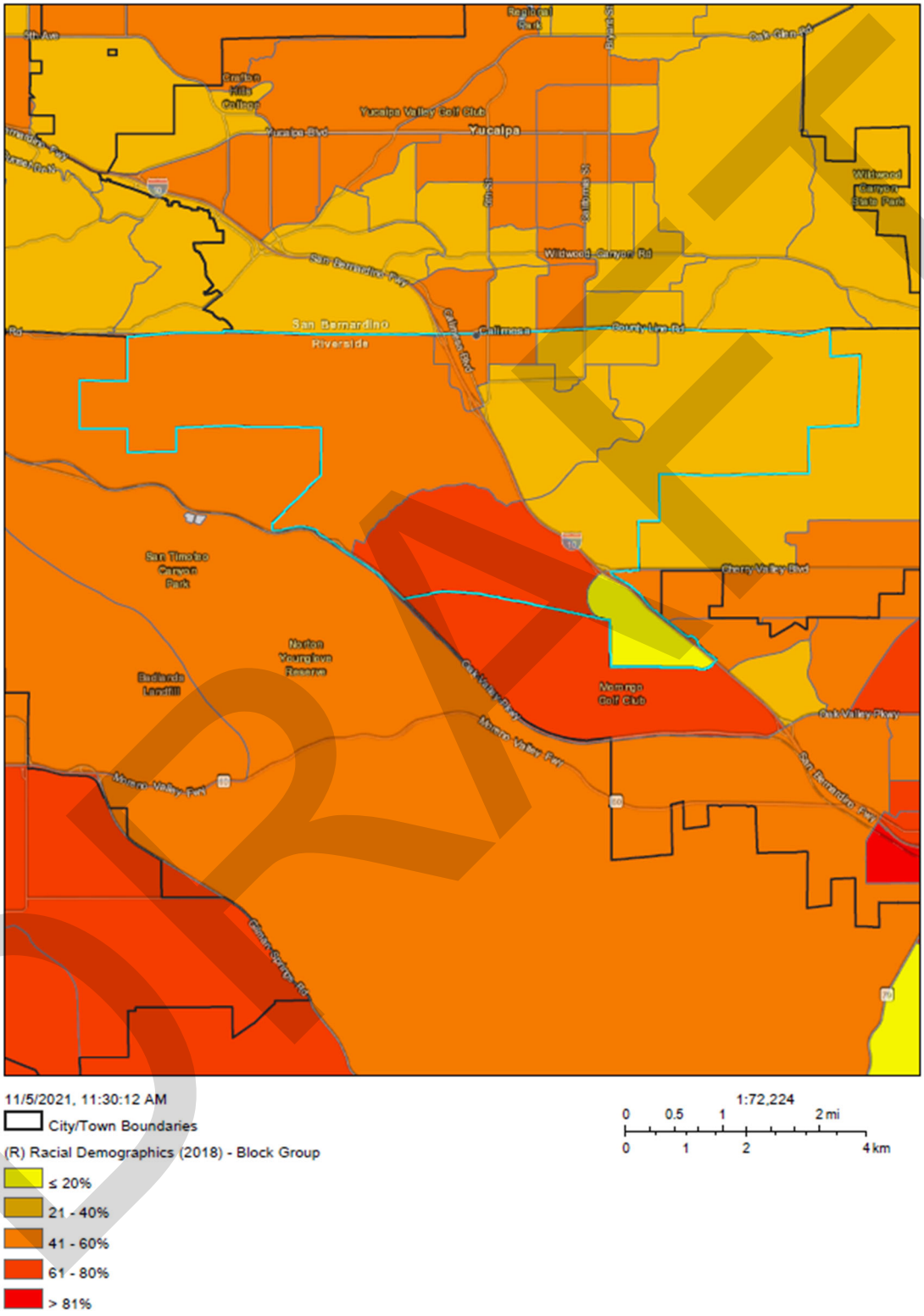
[7] Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).
[8] Hall, Matthew, Kyle Crowder, and Amy Spring. 2015. "Neighborhood Foreclosures, Racial/Ethnic Transitions, and Residential Segregation." American Sociological Review 80:526–549. ACS, 2019.

Figure 3-5 shows the neighborhood segregation by tract within the City. The western portion of the City has a three (3) group mix neighborhood concentration consisting of a Latinx, White, and Asian neighborhood type. The eastern portion of the City has a Latinx-White neighborhood concentration consisting of a Latinx-White neighborhood type.

Figure 3-6 Calimesa Diversity Index, 2018 uses data from the ESRI 2018 demographic estimates. The figure shows the diversity index by block group within the City. The western portion of the City has high (70% - 85%) diversity whereas the eastern portion of the City has less than moderate to moderate (40% - 70%) diversity all consistent with the diversity of surrounding jurisdictions. The very southern portion of the City has lower diversity.

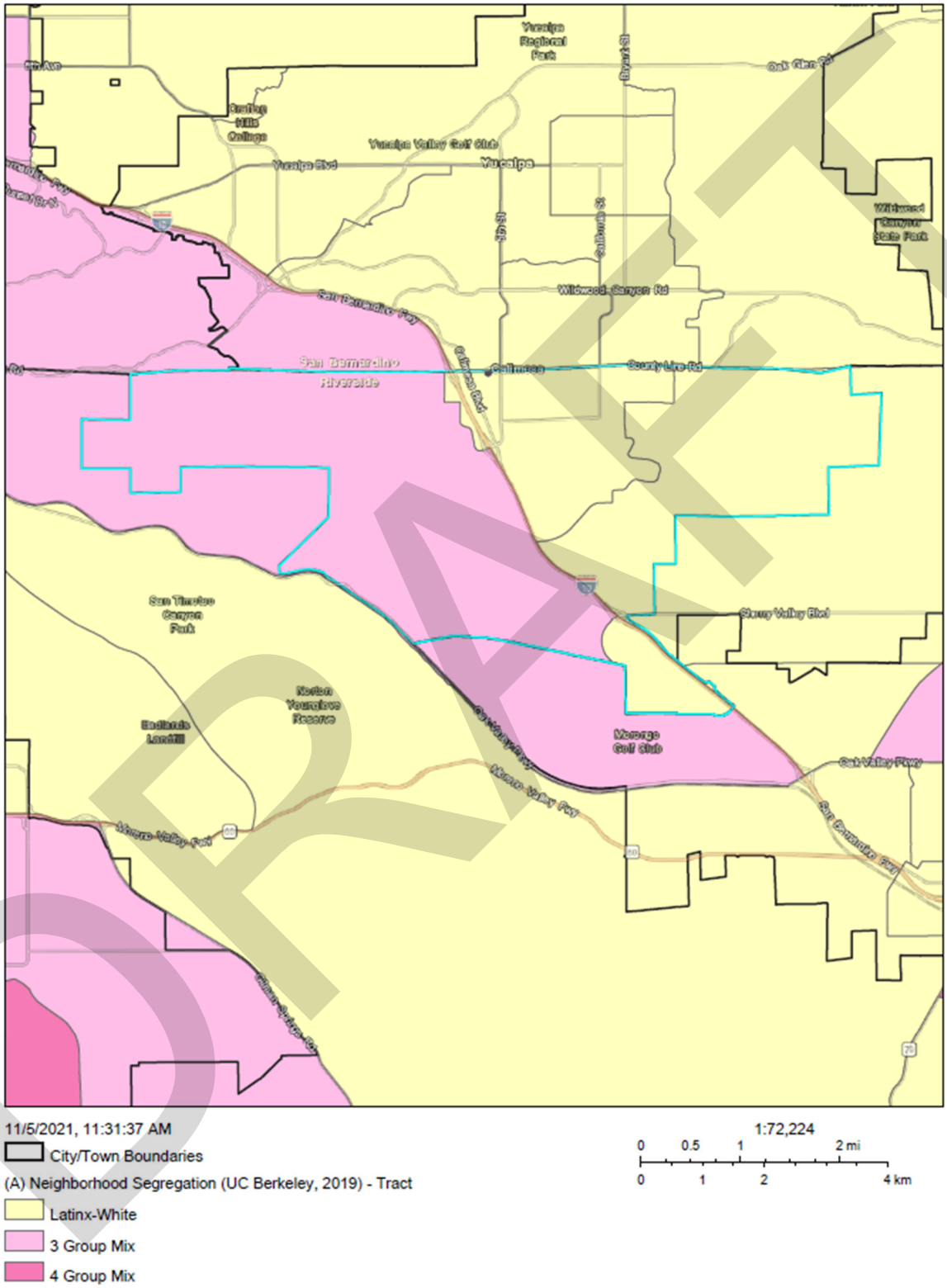
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Figure 3-4: Calimesa Racial Demographic, 2018



Source: California Department of Housing and Community Development – AFFH Data Viewer

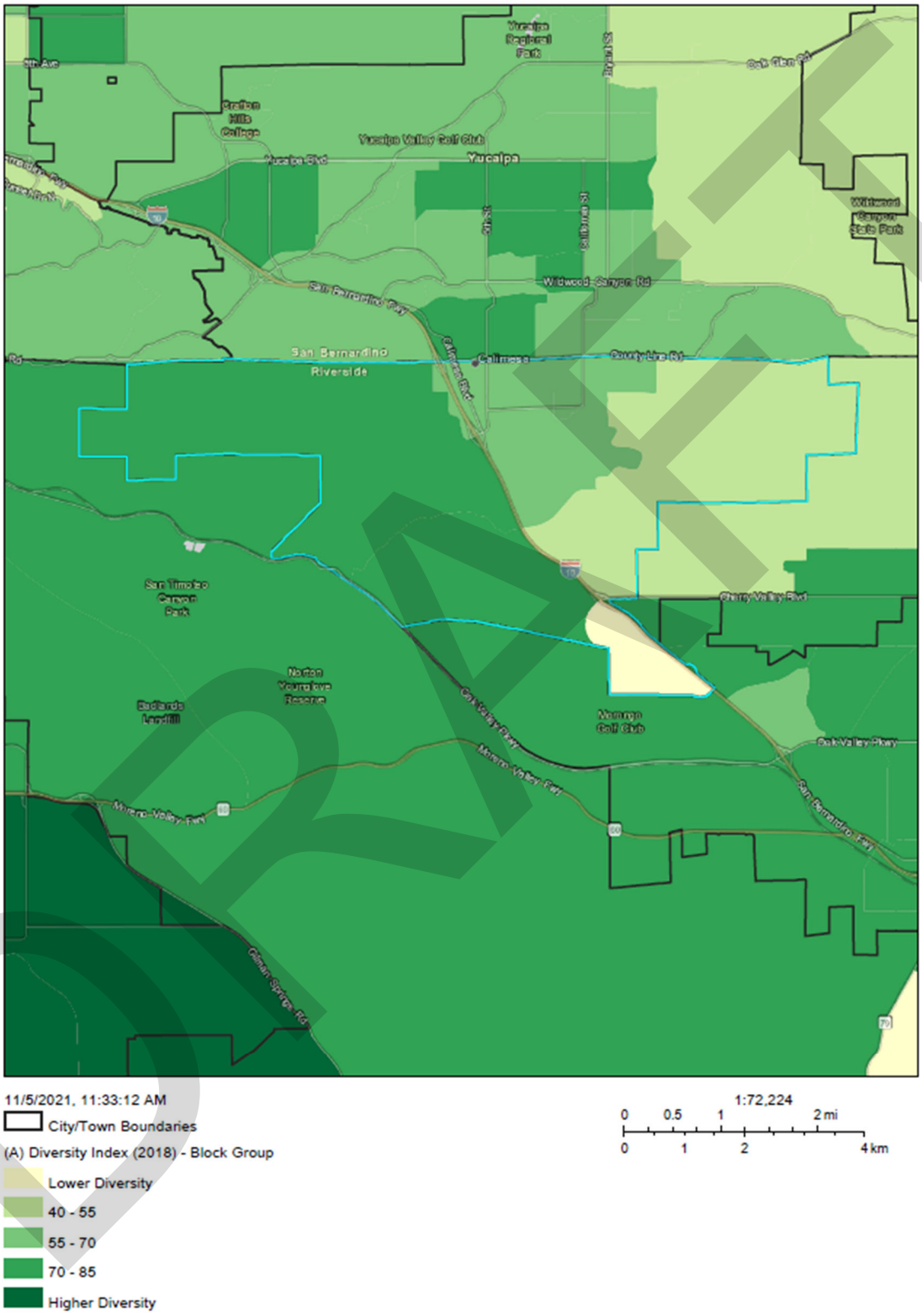
Figure 3-5: Calimesa Neighborhood Segregation, 2019



Source: California Department of Housing and Community Development – AFFH Data Viewer

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Figure 3-6: Calimesa Diversity Index, 2018



Source: California Department of Housing and Community Development – AFFH Data Viewer

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research had found that racial inequality is thus amplified by residential segregation.[9] However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

Figure 3-7 below displays the R/ECAP analysis in the Calimesa area. The HUD data available does not provide information specific to the City of Calimesa, a broader more regional approach was taken, as shown in the map. The figure shows there are no pockets of racially or ethnically concentrated areas of poverty in or near the City. While the City has no R/ECAP areas, there are still concentrated areas of poverty in the City therefore, the City is committed to increasing housing mobility opportunities for persons. **Section 4** of this Housing Element outlines housing opportunity, affordable housing, and fair housing strategies to increase opportunities to all households.

Table 3-14 below identifies the racial and ethnic composition of the City of Calimesa as compared to the County of Riverside and the State of California. The City of Calimesa, the County of Riverside and the State of California all has a majority White population. Additionally, Calimesa, the County and the State have a population over 30 percent Hispanic or Latino of any race. All three geographies have under one percent population of Native Indian and Alaska Native persons and under one percent Native Hawaiian or Pacific Islander. The City of Calimesa is comparatively less diverse than the County of Riverside, with an overall small percentage on non-white residents. Lack of diversity may be due to a number of factors, cost of housing, cost of living, access to economic opportunity or access to community and necessary resources. While there is no local data for the limited of diversity of the Calimesa population, the City is committed to creating outreach avenues to continue to include residents who may be English second language and/or nonwhite.

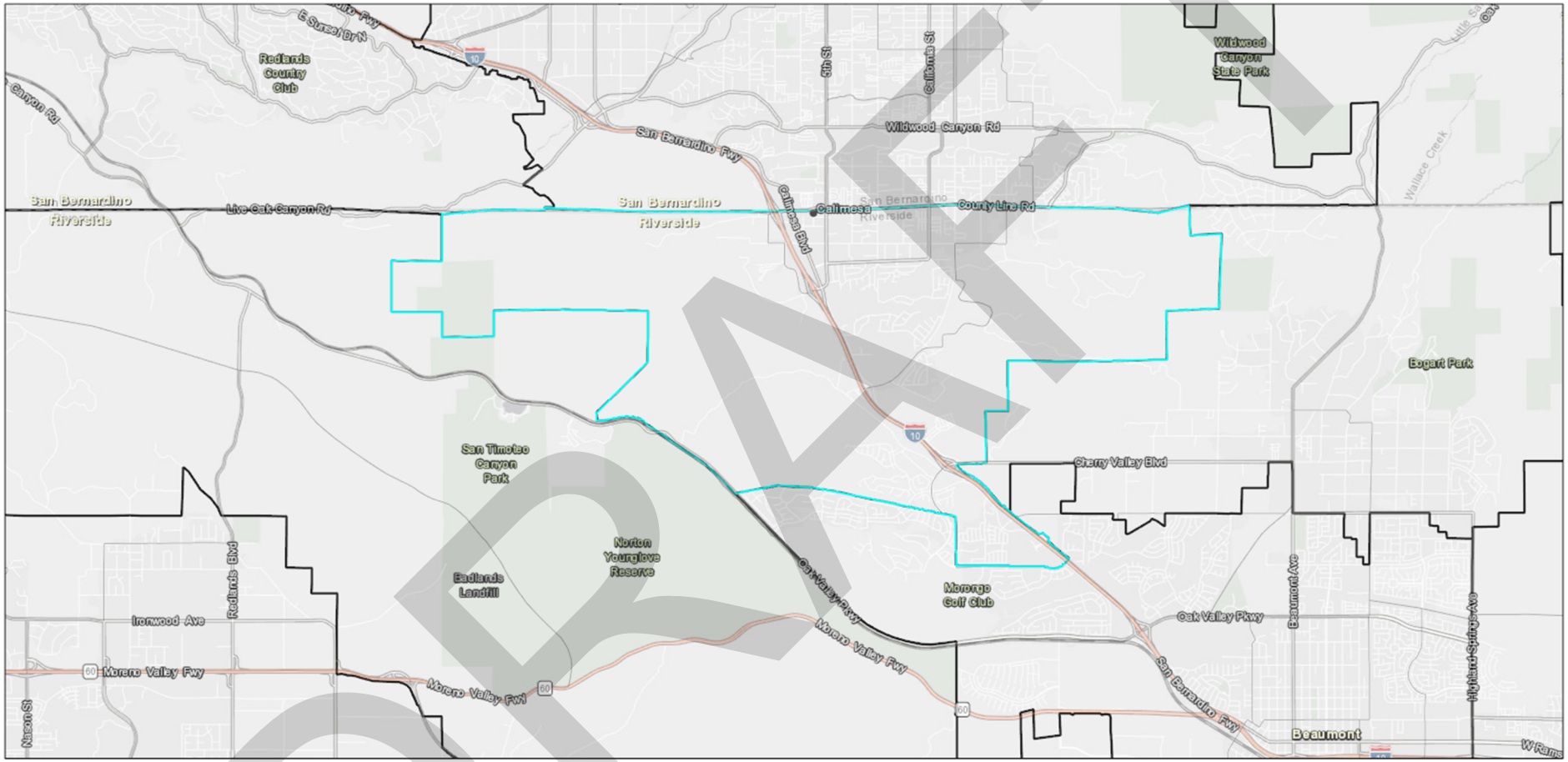
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[9] Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. The Milbank quarterly, 80(4), 677–iv. https://doi.org/10.1111/1468-0009.00028.

Table 3-14: Population by Race			
Race/Ethnicity	Calimesa	County of Riverside	California
	2019	2019	2019
White	80.0%	59.9%	59.7%
Black or African American	1.3%	6.5%	5.8%
American Indian and Alaska Native	1.0%	0.8%	0.8%
Asian	3.3%	6.5%	14.5%
Native Hawaiian and Other Pacific Islander	0.0%	0.3%	0.4%
Some other race	7.3%	21.5%	14.0%
Two or more races	7.1%	4.4%	4.9%
Hispanic or Latino origin (of any race)	30.5%	48.9%	39.0%
Source: American Community Survey, 5-year estimates, 2019.			

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Figure 3-7: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs), County of Riverside and Calimesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

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Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, Whites are the most severely segregated.[10] Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of RCAA is from the 2012-2016 American Community Survey and are measured at the census track level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least $125,000. The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than RECAPs.
- The average RCAA is about 57 percent affluent, whereas the average RECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas RECAPs on average had a poverty rate 3.2 times that of a typical tract.

Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.[11]

To identify these areas in Calimesa, this analysis examines census tracts with a population that is at least 50% white and a median income over $100,000.

Additionally, **Table 3-15** below shows local (Calimesa) and regional (Riverside County) context for the median household incomes of white residents.

Table 3-15: Median Household Income by Race

Race	Calimesa		County of Riverside	
	Median Income	Population	Median Income	Population
White	$ 55,341[1]	84.8%	$70,456[1]	66.7%
All Households	$ 56,903	--	$ 67,005	--

Notes: 1. Median household income in the past 12 months (in 2019 inflation-adjusted dollars).
Source: American Community Survey, 5-Year Estimates, 2019.

[10] Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.
[11] Ibid.

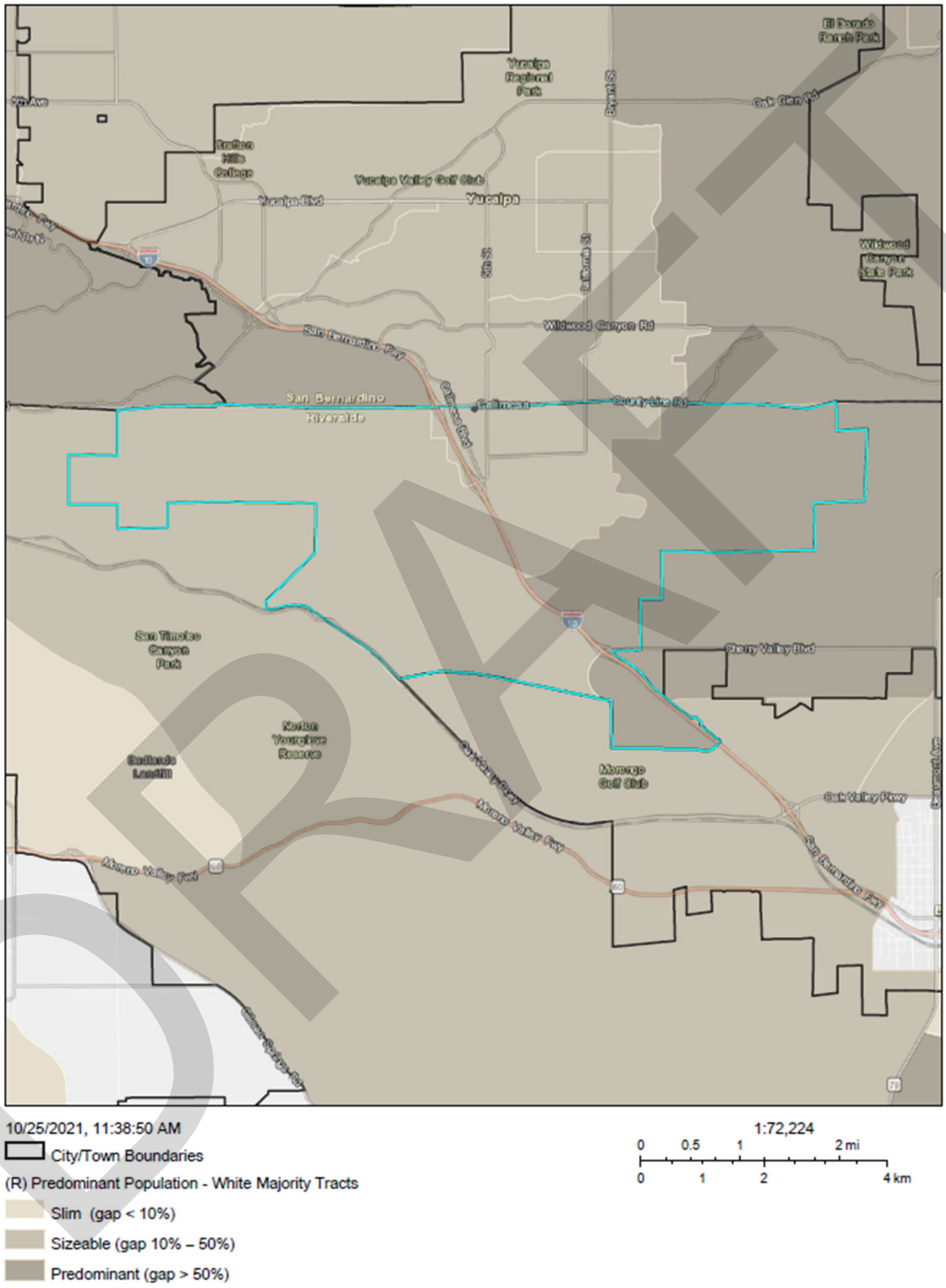
All of the City of Calimesa has a moderate to high concentration of people who identify as White. The southern region also reports a larger percentage of households who earn a median annual income of at least $125,000. It is important to note that the area reporting households who earn a median annual income of at least $125,000 is almost entirely uninhabited. The overlap of high racial concentrations (those who identify as White) and high incomes result in an RCAA. It can be determined that there are no census tracts in Calimesa that would meet the criteria to be categorized as an RCAA. A historical analysis of Calimesa shows that there have not been RCAAs in the City in its recorded history.

There are RCAA's in Riverside County, but they are located in very few census tracts, most of which are either vacant or have low populations. There are no RCAAs in neighboring jurisdictions.

Portions of these areas in the southwestern region of the City are also not served by water or sewer. **Figures 3-8 and 3-9** below display the White majority tracts and median incomes throughout Calimesa.

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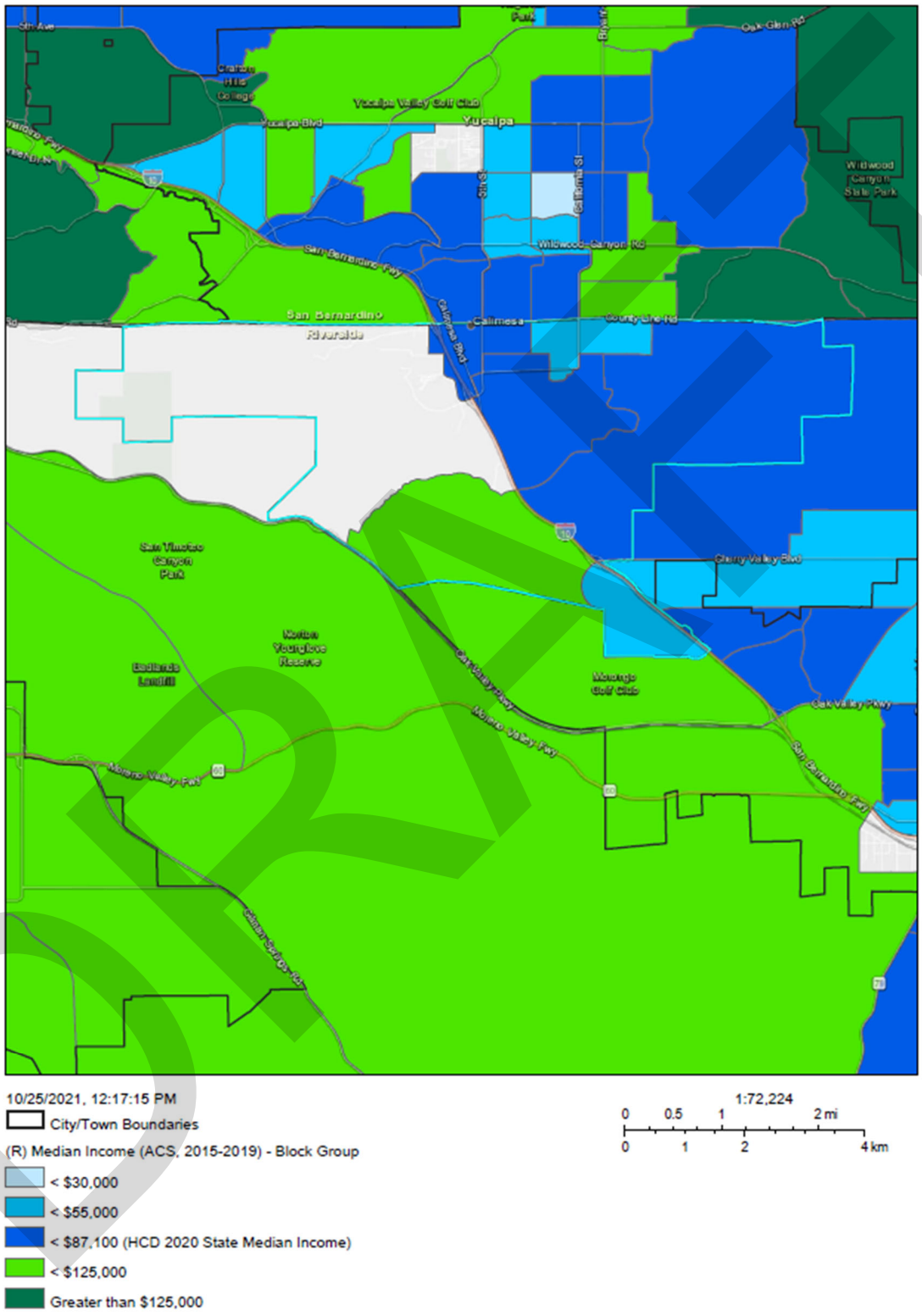
Figure 3-8: Racially Concentrated Areas of Affluence (RCAA) – White Majority Tracts



Source: California Department of Housing and Community Development – AFFH Data Viewer

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Figure 3-9: Racially Concentrated Areas of Affluence (RCAA) – Median Income



Source: California Department of Housing and Community Development – AFFH Data Viewer

Disparities in Access to Opportunity

Regional Opportunity Index (ROI)

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity."

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people's relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity**: Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity**: Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

Figure 3-10a (Regional Opportunity Index, people) identifies the achievement levels that persons living within the City have and **Figure 3-10b (Regional Opportunity Index, place)** displays the opportunity that different census tracts can provide. As shown in **Figures 3-10a** below, the majority of the City of Calimesa is classified as a moderate to high opportunity zone with pockets of slightly higher opportunity in the north and southeast portion of the City. This indicates a moderate level of relative opportunities that people are able to achieve as well as a moderate level of relative opportunities that Calimesa provides. **Figure 3-10b** below shows that the majority of Calimesa has low opportunity with a pocket in the south with the lowest

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opportunity and another pocket of low opportunity. This indicates a low level of relative opportunities that people are able to achieve as well as a low level of relative opportunities that Calimesa provides.

Table 3-16 below identifies the City's overall opportunity indicators compared to the County and State. The data shows the following key findings:

- The City has higher rates of college educated adults than the County and equal to the State and lower levels of UC and CSU eligibility.
- Calimesa residents experience higher basic income levels, and the City has less than half the job availability rate of the State. Overall City job quality is less than both the County and State's rate and growth in Calimesa is 2% as opposed to the County's 5% and State's 3%. Bank accessibility for residents is lower rates than the County and State.
- Calimesa has a significantly higher rate of homeownership than the County and State (88 percent, 65%, and 55 percent respectively) as well as higher rates of cost burden.
- There are higher rates of adequate housing in the City compared to the County and State.
- Mobility and transportation access is higher in Calimesa than the County and State; Calimesa residents have higher commute times than the County and State's median.
- Overall health and environmental opportunities similar to the County and State. However, Calimesa has lower health care availability as well as higher rates supermarket availability.
- Calimesa has higher rates of US citizenship and English speakers, and a higher percentage of voters compared to the County and State.

Table 3-16: Opportunity Indicators, Calimesa and California

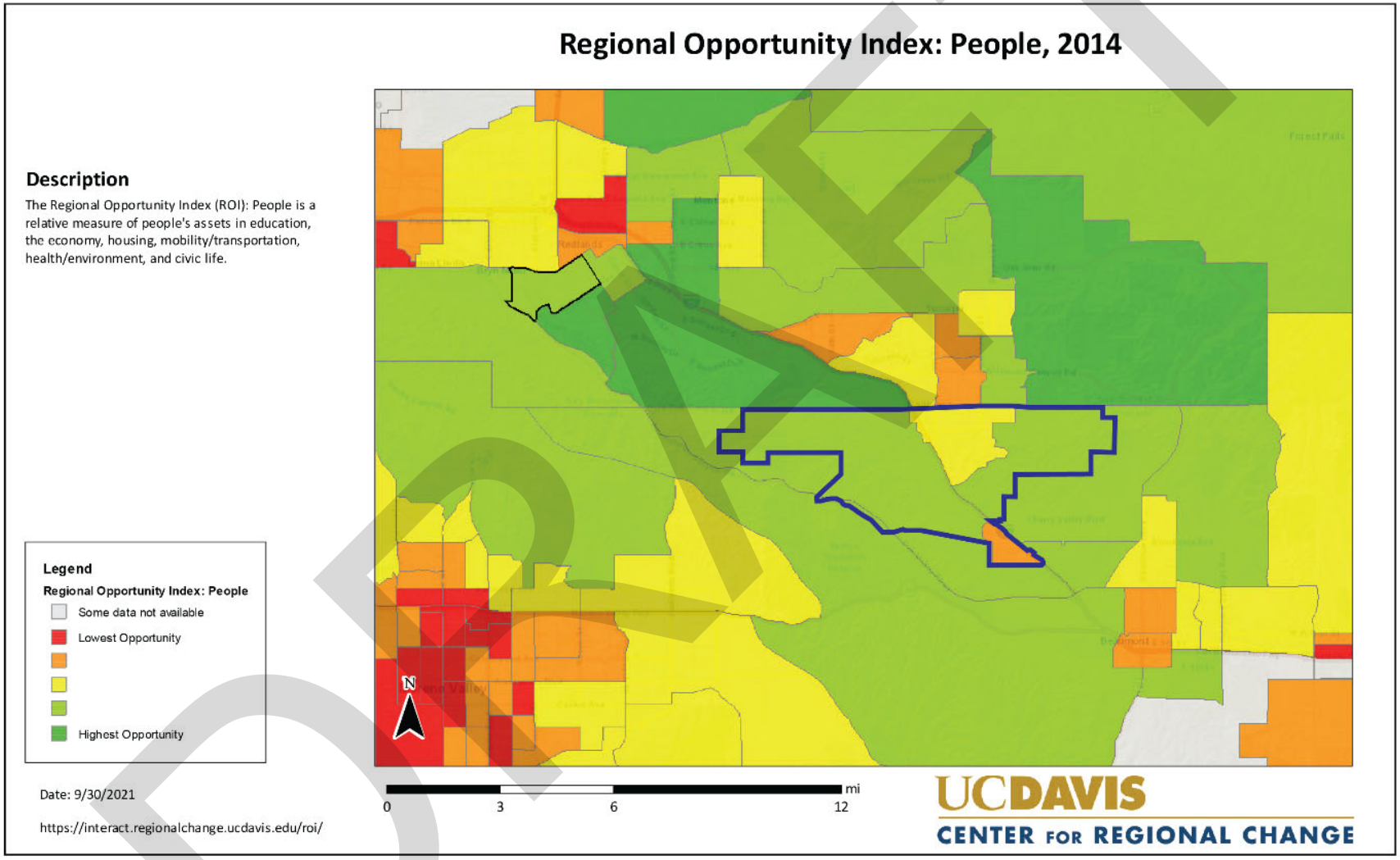
	ROI Indicator	Calimesa	Riverside County	California
Education	**People**			
	College Educated Adults	**38%**	28%	38%
	Math Proficiency	**71%**	69%	70%
	English Proficiency	**68%**	63%	65%
	Elementary Truancy	**30%**	31%	24%
	Place			
	High School Graduation Rate	**88%**	85%	83%
	UC/CSU Eligibility	**28%**	33%	41%
	Teacher Experience	**42%**	59%	36%
	High School Discipline Rate	**7%**	7%	6%
Economic	**People**			
	Employment Rate	**92%**	86%	89%
	Minimum Basic Income	**75%**	60%	64%
	Place			
	Job Availability	**223.0**	531.3	701.8
	Job Quality	**28%**	33%	40%
	Job Growth	**2%**	5%	3%
	Bank Accessibility	**0.1**	0.2	0.2
Housing	**People**			
	Home Ownership	**88%**	65%	55%
	Housing Cost Burden	**60%**	51%	52%
	Place			
	Housing Adequacy	**98%**	92%	91%
	Housing Affordability	**0.3**	0.3	0.2
Mobil	**People**			
	Vehicle Availability	**94%**	91%	86%
	Commute Time	**48%**	56%	60%

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Table 3-16: Opportunity Indicators, Calimesa and California				
ROI Indicator		Calimesa	Riverside County	California
	Internet Access	**4.4**	4.6	4.0
Health/Environmenta	**Place**			
	Infant Health	**96%**	95%	95%
	Birth to Teens	**4%**	9%	7%
	Years of Life Lost	**29.4**	32.9	29.8
	Place			
	Air Quality	**8.3**	9.1	10.0
	Prenatal Care	**85%**	84%	83%
	Access to Supermarket	**75%**	39%	53%
	Health Care Availability	**0.5**	1.3	1.8
Civic Life	**People**			
	Voting Rates	**27%**	26%	31%
	English Speakers	**97%**	90%	88%
	Place			
	US Citizenship	**93%**	84%	83%
	Neighborhood Stability	**85%**	84%	85%
Source: UC Davis Center for Regional Change and Rabobank, 2014.				

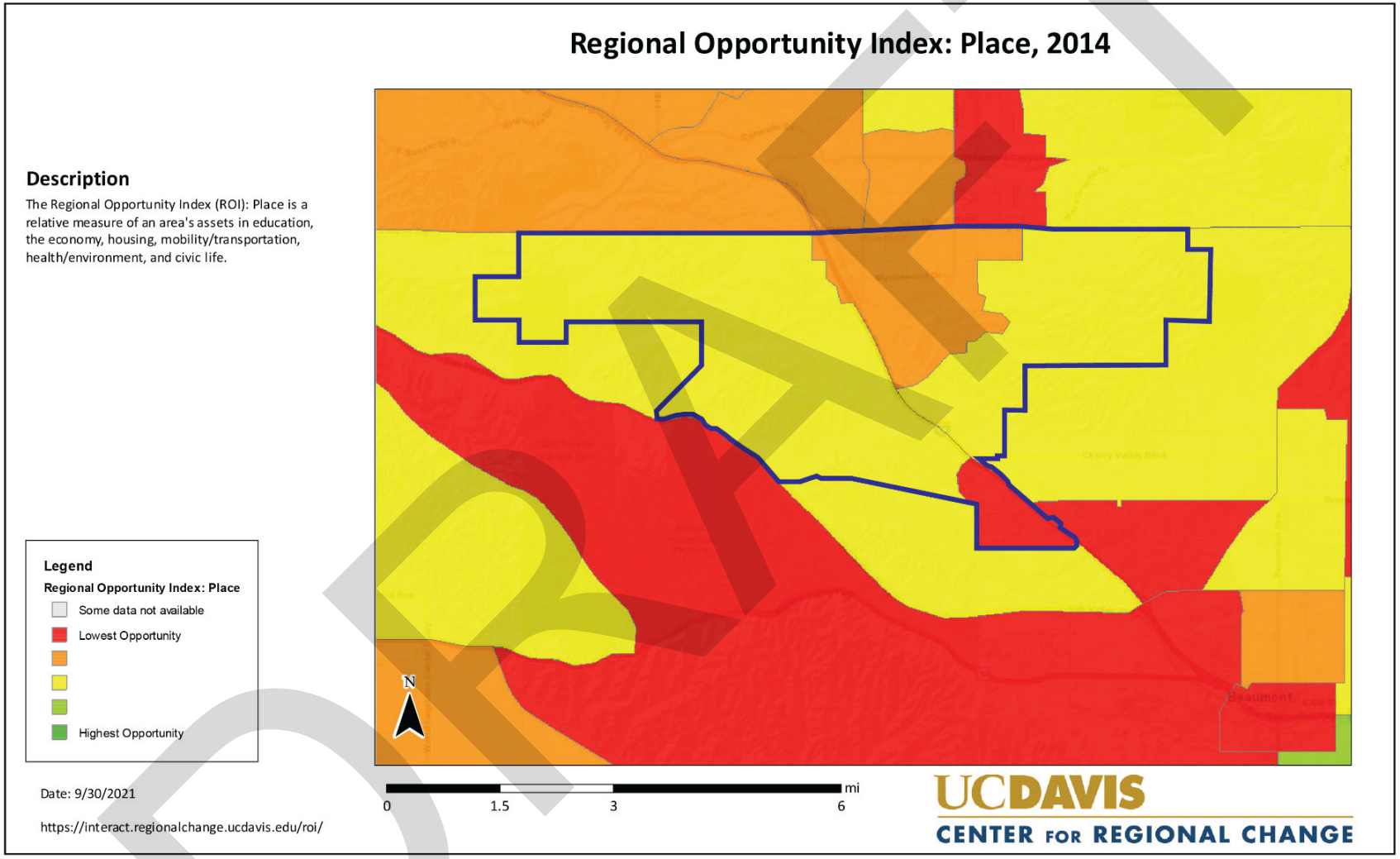
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Figure 3-10a: Regional Opportunity Index, People (2014)



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Figure 3-10b: Regional Opportunity Index, Place (2014)



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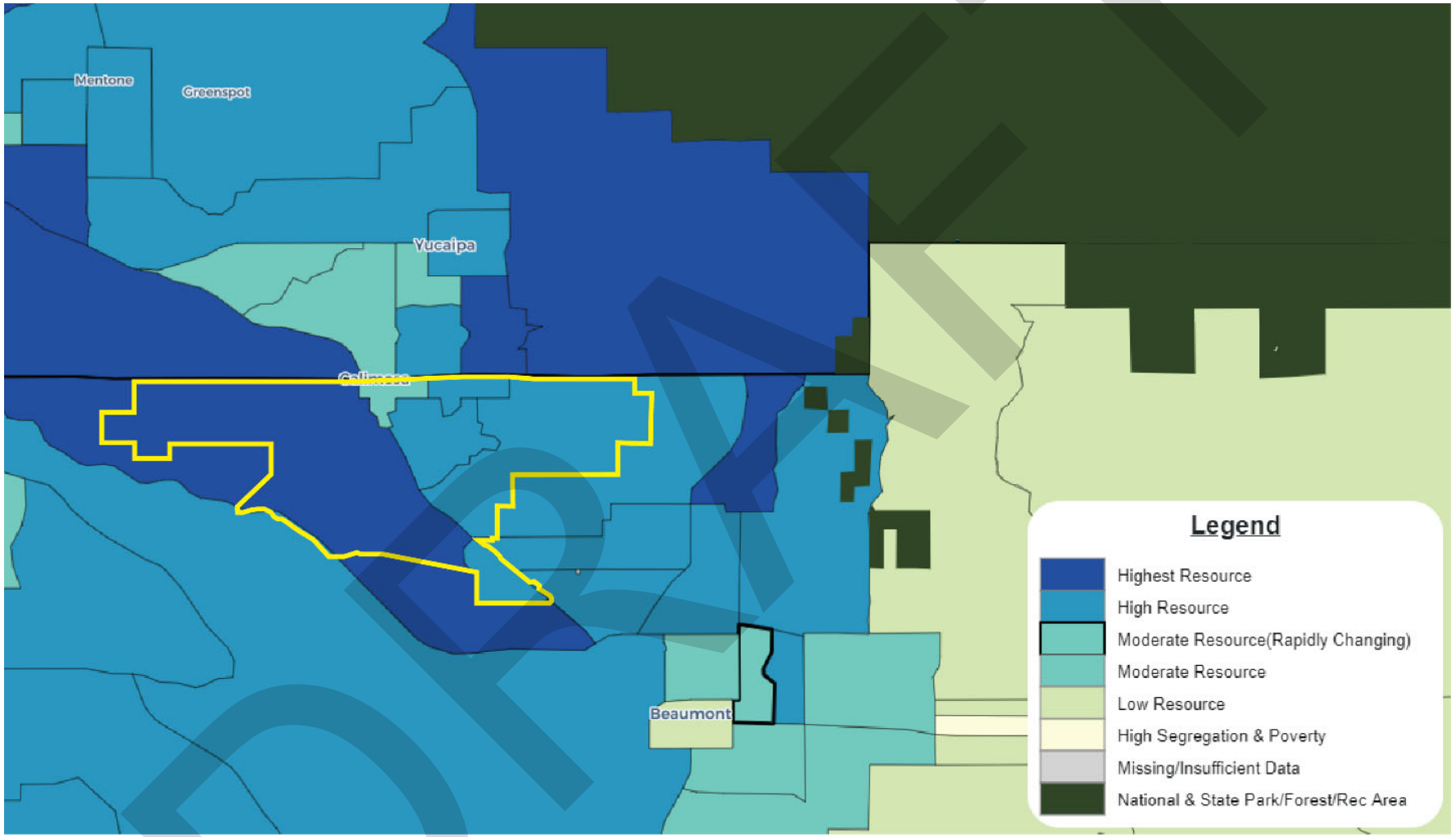
California Tax Credit Allocation Committee/HCD Distribution of Private and Public Resources

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help state decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-11** below, all of Calimesa and the surrounding regions are classified as high and highest resource. The City of Calimesa is committed to exploring programs and avenues to increase housing access and opportunity to both existing residents, future residents, and households in nearby area.

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Figure 3-11: TCAC/HCD Opportunity Area Maps, Calimesa (2020)



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

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Opportunity Indicators

Opportunity indicators also help inform communities about disparities in access to opportunity. The Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. **Table 3-17** provides the index scores (ranging from zero to 100) 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 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 three-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 three-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.

Table 3-17 below displays the opportunity indices by race and ethnicity for persons living in Riverside County; opportunity indicators data is not available for the City of Calimesa. **Table 3-17** shows poverty among the County's Hispanic and Native American, Non-Hispanic, populations. Almost all racial and ethnic groups in the County are reported having low scores for school proficiency, labor market, transit, low transportation costs, and job proximity. The Asian or Pacific Islander, Non-Hispanic, population is the only one to score above 50 in the school proficiency index category. The County's whole population are subject to fairly low levels of environmental health.

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Table 3-17: Opportunity Indices by Race/Ethnicity, Riverside County							
(Riverside County, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	55.42	50.59	32.21	42.95	36.27	35.59	51.35
Black, Non-Hispanic	53.05	48.56	28.83	43.34	35.68	36.13	45.38
Hispanic	38.72	37.59	23.26	46.71	39.19	31.93	50.77
Asian or Pacific Islander, Non-Hispanic	66.75	61.81	42.07	48.13	31.22	37.62	39.79
Native American, Non-Hispanic	41.33	36.49	22.15	40.93	37.76	32.05	59.71
Population below federal poverty line							
White, Non-Hispanic	43.49	39.50	24.61	43.08	39.64	32.15	55.33
Black, Non-Hispanic	32.37	33.01	20.20	41.20	39.83	26.04	54.93
Hispanic	24.54	28.02	15.14	49.53	42.62	29.52	53.26
Asian or Pacific Islander, Non-Hispanic	54.59	51.62	32.00	44.78	35.62	41.21	45.47
Native American, Non-Hispanic	34.71	30.52	17.33	39.34	41.01	40.69	56.10
Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

School Proficiency

TCAC and HCD charged the Task Force with creating an opportunity map to identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children.[12] The TCAC reviews elementary school test scores, graduation rates for high schools and demographic attributes related to race, ethnicity, and poverty for school enrollment to create the school proficiency indicator.[13] **Figure 3-12** shows that all of Calimesa is considered high proficiency. There is a slight overlap between lower education outcomes and areas with a higher concentration of Hispanic or Latino, Non-White, and, Low- and

[12] California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020. Accessed online October 2021.
[13] IBID.

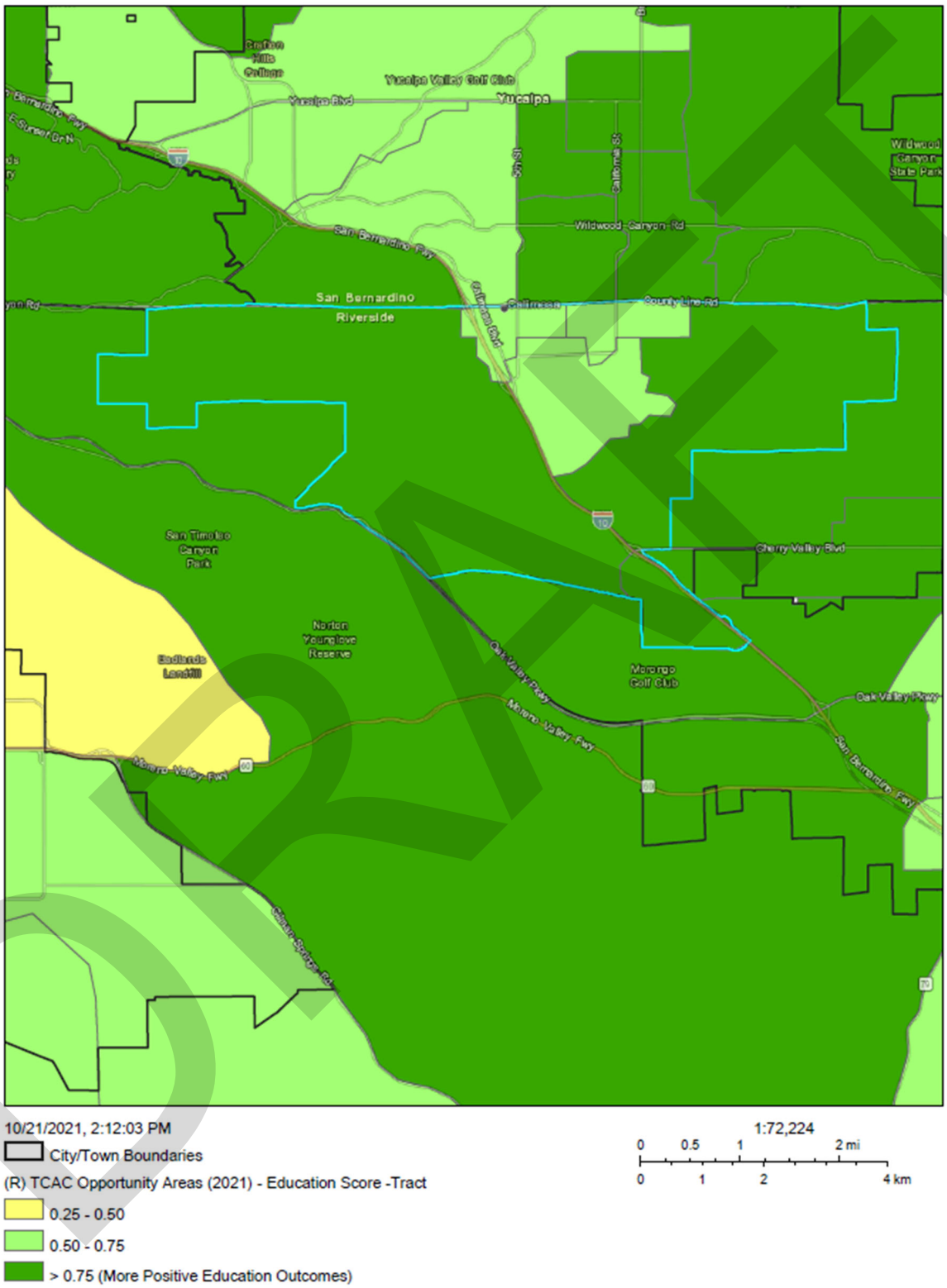
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Moderate-Income populations. There is no correlation between proficient schools or educational outcomes and areas with higher rates of persons with a disability, but it is still important to prevent such concentration moving forward.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services, such as proficient schools, and transit. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low educational outcomes.

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Figure 3-12: Education Score – TCAC Opportunity Areas, Calimesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Job Proximity and Economic Score

In additional to school proficiency, the TCAC opportunity maps identify economic indicators such as job proximity and economic opportunity. The economic domain of the TCAC studies the following indicators to identify economic opportunities in a city:

- Poverty Indicator: The Task Force chose to use 200 percent of the poverty line to reflect the higher cost of living in California. Because each indicator in this domain is designed to measure opportunity in a positive sense, this indicator is measured as the percent of a tract's or rural block group's residents who live above 200 percent of the federal poverty line.[14]
- Adult Education Indicator: This indicator was measured by calculating the percent of adults 25 years and older who have earned at least a bachelor's degree in each tract and rural block group.
- Employment Indicator: The employment rate was calculated as the percent of individuals in each tract and rural block group age 20-64 who are employed in either the civilian labor force or the armed forces. The Task Force opted to use the employment rate because the unemployment rate does not account for individuals who have dropped out of the labor force due to disillusionment with their job prospects.
- Proximity to Jobs Indicator: This indicator was calculated in two stages. The first stage uses Longitudinal Employer Household Dynamics Origin-Destination Employment Statistics (LEHD-LODES) data from 2017 to calculate the population-weighted median distance traveled by workers earning $1,250 a month or less (or the equivalent of $15,000 a year).[15] The second stage calculates the number of "proximate" jobs by aggregating the number of jobs filled by individuals without bachelor's degrees that fall within the typical commute distance.

Figure 3-13 displays the TCAC economic indicators score. The map shows that the City of Calimesa has a majority positive economic score Citywide with only two census tracts receiving a lower score. Additionally, **Figure 3-14** displays the TCAC data for job proximity. The map shows that the eastern portion of the City has moderate job proximity, and the western portion of the City has low job proximity.

There is a slight overlap between lower economic scores and job proximity and areas with a higher concentration of Hispanic or Latino, Non-White, and, Low- and Moderate-Income populations. There is also a correlation between job proximity and areas with higher rates of persons with a disability, so it is important to prevent such concentration by allocating units in areas with higher access to economic opportunities. Special needs populations and populations with protected characteristics may be negatively affected by their proximity to jobs. Lower proximity to jobs may create inaccessibility and make it more difficult for these populations to obtain jobs where transportation is not available. In general, the City experiencing poor employment opportunities and job proximity, The areas in **Figure 3-14** with the poorest job proximity are areas in the hills which are either vacant land or exclusively residential. It is common to see vacant or exclusively residential areas with low job proximity due to little to no employment opportunities.

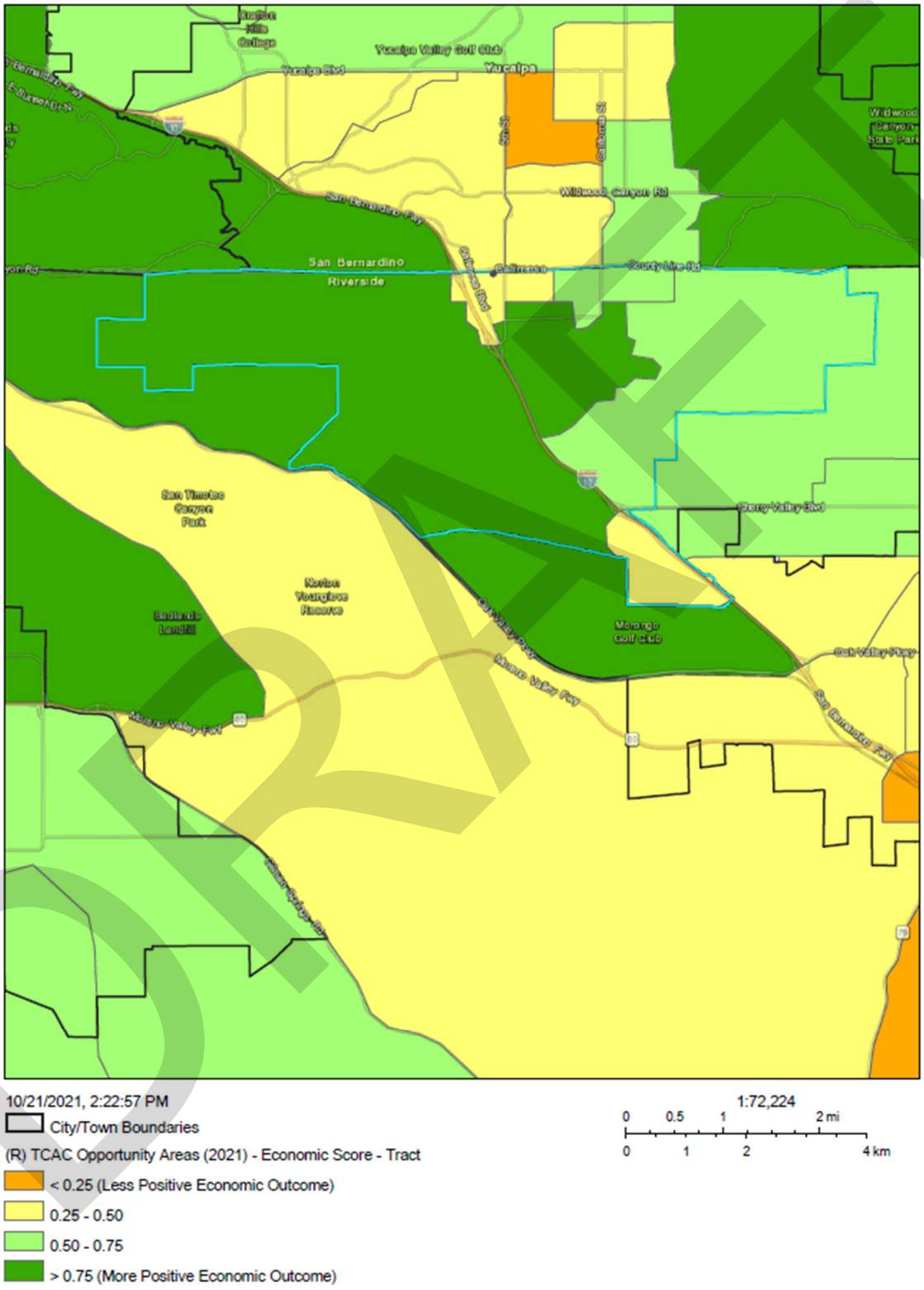
The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services, and transit. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low economic scores and job proximity.

[14] California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020. Accessed online September 2021.

[15] Note: The Task Force chose this benchmark in recognition that low-wage workers tend to commute shorter distances than higher-wage employees due to constraints on mode and cost of travel.

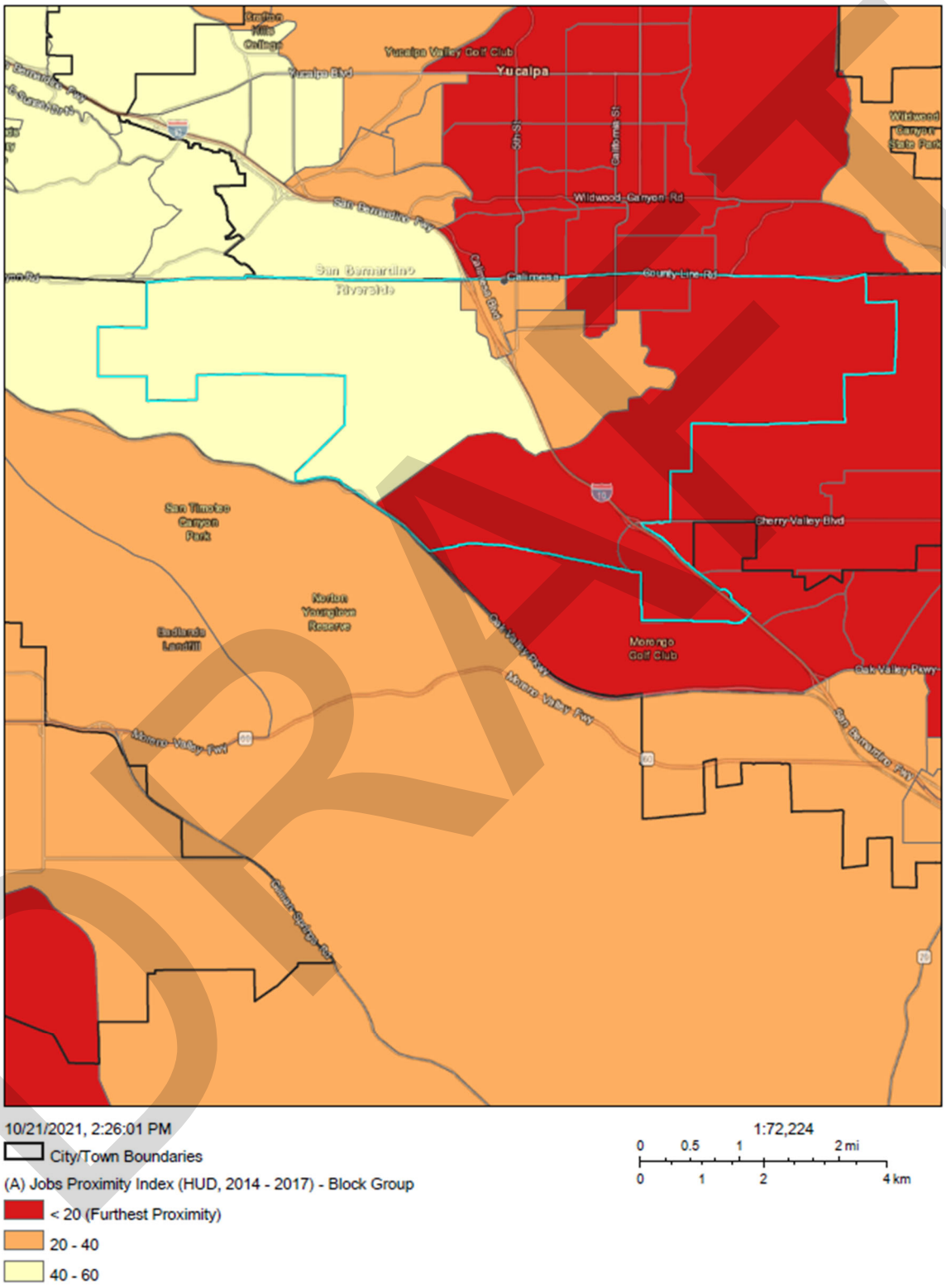
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Figure 3-13: Economic Score – TCAC Opportunity Areas, Calimesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-14: Job Proximity Index, Calimesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Access to Transit

Access to transportation, specifically public transit provides households with affordable and environmentally friendly commuting options. It can also increase accessibility to essential retail such as grocers and markets as well as recreational activities and safe transit options for young adults and children.

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Calimesa scored a 2.3 AllTransit performance score, illustrating very low combination of trips per week and number of jobs accessible enabling negligible number of people to take transit to work. Additionally, AllTransit identified the following transit related statistics for Calimesa:

- 63.8 percent of all jobs in Calimesa are located within ½ mile of transit
- There are 5,111 customer households within a 30-minute transit commute of local businesses
- 0.21 percent of workers in Calimesa walk to work
    - percent of workers in Calimesa bike to work

On average, households in Calimesa have the following:

- 230 transit trips per week within ½ Mile
- 2 transit routes available within ½ mile of an average block group.
- 4,839 jobs accessible in a 30-minute transit trip
- 0.34 percent of all commuters use transit

By comparison, the City of Banning scored 2.6, the City of Beaumont scored 2.5, the City of Hemet scored 3.9 and the City of Moreno Valley scored 4.4. Access to transportation increases both economic and environmental/health opportunities. **Table 3-18** and **Figure 3-15** show transit performance scores in the City of Calimesa.

Table 3-18: Opportunity Indicator – Transit

Jurisdiction	All Transit Performance Score	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
Calimesa	2.3	230	4,839	.34%	2
County of Riverside	3.3	589	27,262	1.42%	3

Source: AllTransit, Online transit metric viewer. Accessed September 2021.

Most of the City has poor transit accessibility, but the areas with higher concentrations of all protected characteristics exhibit the highest transportation scores in the City. Residents with protected characteristics ma exhibit a disproportionate need for reliable public transportation. Although public transit is not as accessible, it is generally affordable and makes up a small proportion of a households' expenses as seen in **Table 3-17**.

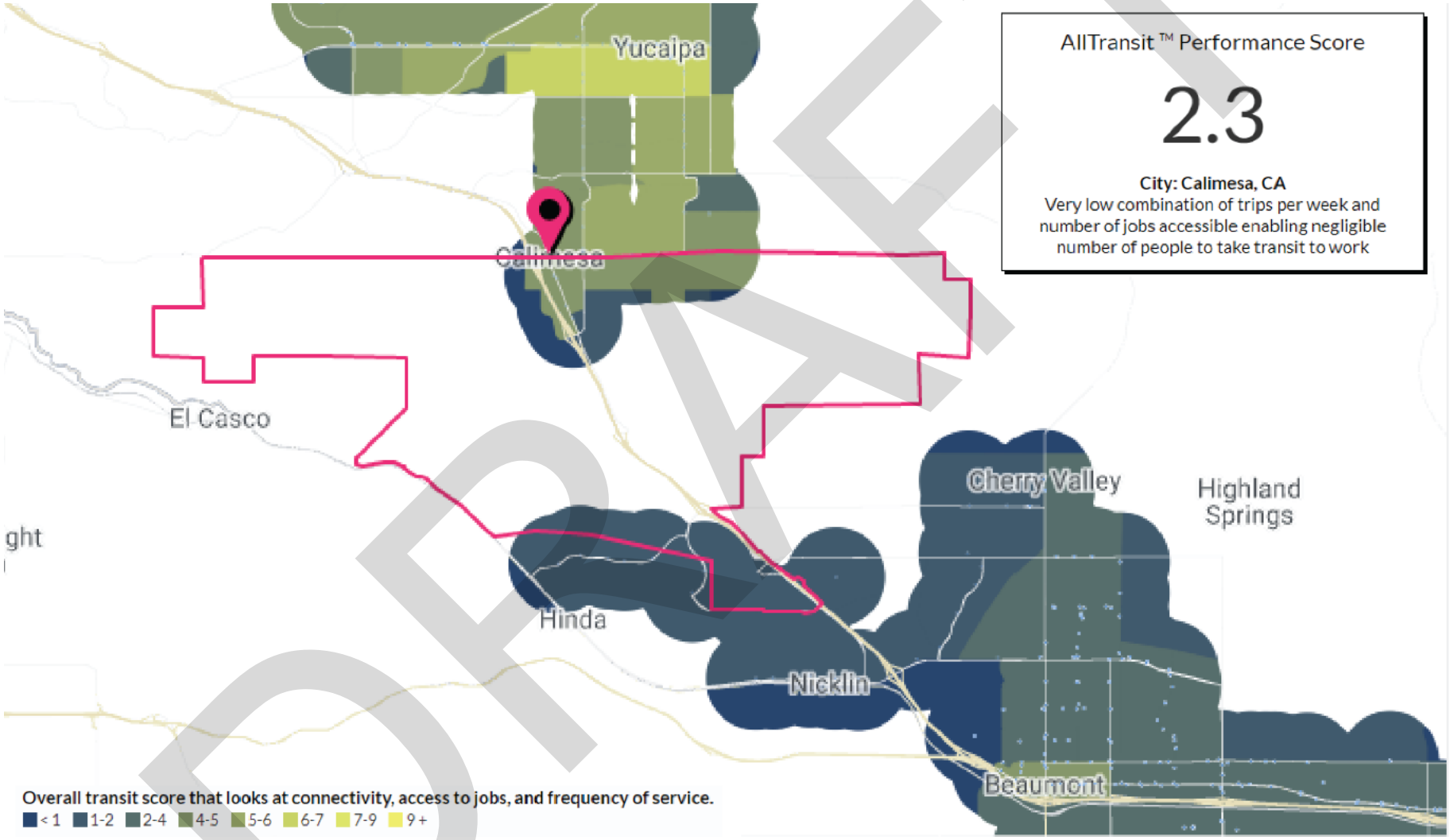
It is important to increase access to transportation in the rest of the City in order to improve access for all protected classes. There is a correlation between low transit scores areas and higher rates of persons with a disability, so it is important to prevent such concentration by allocating units in areas with higher access to transportation and economic opportunities.

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The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services, and transit. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low transportation access.

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Figure 3-15: AllTransit Score, Calimesa



Source: AllTransit, Online transit metric viewer. Accessed September 2021.

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Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include poverty, educational attainment, linguistic isolation and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants.

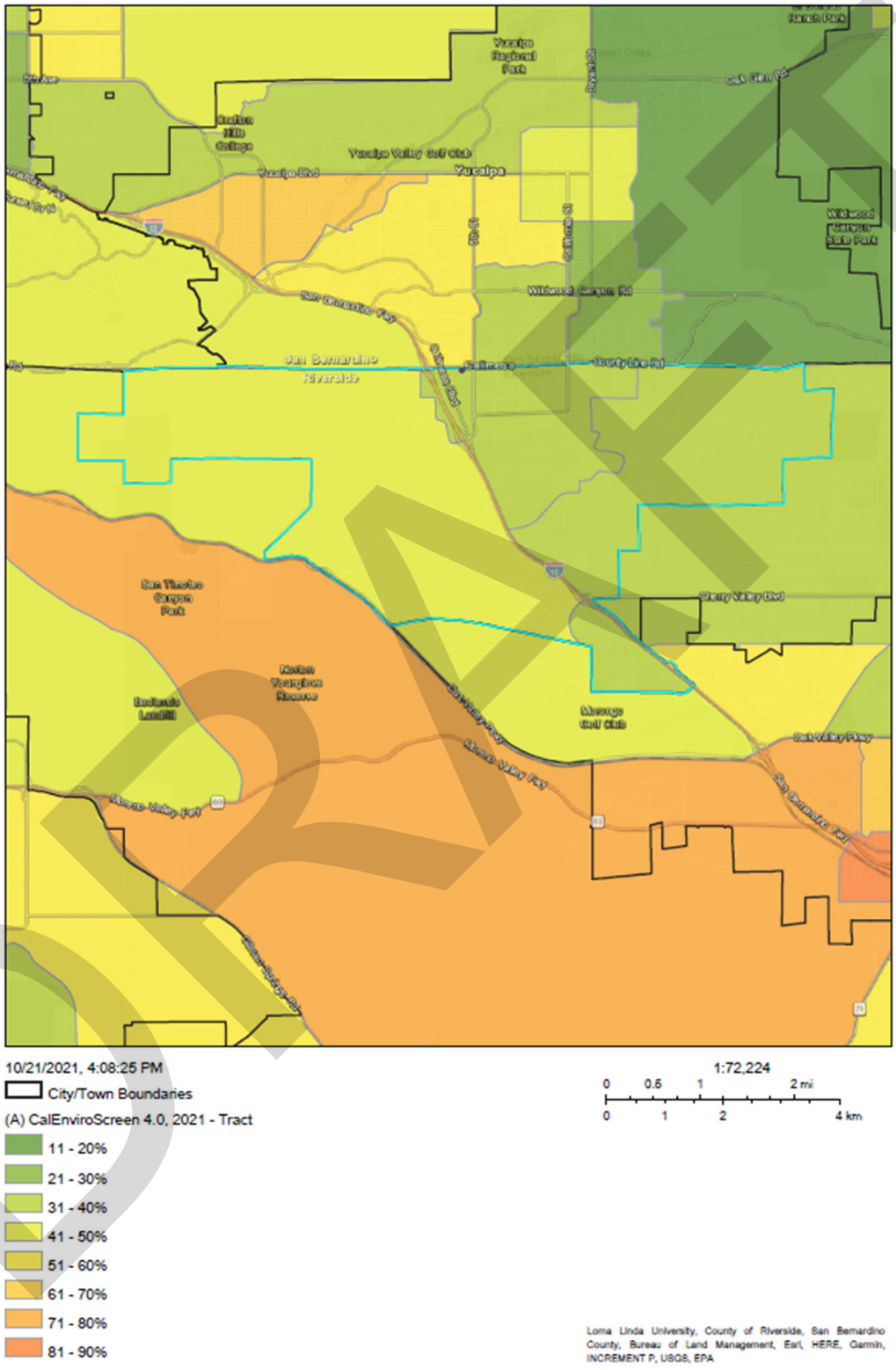
The CalEnviro Model Is made up of a suite of 20 statewide indicators of pollution burden and population characteristics associated with increased vulnerability to pollution's health effects. The model uses the follow analysis and calculation to identify areas of health risk:

- Uses a weighted scoring system to derive average pollution burden and population characteristics scores for each census tract.
- Calculates a final CalEnviro Screen score for a given census tract relative to the other tracts in the state by multiplying the pollution burden and population characteristics components together.
- The score measures the relative pollution burdens and vulnerabilities in one census tract compared to others and is not a measure of health risk.

Figure 3-16 below displays mapped results for the CalEnviro Screen in Calimesa. The map shows that the City has moderate to low pollution scores, which is consistent with nearby jurisdictions of Yucaipa and Cherry Valley. Overall, low scoring signifies low pollution burdens in the City, therefore, the City of Calimesa shows low exposure to harmful pollutants.

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Figure 3-16: CalEnviro Screen 4.0, Calimesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

3. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Calimesa evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Existing Needs

As described on Section 3.E.1 of this Housing Element, the Riverside County Housing Authority administers Section 8 Housing vouchers within the City of Calimesa. As of February 2021 the Housing Authority of the County of Riverside had a 111,000-applicant waitlist to receive Section 8 Housing Choice vouchers, with approximately 500 to 600 people from that list admitted into the program per year.[16]

Housing Needs in Calimesa

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households' characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. **Tables 3-19 through 3-26** displayed data for demographic characteristics of Calimesa, as compared to the County of Riverside and the State of California. Additional detailed analysis of the Calimesa community demographics is outlined in **Chapter 2: Community Profile** of this Housing Element.

Table 3-19 displays the data for persons with disabilities in the City, County, and State. Overall, about 10 percent of the California population reported having at least one disability. Similarly, in the County, nearly 11 percent of persons reported at least one disability. The City reported a higher percentage than the State and the County at 17 percent. Of the 17 percent Calimesa residents who reported a disability, the majority were ambulatory difficulties, which could be tied to the City's senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increase housing security for the population with disabilities.

Table 3-19: Population by Disability Type, Compared by Geography, 2019

Disability	City of Calimesa	County of Riverside	California
Total with a Disability	17.0%	11.6%	10.6%
Hearing Difficulty	4.0%	3.3%	2.9%
Vision Difficulty	2.9%	2.3%	2.0%
Cognitive Difficulty	4.7%	4.5%	4.3%
Ambulatory Difficulty	10.9%	6.5%	5.8%
Self-care Difficulty	3.2%	2.8%	2.6%
Independent Living	9.4%	5.9%	5.5%

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 3-17 below identifies the percentage of persons with disabilities living in Calimesa, according to 2019 ACS data. As the figure illustrates, the City of Calimesa has a moderate disabled population (10-20 percent), with census tracts towards the easternmost part of the City containing 10 to 20 percentage and a

[16] County of Riverside Fiscal Year 2021/2022 Recommended budget volume 1, June 2021, accessed December 1, 2021.

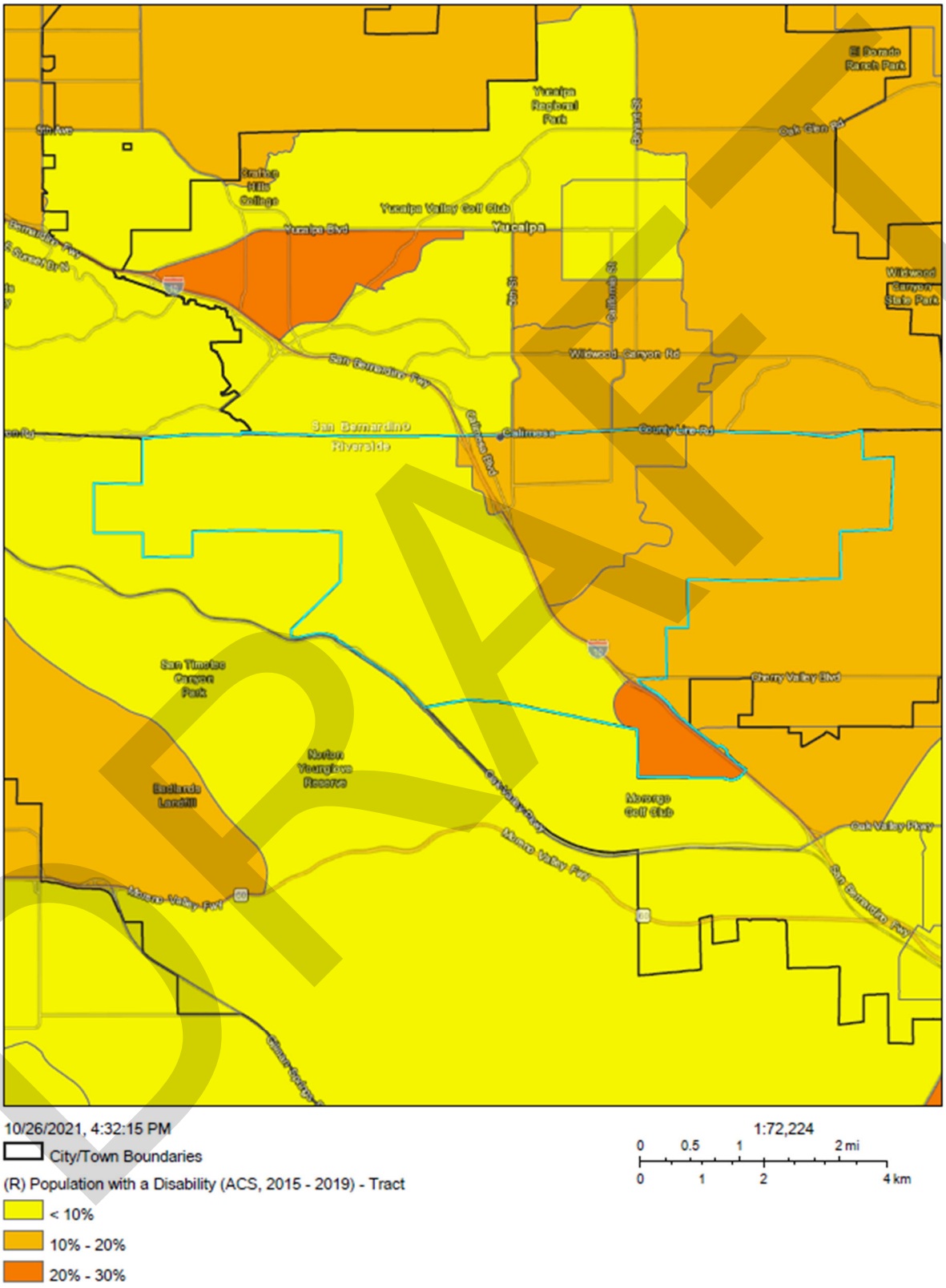
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high disabled population in the southernmost part of the City (20 to 30 percent). These figures are similar to those of neighboring jurisdictions.

The majority of the proposed housing sites are located within the census tracts reporting disabled population from less than 10 to 20 percent. While the percentages are relatively low and similar to neighboring communities, the location of the potential future housing sites in these census tracts may provide opportunities for affordable housing in conjunction with or near services.

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Figure 3-17: Calimesa Population with a Disability



Source: California Department of Housing and Community Development – AFFH Data Viewer

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~~Tables 3-20 and 3-21 display household type and income data for the State, County and City. Overall, the City has a lower percentage of~~ **Tables 3-20** and **3-21** display household type and income data for the State, County and City. Overall, the City has a lower percentage of family households than the County and State; this includes family households, married-couple family households, and those with children. Of the three jurisdictions, Calimesa has the largest percentage of non-family households at approximately 4 percent more than the State and 8 percent more than the County.~~Tables 3-20 and 3-21 display household type and income data for the State, County and City. Overall, the City has a lower percentage of family households than the County and State; this includes family households, married-couple family households, and those with children. Of the three jurisdictions, Calimesa has the largest percentage of non-family households at approximately 4 percent more than the State and 8 percent more than the County.~~

Regarding household income, the City had a significantly lower median household income than the County and State in 2019 ($56,903 in the City compared to $67,005 in the County and $75,235 in the State). As **Table 3-21** shows, majority of the City's households are lower earning; in total 63.6 percent of households in Calimesa earn less than the State median income. Additionally, 55 percent of households in the County and 49.9 percent of households in the State earn less than the State median income.

Figure 3-9 shows median household income by block group in Calimesa. The data shows that there are two block groups in the northern portion and along County Line Rd and one block group in the southernmost area whose median income for households is less than $55,00. There are block groups in the southern areas of the City ranging from $87,100 and $125,000. The mixed income pattern is comment in the region as seen in the block groups surrounding the City. While there is no significant concentration of income levels in Calimesa, it is important to address any issues that may exacerbate conditions in areas of lower household income.

Table 3-20: Population by Familial Status, Compared by Geography, 2019

Familial Status	City of Calimesa	County of Riverside	California
Family Households	64.60%	72.70%	68.70%
Married-Couple Family Households	50.10%	53.80%	49.80%
Female Householder, no spouse present	7.90%	13.00%	13.00%
With Children	23.00%	37.20%	34%
Non-Family Households	35.40%	27.30%	31.30%
Total Households	3,235	724,893	13,044,266

Source: American Community Survey, 5-Year Estimates, 2019

Table 3-21: Households by Income, Compared by Geography, 2019

Households Income	City of Calimesa	County of Riverside	California
Less than $10,000	6.0%	5.4%	4.8%
$10,000-$14,999	5.4%	3.9%	4.1%
$15,000-$24,999	9.1%	8.4%	7.5%
$25,000-$34,999	11.1%	8.5%	7.5%

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Table 3-21: Households by Income, Compared by Geography, 2019			
Households Income	**City of Calimesa**	**County of Riverside**	**California**
$35,000-$49,999	14.2%	11.7%	10.5%
$50,000-$74,999	17.8%	17.1%	15.5%
$75,000-$99,999	12.1%	13.1%	12.4%
$100,000-$149,999	14.7%	16.9%	16.6%
$150,000-$199,999	6.0%	7.9%	8.9%
$200,000 or More	3.7%	7.1%	12.2%
Median Income	$56,903	$67,005	$75,235
Source: American Community Survey, 5-Year Estimates, 2019			

Figure 3-18 below shows a large distribution of census tracts made up of 40 to 60 percent married-couple households. A small southern section of the City shows higher rates of married-couple households; this area includes all single-family homes. In the northernmost part of the City is the lowest percentage of married-couple households. This area, however, is made up of retail, commercial and industrial uses and some residential neighborhoods.

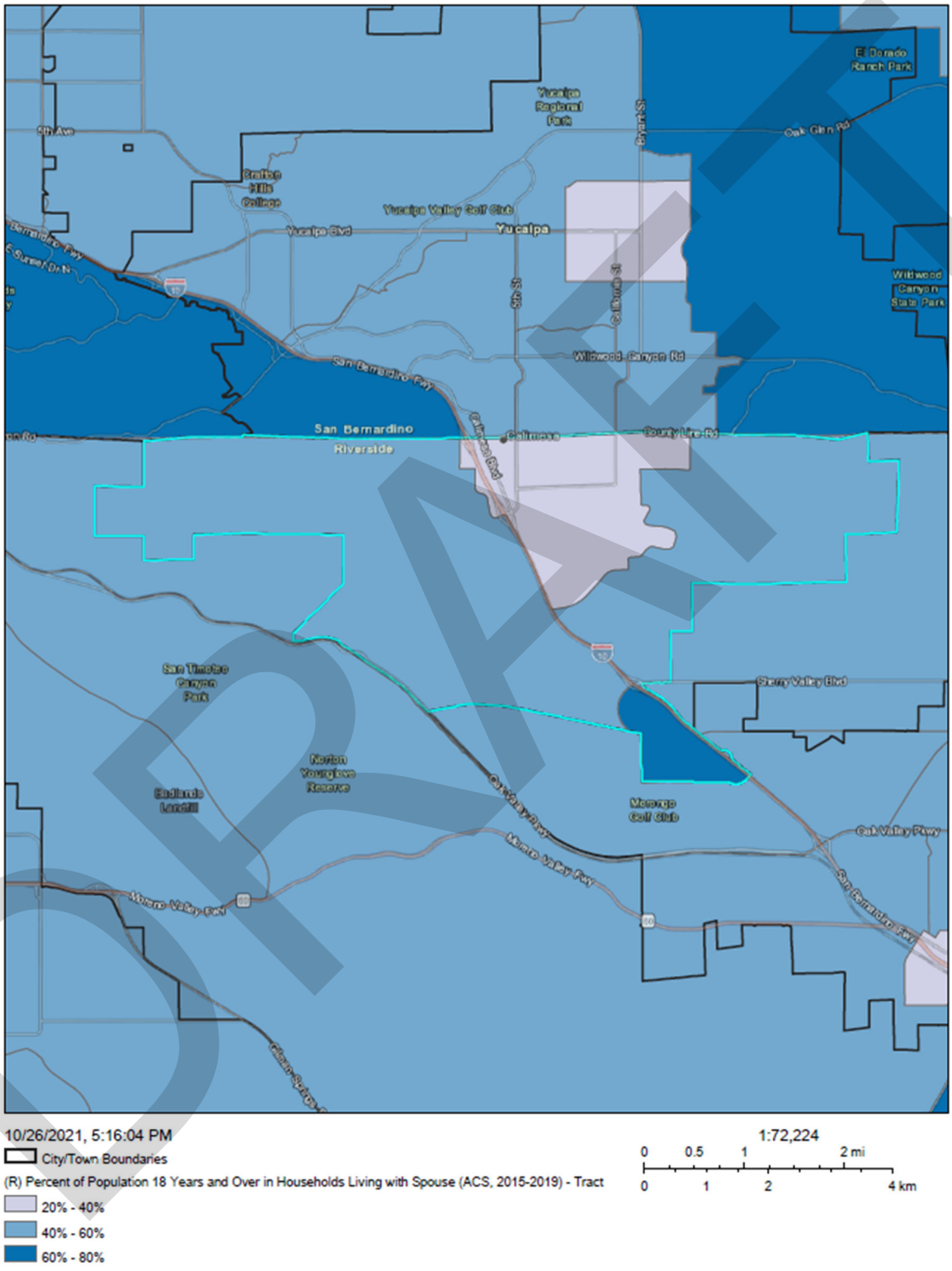
Figure 3-19 illustrates the density of children in married-couple family households throughout Calimesa. As the figure shows, the propensity of children aligns with the percentages of married-couple households, as shown in **Figure 3-18**.

As percentages of married-couple households are higher in the City, it is expected for female-headed households, with no spouse present, to be lower. **Figure 3-20** shows low percentages of children living in female-headed households, except for the eastern area that 20 to 40 percent of children living in female-headed households.

Lastly, as evident in the high rates of married-couple households and moderate rates of female-headed households, **Figure 3-21** shows very low percentages of persons over 18 years of age living alone throughout the entire City. This is similar to neighboring cities which are also entirely made up of less than 20 percent individuals living alone.

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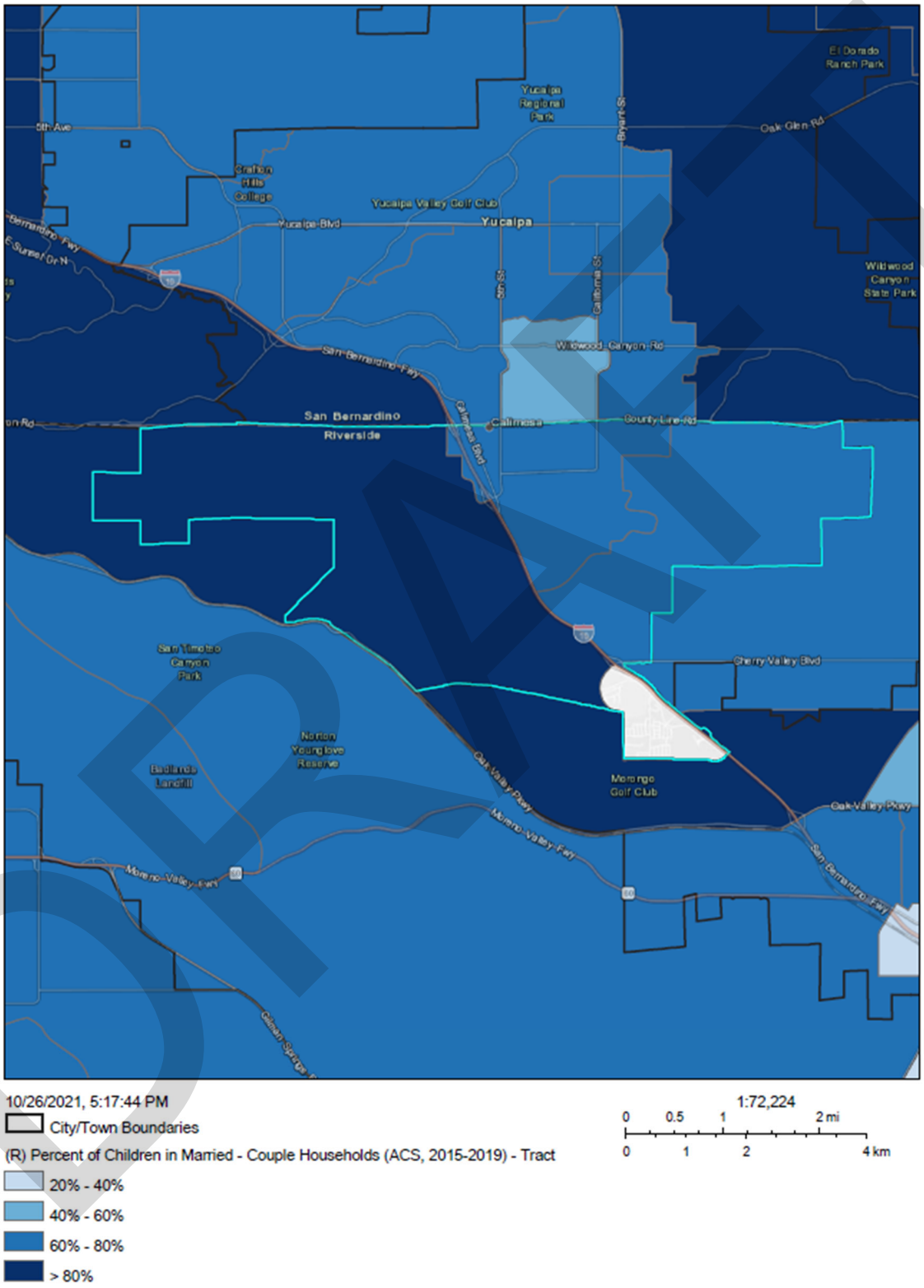
Figure 3-18: Calimesa Married-Couple Households



Source: California Department of Housing and Community Development – AFFH Data Viewer

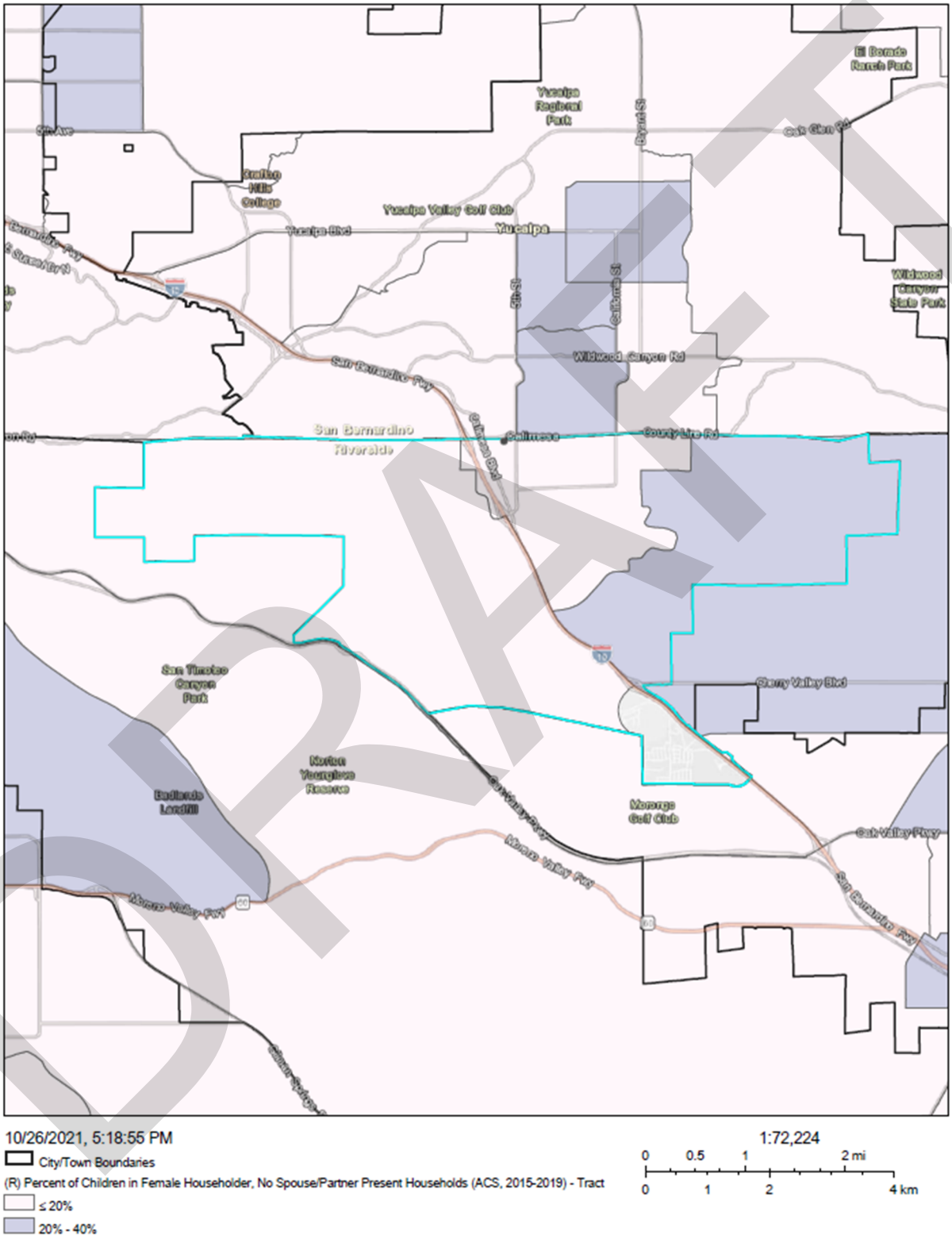
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Figure 3-19: Children in Married-Couple Households



Source: California Department of Housing and Community Development – AFFH Data Viewer

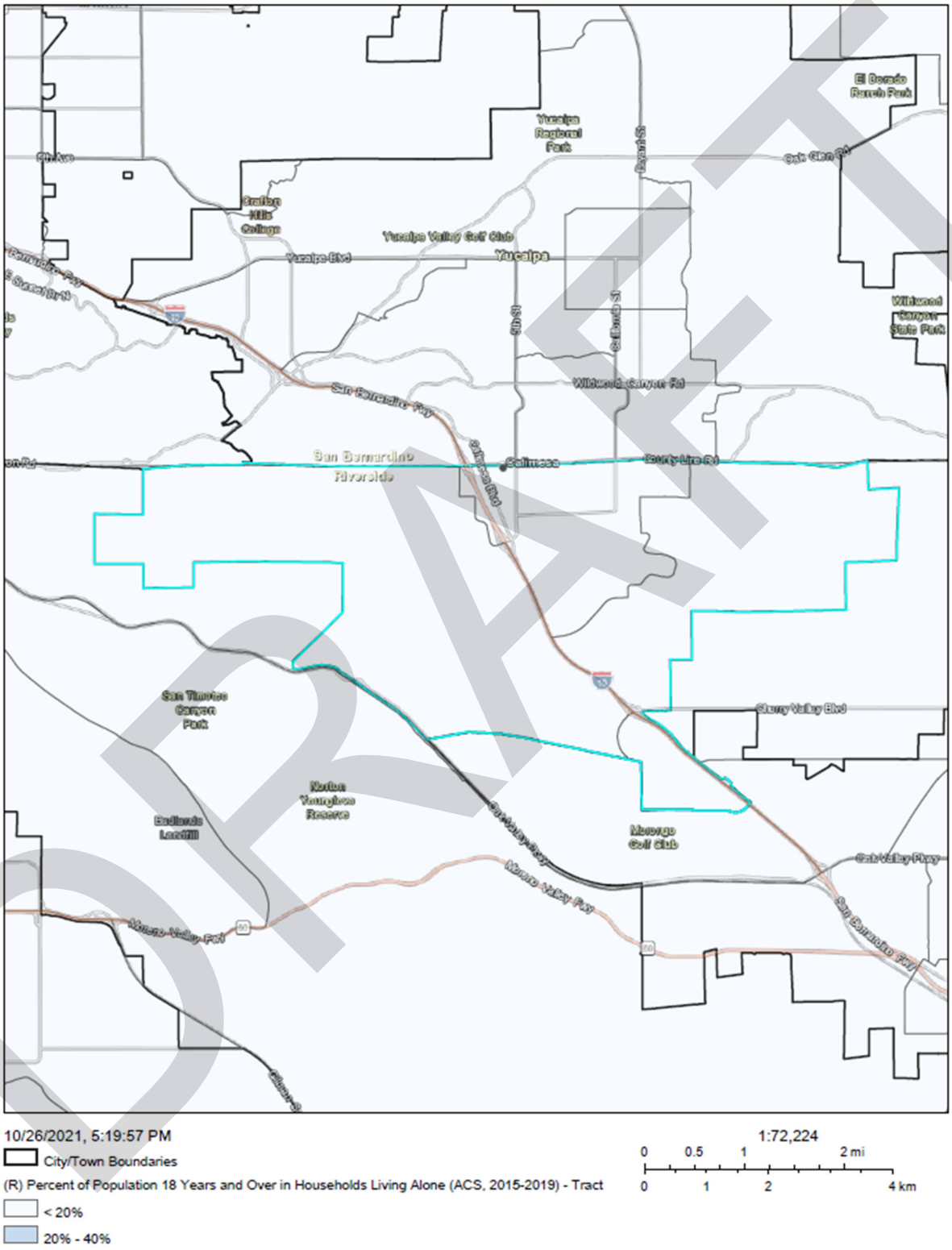
Figure 3-20: Children in Female Households with no Spouse Present



Source: California Department of Housing and Community Development – AFFH Data Viewer

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Figure 3-21: Households Living Alone



Source: California Department of Housing and Community Development – AFFH Data Viewer

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Table 3-22 shows the population of persons experiencing homelessness on a regional level, in Calimesa, and in the surrounding cities. From 2019 to 2020, Calimesa had an increase in homeless population of 6.3 percent. Hemet saw a was the only jurisdiction to experience a decrease, while Moreno Valley and Banning increased by 334.2 percent and 10.3 percent, respectively. Riverside County saw an increase of about 2.6 percent in people experiencing homelessness between 2019 and 2020. While there are no homeless shelters within the City limits, there are two listed near the City: Our House Youth Shelter (intended for persons aged 11-17) and the Salvation Army Cold Weather Shelter (only in operation between December 1 through March 31).[17] Increased opportunity for affordable housing and housing assistance as a result of Housing Element adoption has the potential to help house persons experiencing homelessness.

Table 3-22: Homelessness in Calimesa and Surrounding Cities

Jurisdiction	2019	Percent of County	2020	Percent of County	Percent Change
Banning	39	1.4%	43	1.5%	10.3%
Beaumont	15	0.5%	16	0.6%	6.7%
Calimesa	16	0.6%	17	0.6%	6.3%
Hemet	112	4.0%	93	3.2%	-17.0%
Moreno Valley	38	1.4%	165	5.7%	334.2%
Riverside County	2,811	100.0%	2,884	100.0%	2.6%

Source: Riverside County Point in Time Count, April 2019, June 2020.

Table 3-23 displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times. Overall, the percentage of households that experience a cost burden greater than 30 percent is lowest in the City (29.5 percent) while the County and State report about 40 percent. The City has a lower percentage (approximately 5 percent less than the County and State) of households that have a high-cost burden over 50 percent. It is important to note that Cost Burden data was not available for 43.4 percent of the City. Increased opportunity for affordable housing and housing assistance funds help to prevent cost burden on households.

Table 3-23: Households by Overpayment, Compared by Geography

Overpayment/Cost Burden	City of Calimesa	County of Riverside	California
Cost Burden > 30%	29.5%	40.3%	40.1%
Cost Burden > 50%	13.9%	19.2%	19.4%
Cost Burden Not Available	43.4%	1.5%	1.4%

Source: Consolidated Planning/CHAS Data, 2013- 2017.

Table 3-24 displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability, and

[17] Homeless Shelters Directory. (2020). Calimesa, CA Homeless Shelters. Available at https://www.homelessshelterdirectory.org/city/ca-calimesa.

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independence. The opportunity for transition into the homebuyer's market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. **Table 3-24** shows that the City has a higher rate of homeownership compared to the County and State.

Additionally, **Table 3-25** displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there are not enough size appropriate housing options for large or multigenerational families. The City experiences low rates of overcrowding in comparison to the County and the State. Overcrowding in the City is also shown to occur more often in owner households rather than renter households. In Calimesa, owner and renter households that are severely overcrowded represent 0.0 percent of all households.

Table 3-24: Households by Tenure, Compared by Geography, 2019

Household Tenure	City of Calimesa	County of Riverside	California
Owner Households	84.4%	66.3%	66.0%
Renter Households	15.6%	33.7%	34.0%
Total Occupied Housing Units	3,235	724,893	13,044,266

Source: American Community Survey, 5-Year Estimates, 2019.

Table 3-25: Households by Overcrowding, Compared by Geography

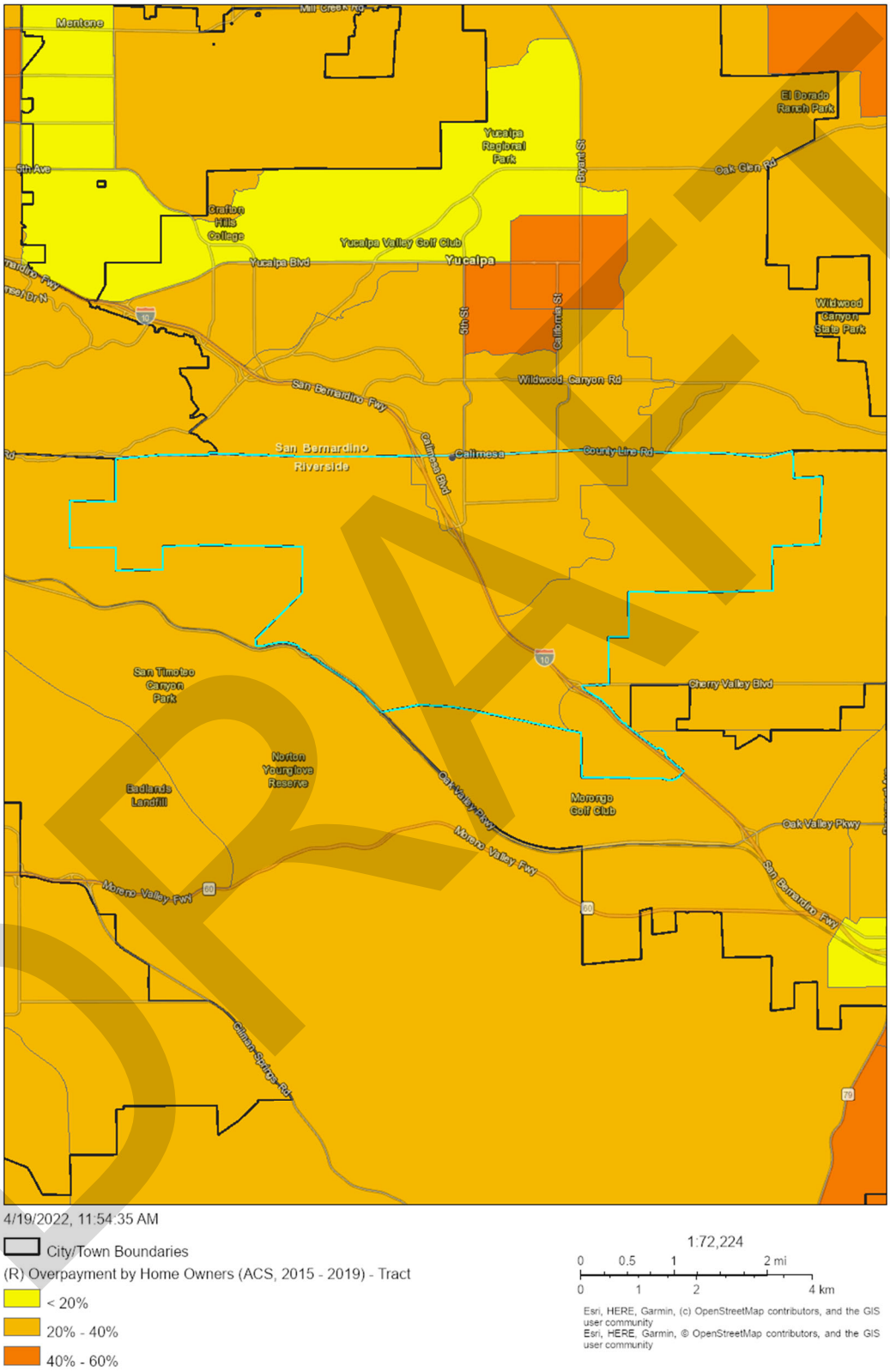
Overcrowding and Tenure	City of Calimesa	County of Riverside	California
Owner Households			
Overcrowded	1.5%	2.1%	1.6%
Severely Overcrowded	0.0%	0.8%	0.6%
Renter Households			
Overcrowded	0.7%	3.0%	3.6%
Severely Overcrowded	0.0%	1.1%	2.4%

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 3-22 and **Figure 3-23** show overpayment for both homeowners and renters throughout the City. As the figures show, the City high overpayment rates closer to the northern edge of the City. **Figure 3-23** shows renters are disproportionately overburdened by housing costs throughout most of the City, with some census tracts reporting over 80 percent of renters experiencing a cost burden.

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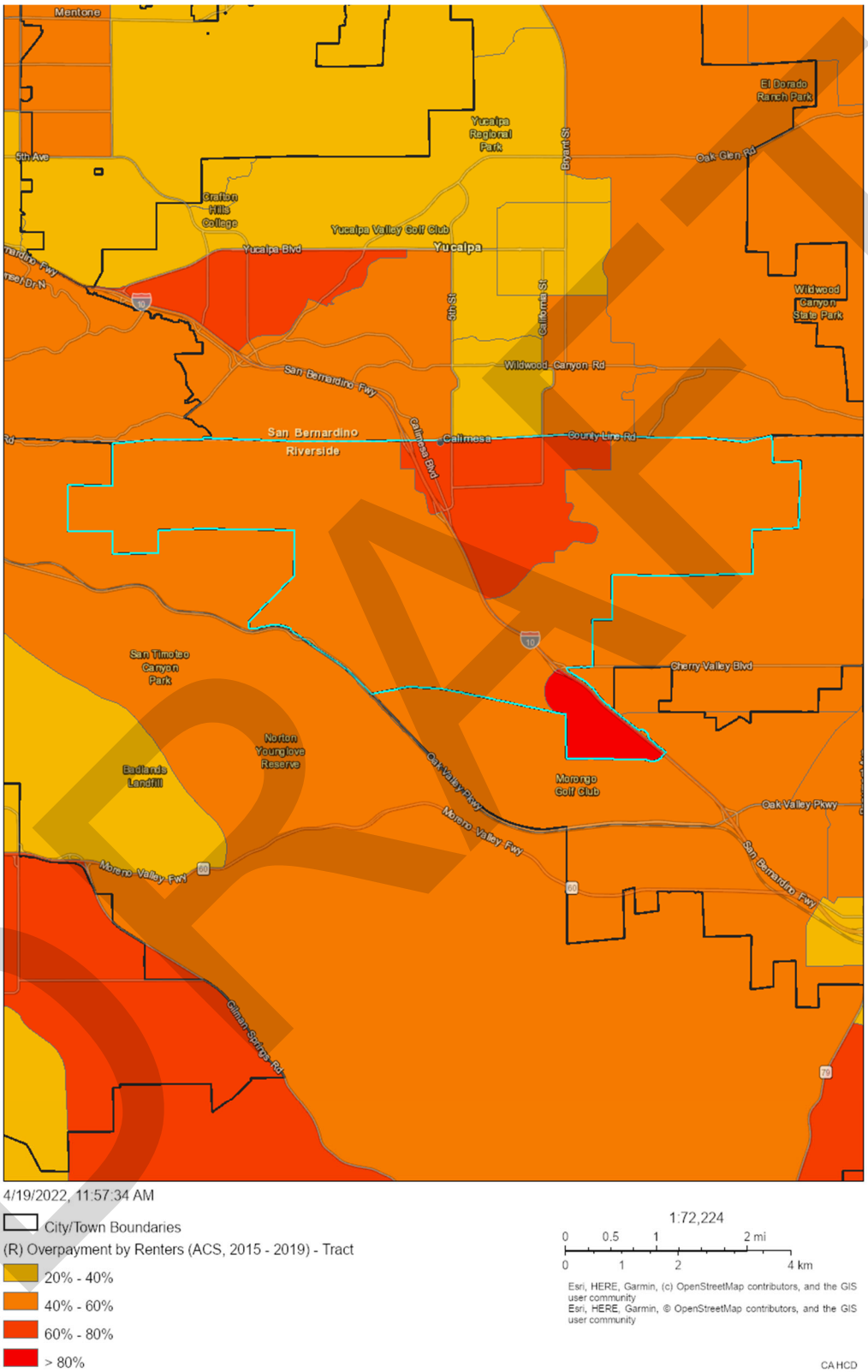
Figure 3-22: Overpayment by Home Owners



Source: California Department of Housing and Community Development – AFFH Data Viewer

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Figure 3-23: Overpayment by Renters



Source: California Department of Housing and Community Development – AFFH Data Viewer

Housing Needs Summary

The data shows that households in Calimesa experience higher rates of disability and non-family households. Residents on average, earn less than the State median income but experience less cost burdens, overcrowding, and homelessness than both the County and State averages. Calimesa experiences higher homeownership rates and lower renter households than the County and State.

The City has included programs in **Section 4: Housing Plan** to better address the housing needs of Calimesa residents.

Housing Stock in Calimesa

Tables 3-26 and 3-27 display comparative housing stock data for the State, County and City. **Table 3-26** below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and households types. The majority of housing stock in Calimesa is classified as one-unit, detached housing, or single-family housing. Mobile home or other type of housing makes up 37.4 percent of the City which is far greater than both the County and State. Under 1 percent of Calimesa homes include 10 or more units and are referred to as multi-family housing. In comparison to the County and the State, Calimesa has a much lower amount of single-family homes and multi-family housing that includes at least 10 units.

Table 3-26: Occupied Housing Units by Type, Compared by Geography

Housing Unit Type	City of Calimesa	County of Riverside	California
1, detached	58.1%	70.8%	58.2%
1, attached	2.8%	4.6%	7.1%
2 apartments	0.0%	1.2%	2.3%
3 or 4 apartments	0.2%	3.3%	5.5%
5 to 9 apartments	0.6%	4.3%	6.0%
10 or more apartments	0.7%	7.7%	17.3%
Mobile home or other type of housing	37.4%	8.0%	3.5%

Source: American Community Survey, 5-Year Estimates, 2019.

Table 3-27 below displays housing stock by year built or the City, County, and State. Older housing generally requires more upkeep, regular maintenance and can cause a cost burden on both renters and homeowners. A majority of housing units were built between 1960 and 1989 in all three jurisdictions. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions.

Table 3-27: Housing Unit by Type, Compared by Geography

Year Built	City of Calimesa	County of Riverside	California
Built 2014 or later	6.3%	2.3%	1.7%
Built 2010 to 2013	2.4%	2.6%	1.7%
Built 2000 to 2009	12.2%	26.0%	11.2%
Built 1990 to 1999	7.9%	15.8%	10.9%

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Table 3-27: Housing Unit by Type, Compared by Geography			
Year Built	**City of Calimesa**	**County of Riverside**	**California**
Built 1980 to 1989	19.4%	21.3%	15.0%
Built 1970 to 1979	22.5%	14.5%	17.6%
Built 1960 to 1969	14.3%	7.7%	13.4%
Built 1950 to 1959	8.4%	6.0%	13.4%
Built 1940 to 1949	3.8%	1.8%	5.9%
Built 1939 or earlier	2.8%	2.1%	9.1%
Source: American Community Survey, 5-Year Estimates, 2019.			

Substandard Housing

The City of Calimesa has not conducted a windshield survey to estimate the number of substandard housing within its jurisdiction. In lieu of this analysis, the City uses Code Enforcement cases and estimates of units lacking basic facilities as well as the age of dwelling units.

The Code Enforcement received 51 complaints in 2021 and received 74 as of May 2022. A majority of complaints are for overgrown vegetation, neighbor disputes, and illegally parked vehicles. Occasionally, the City receives complaints about substandard housing conditions. In 2021 and 2022, the Code Enforcement Division received 12 complaints related to substandard housing conditions.

Table 3-28 shows the amount of units that ~~possibly need~~may require repair or ~~reconstruction~~ replacement in the City of Calimesa. HCD defines sub~~up~~standard housing as d~~s~~welling units in need of rehabilitation and replacement as a result of factors such as structural damage and lack of facilities (kitchen, plumbing, telephone, etc.). While there are no units within the City that lack kitchen or plumbing facilities, there are approximately 161 units that lack telephone facility access. Renter households are more likely to experience lack of telephone facilities when compared to owner occupied units, however renters only make up approximately 15 percent of all occupied housing units in the City.

Table 3-28 shows that ~~a small majority~~approximately half (50.94 percent) of the housing units in Calimesa were built before 1979. Similarly to lack of telephone facilities, renters are slightly more likely to live in dwelling units built before 1979. Based on this analysis, ~~the City estimates~~it can be estimated that there ~~are~~ may be anywhere from 161 to 1,648 substandard units in the City~~ in need of replacement or rehabilitation~~. Based on Code Enforcement cases and complaints, the Code Enforcement Department estimates that approximately 3 to 5 percent of the City's existing housing stock is in need of rehabilitation. The City's housing stock is approximately 3,618 housing units. Of the total housing units, regardless of occupancy status, the City estimates that approximately 97 to 162 housing units are in need of rehabilitation. Of the units that may be in need of rehabilitation, it is estimated that 10 percent, or 13 housing units, are in need of significant rehabilitation or replacement. Housing units in need of significant rehabilitation or replacement make up less than one half (0.5) percent of the total housing stock in the City.

The actual number of units in need of these services cannot be known, however the City offers financial assistance in the form of housing rehabilitation loans for the repair of homes occupied by low-income households if a resident feels they need assistance to make their homes more livable.[18]

[18] City of Calimesa. Housing Rehabilitation Loan. Available at http://www.cityofcalimesa.net/housingrehab.htm.

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Table 3-28: Estimate of Substandard Housing						
Substandard Condition	**Number of Owner Occupied Units**	**Percent of all Owner Occupied Housing Units (2,729 units)**	**Number of Renter Occupied Units**	**Percent of all Renter Occupied Housing Units (506 units)**	**Total Number of Units**	**Percent of all Occupied Housing Units (3,235 units)**
Without Telephone Services	117	4.3%	44	8.7%	161	5.0%
Without Complete Kitchen Facilities	0	0.0%	0	0.0%	0	0.0%
Without Complete Plumbing Facilities	0	0.0%	0	0.0%	0	0.0%
Housing units Built before 1979	1,390	50.93%	258	51%	1,648	50.94%
Source: American Community Survey, 5-Year Estimates, 2019. Table S2504.						

Future Housing Need

The City's future housing need is based on the RHNA allocation of 495 very low and 275 low-income units within the 2021-2029 planning period. **Appendix B** of this Housing Element shows the City's ability to meet its 2021-2029 RHNA allocation at all income levels. This demonstrates the City's ability to accommodate the allocated future affordable housing need of the community.

Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low-income households. However, the City of Calimesa has zero (0) housing units with affordable covenants and therefore zero (0) housing units are at risk of converting to market-rate units.

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Figure 3-24 uses data from the University of California Berkley Urban Displacement Project which identifies sensitive communities where residents may be vulnerable to displacement due to rising property values and neighborhood change.[19] Sensitive communities are communities that have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. A populations vulnerability is determined by the following:

- The population's share of very low-income residents is above 20%, and
- The census tract meets two (2) of the following criteria:
    - The tract's share of renters is above 40%
    - Share of people of color is above 50%
    - Share of very low-income households that are severely rent burdened is above the county median
    - Local surrounding experience of displacement pressures (percent change in rent above county median for rent increases)
- Or, the difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

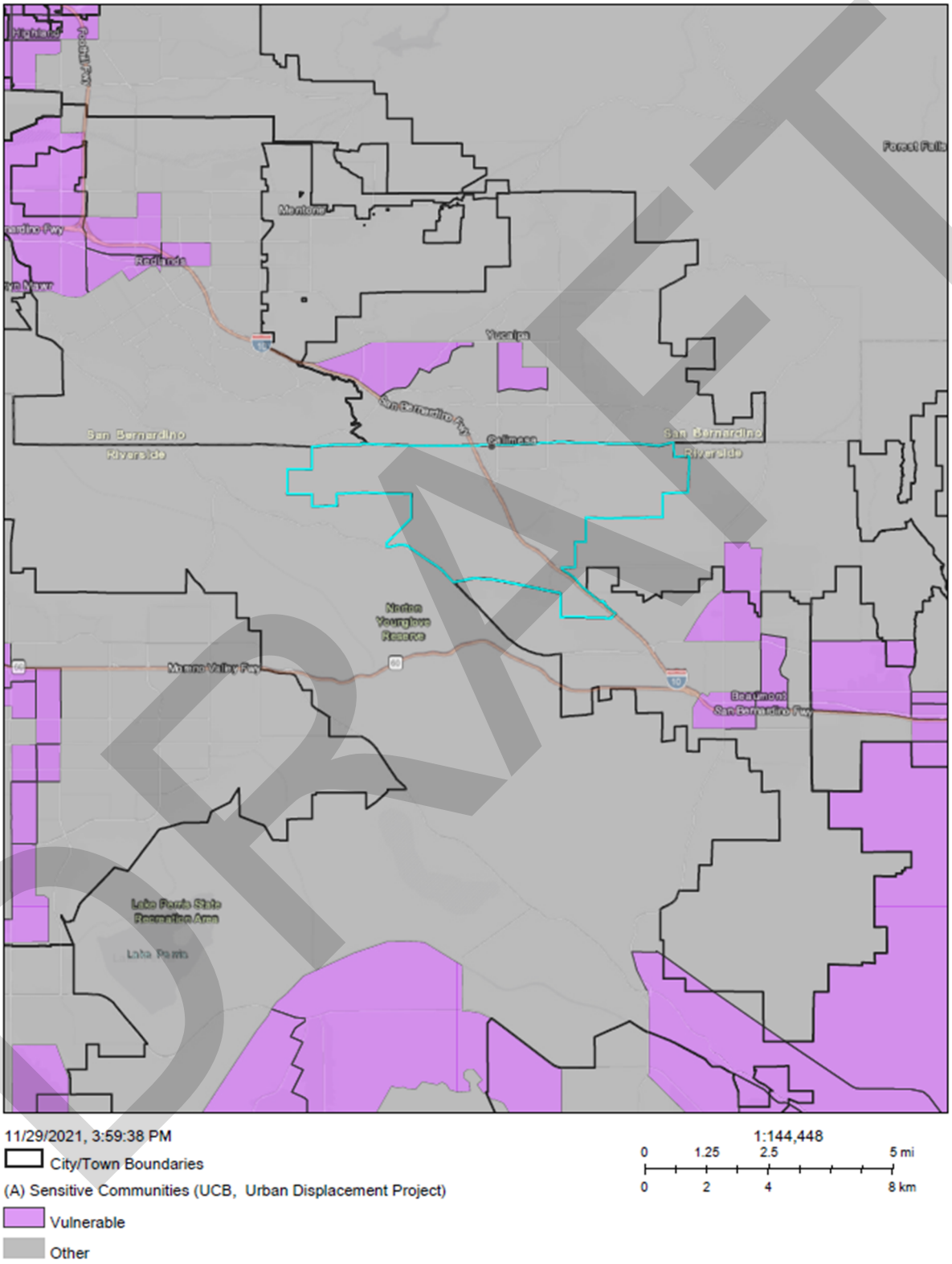
Figure 3-24 shows that there are no census tracts identified as sensitive communities vulnerable to displacement within the City of Calimesa. However, there are sensitive communities within surrounding justifications such as Yucaipa which has two (2) sensitive communities, Beaumont with three (3), Moreno Valley with 20, and Redlands with four (4) sensitive communities.

Although no sensitive communities exist, it is important to ensures that there are affordable housing options in geographical areas that experience high rates of cost burden and may be susceptible to displacement.

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[19] PlaceWorks 2021, UC Berkley Urban Displacement Project. Accessed through the California Department of Housing and Community Development – AFFH Data Viewer on December 1, 2021, https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60.

Figure 3-24: Sensitive Communities



Source: California Department of Housing and Community Development – AFFH Data Viewer

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Assisted Units "At-Risk" of Conversion

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. However, the City of Calimesa has zero (0) assisted housing units and therefore no assisted housing unit at-risk of converting to market rate.

Cost of Preservation of Units

There are many options to preserving units including the following:

- 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 City of Calimesa does not have any deed-restricted units therefore there are none at risk of converting. However the analysis below uses local rental subsidy to estimate the cost of preservation of units at risk. The analysis is exemplary and illustrative in nature due to the fact that the City does not have any deed-restricted units and therefore no units at-risk. Rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents.

Table 3-29: 2022 HUD Fair Market Rent

Size of Unit	Fair Market Rent
Efficiency	$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

Table 3-30: Estimated Monthly Subsidy to Preserve "At-Risk" Units Example

Unit Size	Monthly Rents		Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents[1]	Market Rate[2]			
Efficiency	$1,062	NA	NA	NA	NA
1-Bedroom	$1,202	$998	-204	0	0
2-Bedroom	$1,509	$1,300	-209	0	0
3-Bedroom	$2,065	$1,495	-570	0	0
4-Bedroom	$2,542	$2,250	-292	0	0
				TOTAL	**0**

Source:
1. HUD FY 2022 Fair Market Rent Documentation System – Riverside-San Bernardino-Ontario MSA
2. Kimley-Horn and Associate Analysis – based on Zumper's January 2020 median rent data, accessed November 8, 2021.

Based on the analysis above the data shows that units in Calimesa are available below Fair Market Rent as defined by HUD. Therefore should the City need to preserve units in the future the data shows that no subsides would be required.

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Resources to Preserve At-Risk Units

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary, and affordable housing in lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owner of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new constriction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporation that invest low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Qualified Entities to Preserve

The following organizations have the experience and capacity to potentially assist in preserving at-risk units:

- Jamboree Housing Corporation
- Riverside Housing Development Corporation
- Neighborhood Housing Services of the Inland Empire, Inc.
- Nexus for Affordable Housing, Inc.
- Palm Communities

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- Southern California Housing Development Corporation
- Northtown Housing Development Corporation
- National Community Renaissance

Quantified Objectives

Housing Element Law requires that cities establish the maximum number of units that can be preserved over the planning period. Since the City has zero (0) affordable housing units "at-risk" of converting to market rate the City does not have an objective of units to preserve.

Senate Bill 330

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit 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. SB 330 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 strategy 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 (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 is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement.

Sites Inventory

The City of Calimesa has enough residentially zoned vacant land to accommodate the City's RHNA allocation. While the units are located throughout the City, a majority are located within the northern, and central portions of the City. These areas are generally more developed and have increased access to transit amenities, higher job proximity, and higher educational opportunity. The location of the sites in the sites inventory does not concentrate sites in areas with disproportionate segregation, poverty, or housing needs in ways that would exacerbate existing conditions. Rather, the location of sites aims to assist areas with disproportionate segregation, poverty, and housing needs in addressing these challenges.

Integration and Segregation

While the City of Calimesa has a diverse population throughout the City as a whole, areas with the largest concentration of non-white populations are located in the northern edge of the City, however this area exhibits higher access to transportation and opportunities. The site inventory distributes sites in these areas but also distributes them largely throughout the northern, central, and western portions of the City. In addition, the City generally has median incomes with some lower income census tracts around the City's northern edge. Per Calimesa's RHNA allocation the sites inventory accommodates a mix of low and

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very low-income housing as well as moderate and above moderate-income housing throughout the northern and western portions of the City as well as in the central area. Lower income housing around the northern edge will provide additional affordable housing opportunities to ensure that displacement will not be exacerbated and the moderate and above moderate housing in this area will prevent the exacerbation of the concentration of lower income households.

Access to Opportunity

The majority of the City is considered moderate and high resource according to the TCAC Opportunity Map composite score. Thus, while the majority of sites identified in the sites inventory are located in high resource areas, they are not disproportionately located in these areas in the context of the resource level of the City as a whole. However, the northern and western portions of the City have closer access to job proximity as well as higher educational opportunity. The northern and central portions of the City have increased access to transit amenities. Sites were placed throughout the northern, western, and central portions of the City to take advantage of the current and future assets within those areas.

Disproportionate Housing Needs

The City of Calimesa's renters experience high rates of overpayment in the northern and southern portions of the City and owners experience moderate rates of overpayment evenly throughout the City. Site selection emphasized access to public services and transportation. Consideration was given to the lower income sites around the downtown area and in the northern portion of the City. Placement of lower income sites in these areas provides access to supportive services such as education facilities and transit amenities and ensures that there are affordable housing options in geographical areas that experience high rates of cost burden and may be susceptible to displacement. Additionally, there are some housing sites placed in the central and eastern portion of the City.

4. Assessment of Contributing Factors to Fair Housing Issues

Current Local Contributing Factors

The analysis within the Affirmatively Furthering Fair Housing (AFFH) section yielded the following fair housing issues results in Calimesa:

- The City's western portion has a moderate to high racial demographic and diversity which is segregated from the eastern portion of the City which has a moderate to low racial demographic and diversity. Additionally, The City's neighborhood segregation consists of either three group mix neighborhoods in the western portion of the City or Latinx-White neighborhoods in the eastern portion of the City.
- The City has one racially concentrated area of affluence (RCAA) in the southern portion of the City. This indicates that one area within Calimesa has a moderate to high concentration of people who identify as white which overlaps with a large percentage of households reporting they earn a median annual income of up to $125,000.
- The UC Davis Regional Opportunity Index analyzing people shows that the residents within Calimesa have a moderate to high level of achievement throughout the majority of the City, with only a few census tracts in the southern portion of the City showing a low level of achievement. The Regional Opportunity Index analyzing place shows that the residents within Calimesa have a low level of access to opportunity throughout the majority of the City, with only a few census tracts in the southern portion of the City showing the lowest level of access to

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opportunity. This indicates that the majority of the resident within Calimesa may leave the City to get access to economic, educational, and other resources.

- The analysis of the TCAC/HCD opportunity areas maps show that most census tracts in Calimesa are classified with the "Moderate Resource," "High Resource" and "Highest Resource" designation. This indicated that these census tracts are within the top 40 percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there. This analysis focuses on persons related indicators and indicates that the residents of Calimesa are of high resource as opposed to City itself.
- The opportunity indices identify high proficiency in educational access and a majority positive economic score across the City. Additionally, the opportunity indices also identify moderate job proximity in the eastern portion of the City and low job proximity in the western portion of the City.
- The City provides very low transit trip opportunity, additionally, about 63.8 of all city jobs are within 1/2 miles of transit but just under 0.5 percent (0.34%) of the working population uses public transit as a primary source of transportation.
- There are 0 units with affordable covenants at risk of converting to market rate before the year 2030 in the City.
- The CalEnviroScreen mapping tool (2021) identifies most of the City as moderate to low scoring, indicating low pollution level.

Programs have been added to the **Housing Plan** to mitigate contributing factors to affordable housing. The programs are listed in **Table 3-31** below.

Table 3-31: Contributing Factors to Fair Housing

Fair Housing Issue	Contributing Factors	Priority Level	Programs
Disparities in Access to Opportunity/ Disproportionate Access to Services *Housing Mobility, Place-based Strategies to Encourage Community Conservation and Revitalization*	The City of Calimesa is considered very low scoring in transit opportunity performance by AllTransit. A lack of transportation options throughout the City may restrict residents from accessing resources and opportunities not within their immediate neighborhoods. The City could improve its access to opportunity/services by focusing on investing in transit across the City to provide those impacted by poor mobility with additional resources.	Medium	• Program Action H-2.1: Affirmatively Furthering Fair Housing • Program Action H-2.3: Housing Rehabilitation Program • Program Action H-2.5: Proactive Code Enforcement • Program Action H-3.10: Capital Improvement Programming and Prioritization
Disproportionate Housing Needs *New Housing Choices and Affordability in Areas of Opportunity, Housing Mobility*	Section 3.C.3 of this Housing Element provides details on the housing stock within Calimesa. **Table 3-25** states that the majority of housing units within the City are single-unit, detached, single family residences. Additionally, the City has less than two percent of all types of apartment units combined. In comparison, the County of Riverside and the State of California have a	High	• Program Action H-1.4: Reasonable Accommodation • Program Action H-2.8: Emergency, Transitional and Supportive Housing • Program Action H-2.1: Affirmatively Furthering Fair Housing • Program Action H-2.11: Supportive Housing and

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Table 3-31: Contributing Factors to Fair Housing			
Fair Housing Issue	**Contributing Factors**	**Priority Level**	**Programs**
	more evenly distributed stock of a variety of different housing unit types available. A lack of different housing unit types may restrict residents from finding appropriate housing within the City. As a part of the Housing Element, the City's goal is to expand housing choice for households of all incomes.		Low Barrier Navigation Centers • Action H-2.12: Housing for Persons with Developmental Disabilities • Program Action H-3.14: Farmworker and Agricultural Worker Housing • Program Action H-4.1: Senior Housing Opportunities
Fair Housing Enforcement and Outreach *Housing Mobility*	The City of Calimesa partners with the Fair Housing Council of Riverside County (FHCRC) to assist individuals with fair housing related issues, as well as provide informational resources and education for the community. However, the City did not participate in the regional AI report and none of the City's residents participated in the County wide fair housing survey. The City should provide additional resources, outreach, and information on fair housing.	Medium	• Program Action H-2.1: Affirmatively Furthering Fair Housing • Program Action H-2.7: Fair Housing Council • Program Action H-2.10: Community and Stakeholder Engagement
Availability of Affordable Housing *New Housing Choices and Affordability in Areas of Opportunity, Housing Mobility*	The City of Calimesa does not currently have any deed restricted affordable housing units. A lack of deed restricted units may make it hard for resident to maintain and find affordable housing within the City. The City should partner with affordable housing developers to better understand the challenges to creating affordable housing in Calimesa. Additionally, the City should focus on increasing the affordable housing stock and maintaining deed restricted units.	High	• Program Action H-2.1: Affirmatively Furthering Fair Housing • Program Action H-1.2: Non-Profit Entity Participation in Affordable Housing • Program Action H-3.4: Inclusionary Housing Ordinance • Program Action H-4.2: State and Federal Housing Incentives

5. Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix B**), but also whether the

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identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figures 3-25 through **3-31** below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using the 2019 American Community Survey 5-year Estimates.

- **Figure 3-25** – Calimesa Proposed RHNA Sites, Hispanic/Latino
- **Figure 3-26** – Calimesa Proposed RHNA Sites, Non-White Population
- **Figure 3-27** – Calimesa Proposed RHNA Sites, Low- and Moderate-Income Block Groups
- **Figure 3-28** – Calimesa Proposed RHNA Sites, R/ECAP Areas
- **Figure 3-29** – Calimesa Proposed RHNA Sites, RCAA
- **Figure 3-30** – Calimesa Proposed RHNA Sites, TCAC Opportunity Areas
- **Figure 3-31** – Calimesa Proposed RHNA Sites, Urban Displacement Index

The following figures include population data for two block groups in the western region of the City (illustrated in **Figure 3-25**) which remains mostly undeveloped and vacant. This land encompasses Summerwind Ranch and Mesa Verde Specific Plans. Specifically, the two block groups include the following population density from which the data is derived:

- 060650438231 – population of 8,917 over 3,413.5 acres/5.3 square miles (2.6 persons per acre)
- 060650438232 – population of 827 over 6,019.9 acres/9.4 square miles (0.1 persons per acre)

Figure 3-25: Summerwind Ranch Specific Plan and Mesa Verde Specific Plan Block Groups

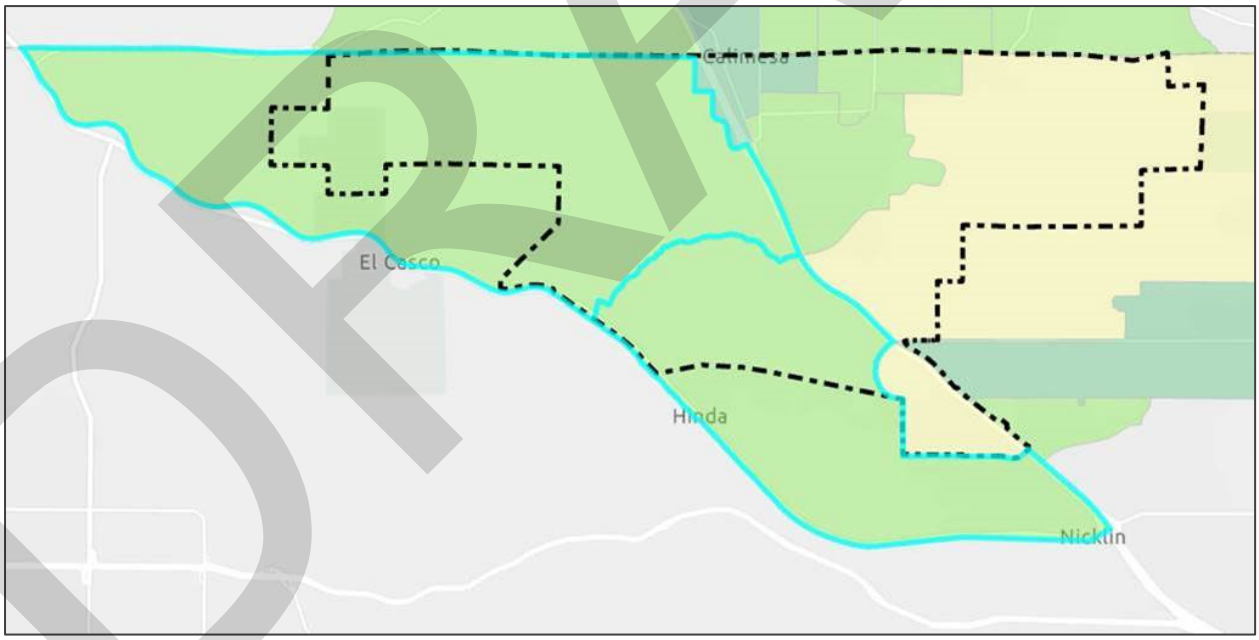


Figure 3-26 shows the proposed candidate sites to meet the RHNA for Calimesa in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community.

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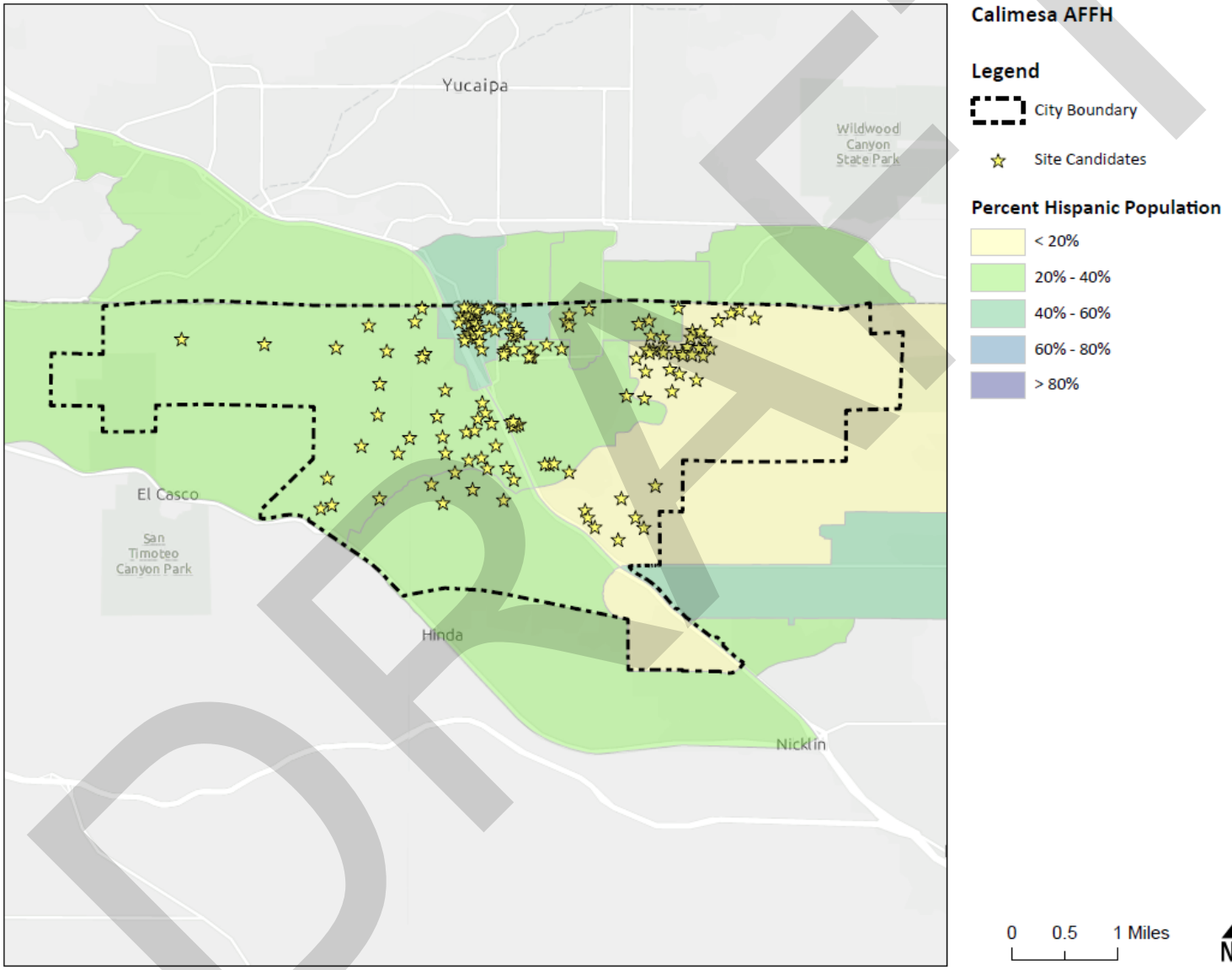
Figure 3-26 shows the following findings:

- 37 proposed sites to accommodate the RHNA allocation (totaling 3,028 potential units, 30% of total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic less than 20 percent. Of these units, 133 are proposed as affordable to low and very low-income households.
- 68 proposed sites to accommodate the RHNA allocation (totaling 6,926 potential units, 68% of total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent. Of these units, 342 are proposed as affordable to low and very low-income households.
- 36 proposed sites to accommodate the RHNA allocation (totaling 253 potential units, 2% of total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent. Of these units, 38 are proposed as affordable to low and very low-income households.

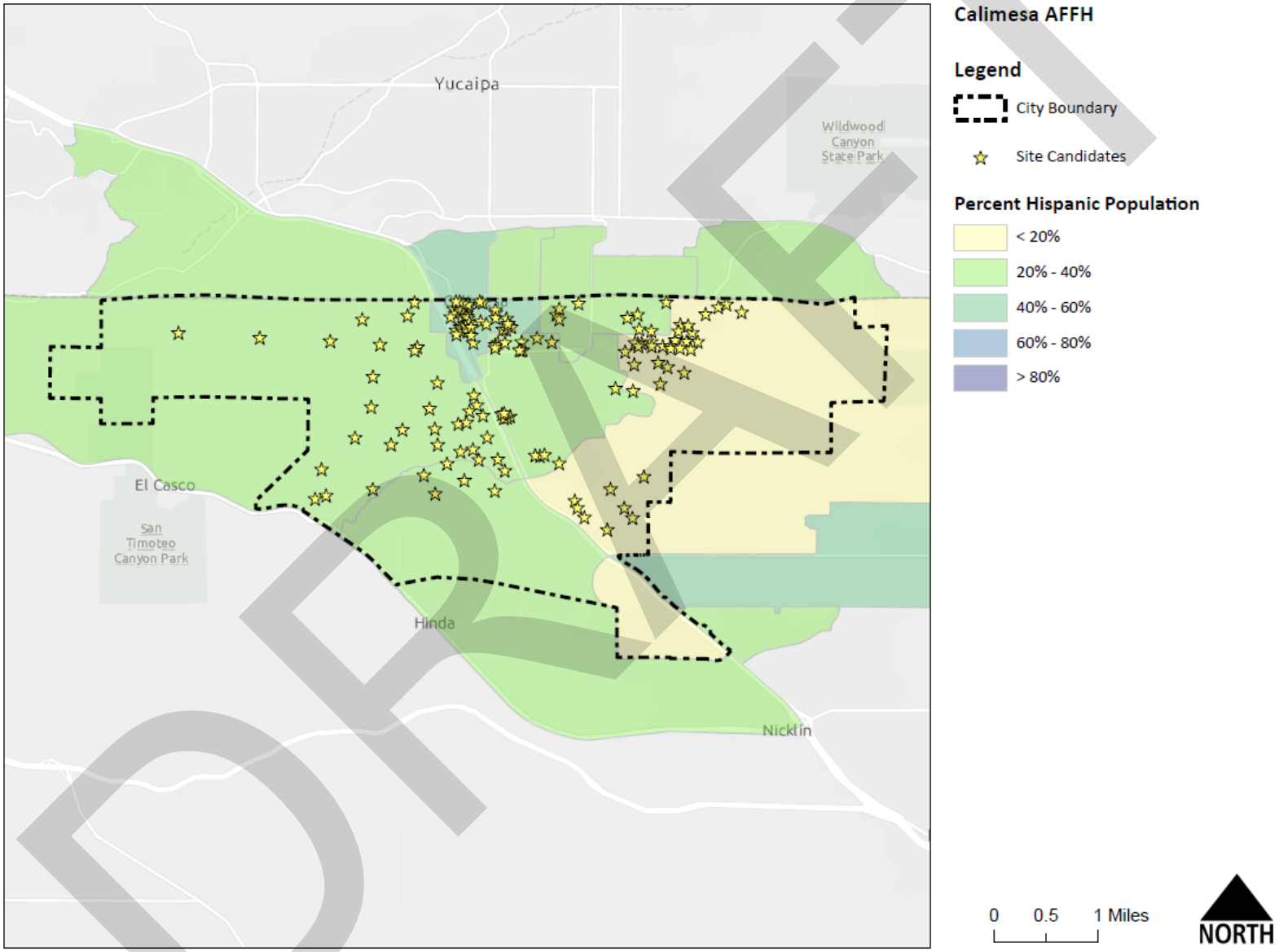
The data shows that the proposed candidate sites to meet the RHNA allocation are dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.

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Figure 3-26: Calimesa Proposed RHNA Sites, Hispanic/Latino



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Yucaipa
Wildwood Canyon State Park
El Casco
San Timoteo Canyon Park
Hinda
Nicklin
Calimesa AFFH
Legend
City Boundary
Site Candidates
Percent Hispanic Population
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%
0 0.5 1 Miles
NORTH

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Figure 3-27 shows the proposed candidate sites to meet the RHNA for Calimesa in relation with census data showing the percentage of the population within each block group that is non-white.

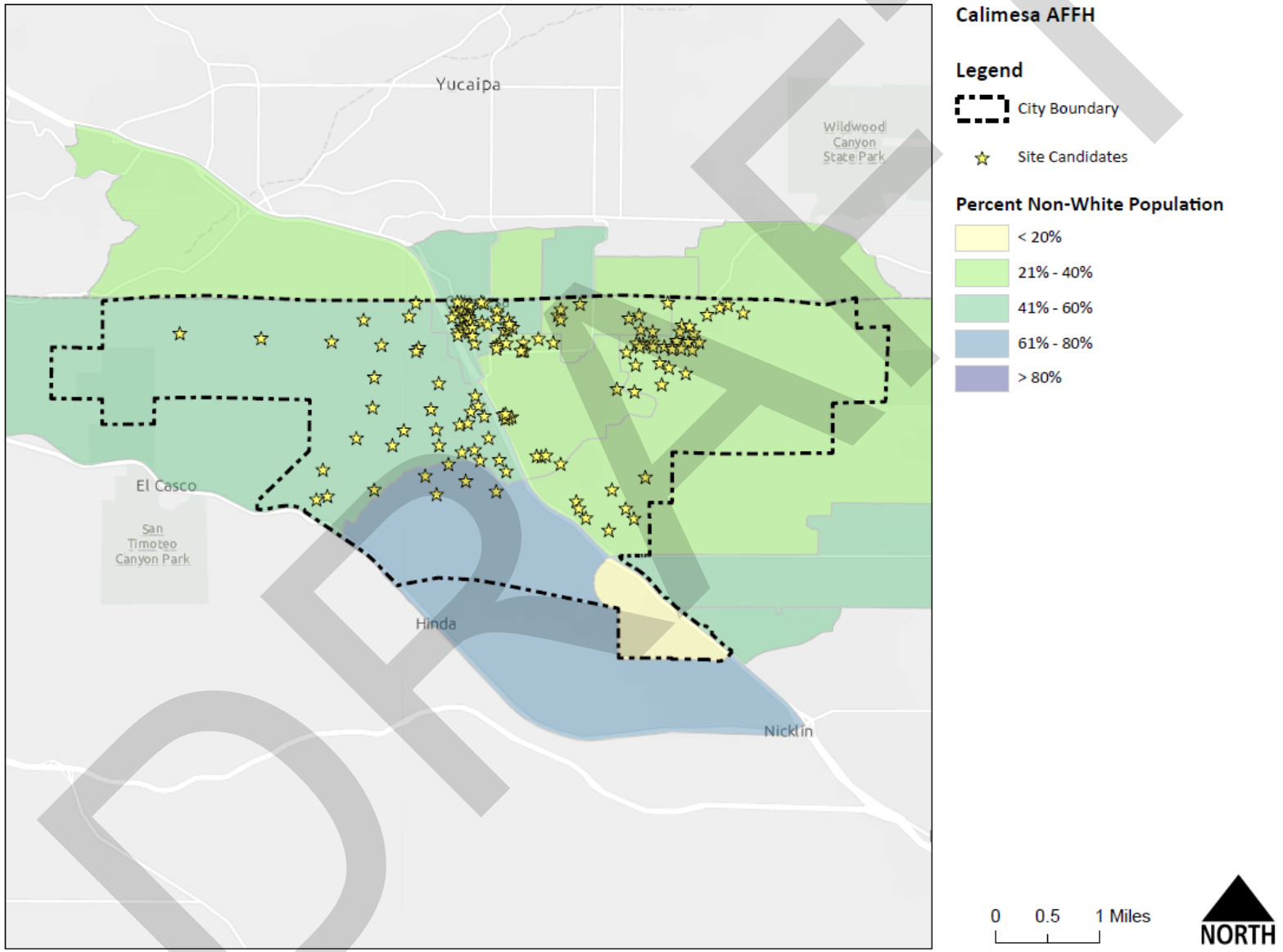
Figure 3-27 shows the following findings:

- 66 proposed sites to accommodate the RHNA allocation (totaling 3,177 potential units, 31% of total potential units) are located within block groups that have a percentage of the population that is non-white between 20 and 40 percent. Of these units, 139 are proposed as affordable to low and very low-income households.
- 77 proposed sites to accommodate the RHNA allocation (totaling 6,121 potential units, 60% of total potential units) are located within block groups that have a percentage of the population that is non-white between 40 and 60 percent. Of these units, 327 are proposed as affordable to low and very low-income households.
- 5 proposed sites to accommodate the RHNA allocation (totaling 909 potential units, 9% of total potential units) are located within block groups that have a percentage of the population that is non-white between 60 and 80 percent. Of these units, 46 are proposed as affordable to low and very low-income households.

The data shows that the proposed candidate sites to meet the RHNA allocation are dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of Non-White populations.

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Figure 3-27: Calimesa Proposed RHNA Sites, Non-White Population



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Figure 3-28 shows location of the proposed candidate sites to meet the very low and low income RHNA for Calimesa in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate by the American Community Survey.

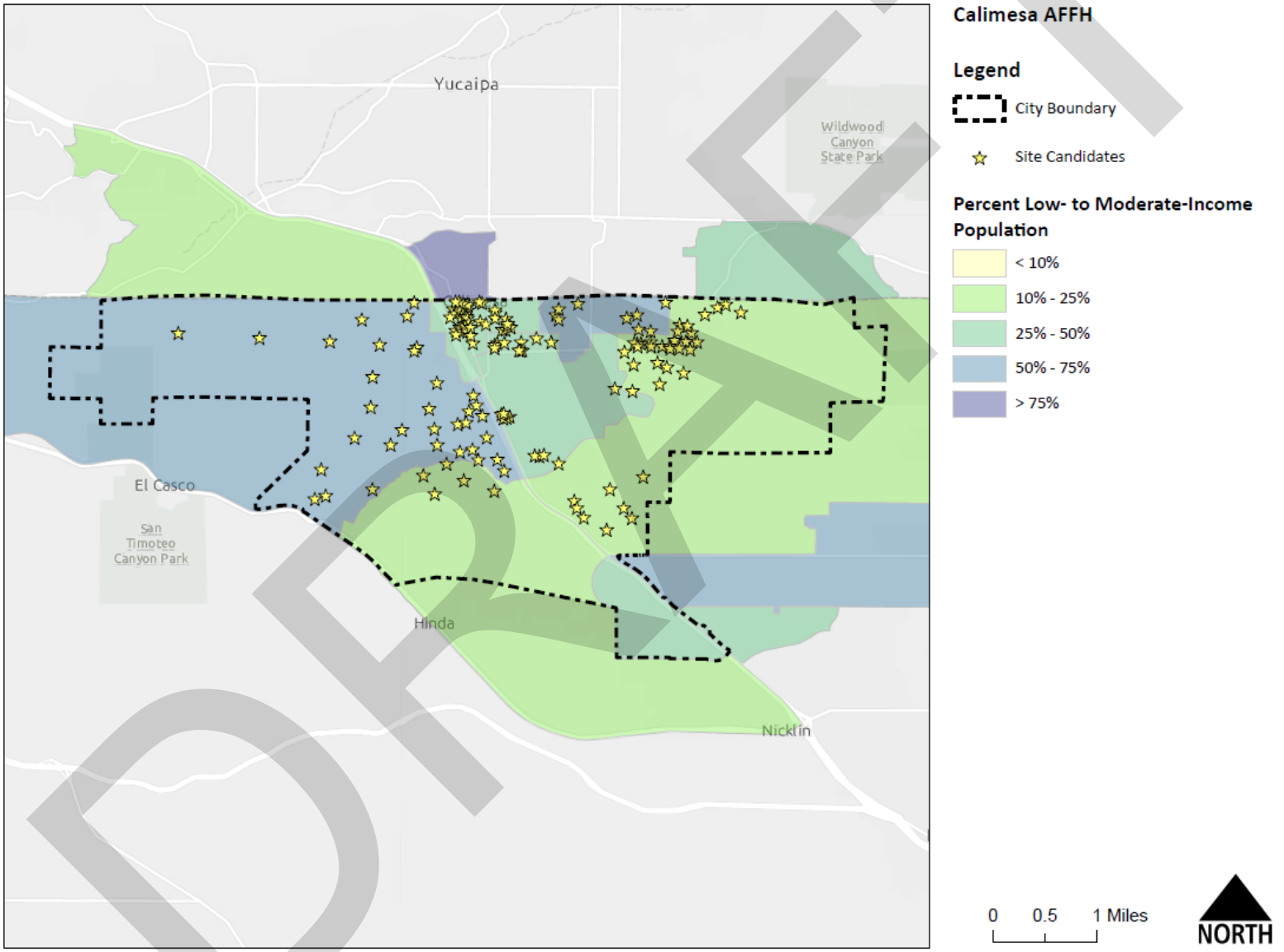
Figure 3-28 shows the following findings:

- 42 proposed sites to accommodate the RHNA allocation (totaling 3,937 potential units, 39% of total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income between 10 and 25 percent. Of these units, 179 are proposed as affordable to low and very low-income households.
- 63 proposed sites to accommodate the RHNA allocation (totaling 358 potential units, 4% of total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income between 25 and 50 percent. Of these units, 41 are proposed as affordable to low and very low-income households.
- 43 proposed sites to accommodate the RHNA allocation (totaling 5,912 potential units, 58% of total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income between 50 and 75 percent. Of these units, 292 are proposed as affordable to low and very low-income households.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low-income persons.

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Figure 3-28: Calimesa Proposed RHNA Sites, Low- and Moderate-Income Block Groups



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Figure 3-29 shows the proposed candidate sites to meet the RHNA for Calimesa in relation with data showing R/ECAP areas within the City. R/ECAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. The goal of the AB 686 analysis is to analyze how the sites identified to accommodate the RHNA allocation may exacerbate or mitigate existing fair housing issues**. Figure 3-26** shows there are no R/ECAP areas in Calimesa.

Figure 3-30 shows the proposed candidate sites to meet the RHNA for Calimesa in relation with data showing RCAA areas within the City. RCAAs are racially or ethnically concentrated areas of affluence; they are identified as areas with a White Non-Hispanic population greater than 80 percent and a median household income greater than $125,000. **Figure 3-27** shows that there are no RCAA areas in Calimesa.

Figure 3-31 shows the proposed candidate sites to meet the RHNA for Calimesa in relation with the TCAC/HCD Opportunity areas within the City. TCAC is the California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps which show how resources are spatially distributed throughout the City.

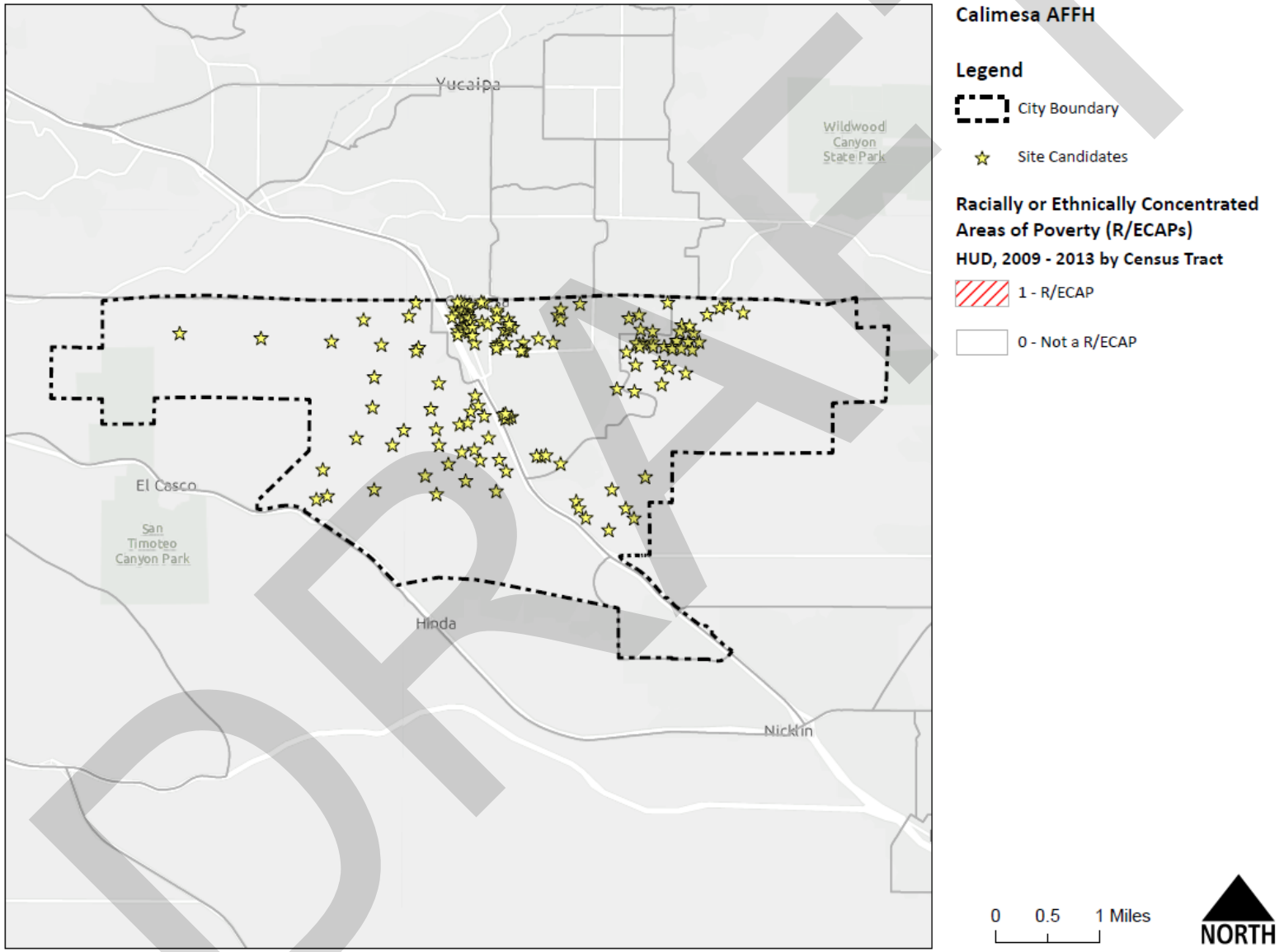
Figure 3-31 shows the following findings:

- The City of Calimesa is considered a moderate to high opportunity City, with the majority of the City ranked as the high resource level.
- 39 proposed sites to accommodate the RHNA allocation (totaling 6,777 potential units, 66% of total potential units) are located within the Highest Resource region of the City. Of these units, 336 are proposed as affordable to low and very low-income households.
- 66 proposed sites to accommodate the RHNA allocation (totaling 3,177 potential units, 31% of total potential units) are located within the High Resource region of the City. Of these units, 139 are proposed as affordable to low and very low-income households.
- 43 proposed sites to accommodate the RHNA allocation (totaling 253 potential units, 2% of total potential units) are located within the Moderate Resource (Rapidly Changing) region of the City. Of these units, 38 are proposed as affordable to low and very low-income households.

The data shows that the majority of proposed candidate sites to meet the RHNA allocation are located in areas with the Highest Resource designation. Approximately 66 percent of all low and very low-income sites are proposed in these areas. As a result, more residents living in lower income households will have access to greater resources. Overall, the distribution of potential units provides increased opportunities for populations living in areas with all opportunity levels and does not focus any one income category in a specific area of the City.

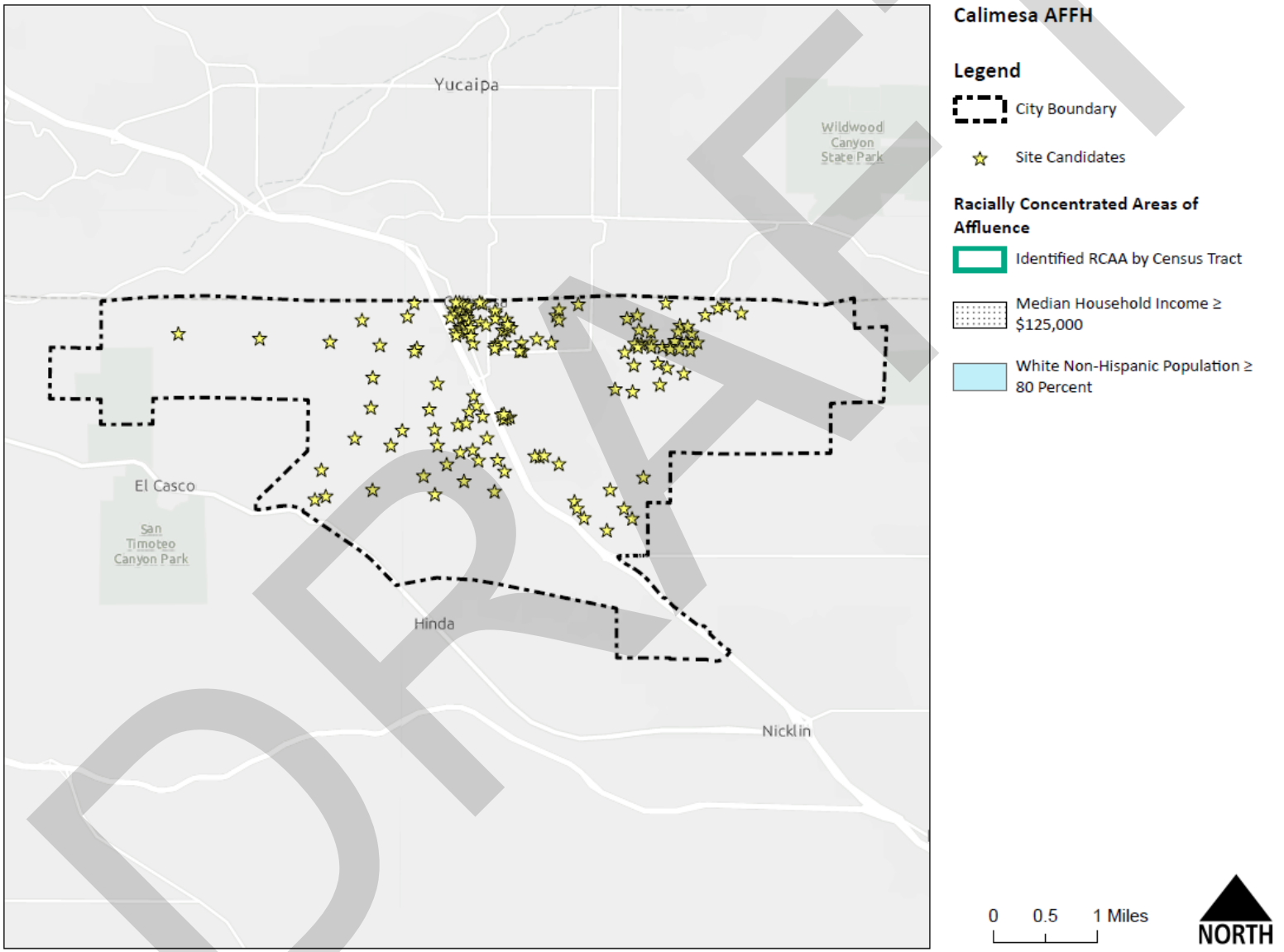
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Figure 3-29: Calimesa Proposed RHNA Sites, R/ECAP Areas



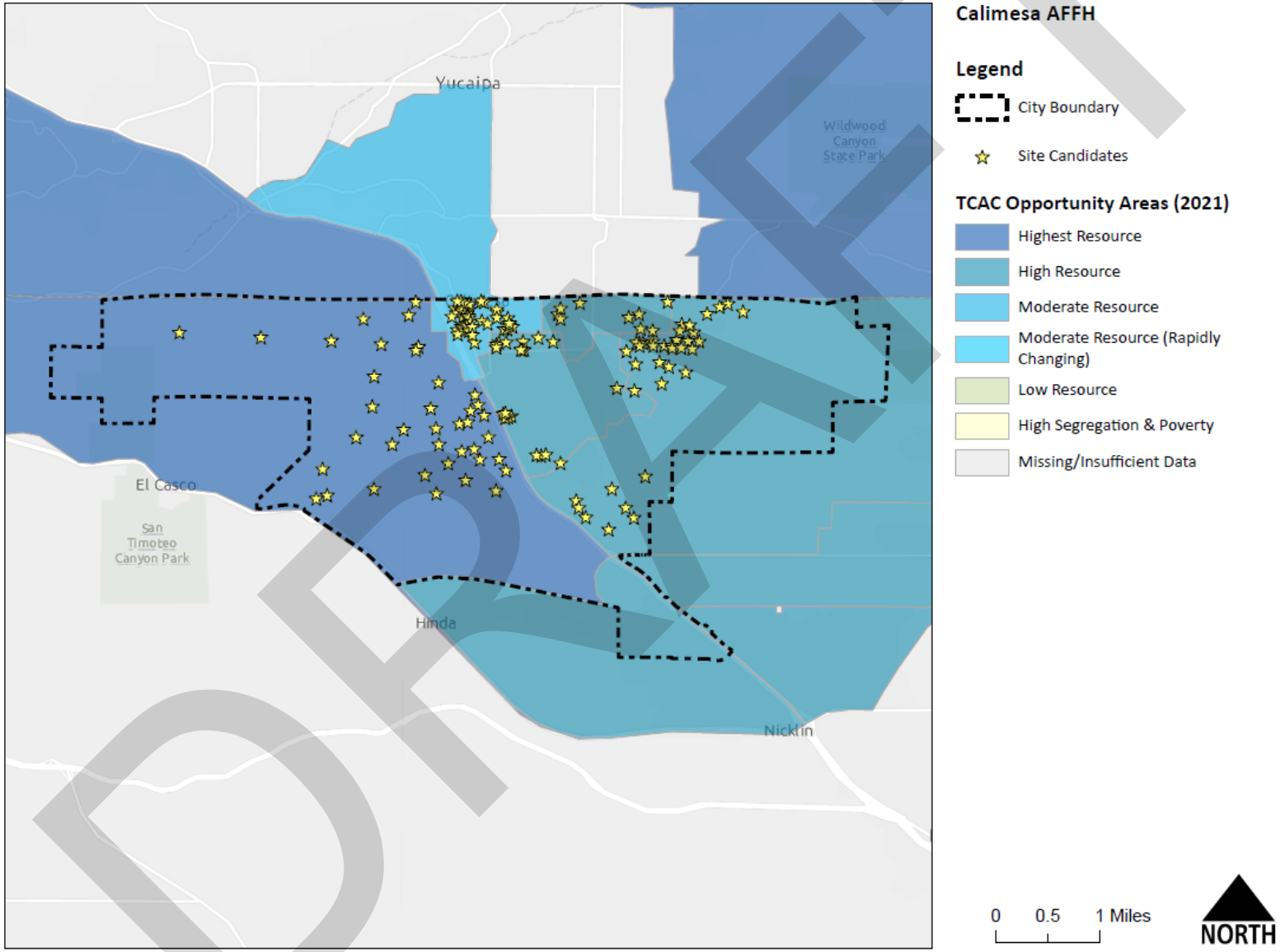
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Figure 3-30: Calimesa Proposed RHNA Sites, RCAA



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Figure 3-31: Calimesa Proposed RHNA Sites, TCAC Opportunity Areas



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The UC Berkeley Urban Displacement projects provides a database for Los Angeles, Orange and San Diego Counties displaying gentrifications and socioeconomic indicators based on 2015 ACS data. The final (2018) version of the database shows whether each Census tract comprising these three Southern California counties gentrified between 1990 and 2000; gentrified between 2000 and 2015; gentrified during both of these periods; or exhibited characteristics of a "disadvantaged" tract that did not gentrify between 1990 and 2015. The outcome of the data is a map which displays displacement typology by census tract (outlined below).

Table 3-32: Displacement Typologies

Displacement Typology	Definition and Qualifier
Low Income/Susceptible to Displacement:	• Low or mixed low-income tract in 2018
Ongoing Displacement of Low-Income Households:	• Low or mixed low-income tract in 2018 • Absolute loss of low-income households, 2000-2018
At Risk of Gentrification:	• Low-income or mixed low-income tract in 2018 • Housing affordable to low or mixed low-income households in 2018 • Didn't gentrify 1990-2000 OR 2000-2018 • Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap
Early/Ongoing Gentrification:	• Low-income or mixed low-income tract in 2018 • Housing affordable to moderate or mixed moderate-income households in 2018 • Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
Advanced Gentrification	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high• income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018
Stable Moderate/Mixed Income:	• Moderate, mixed moderate, mixed high, or high-income tract in 2018
Risk of Becoming Exclusive:	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high- income households in 2018 • Marginal change or increase in housing costs
Becoming Exclusive:	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high- income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000

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Stable/Advanced Exclusive:	• High-income tract in 2000 and 2018 • Affordable to high or mixed high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

As shown in **Figure 3-32** below, the data shows that Calimesa has a limited mix of typologies throughout the City. There are four typologies that characterize the City: "At Risk of Becoming Exclusive", "Unavailable or Unreliable Data", "Stable/Advanced Exclusive", and "Stable Moderate/Mixed Income". The majority of the City's census tracts are characterized as "Stable Moderate/Mixed Income", which indicates that neighborhoods in these census tracts are typically moderate to high income earning. The analysis concludes the following:

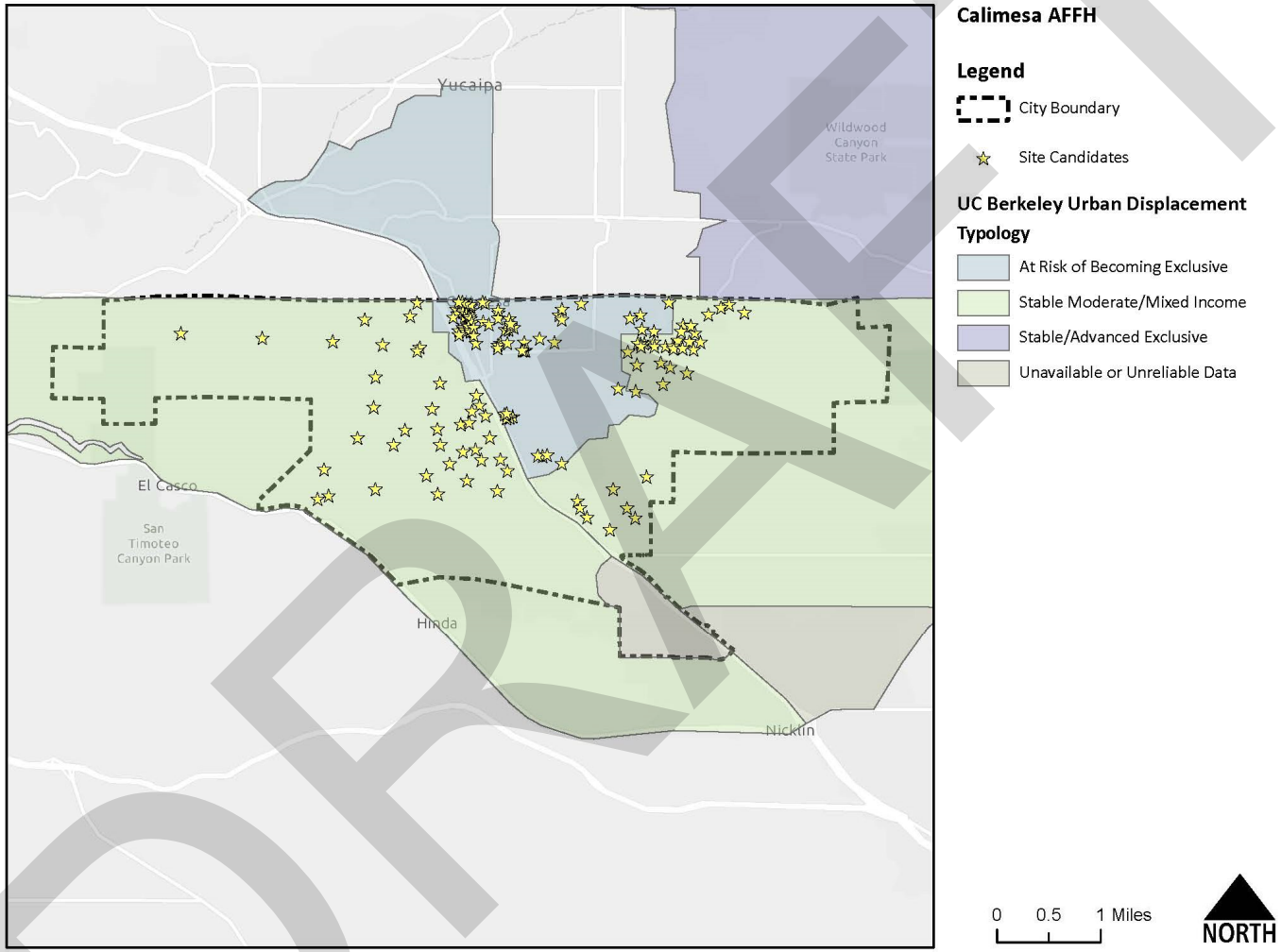
- 76 proposed sites to accommodate the RHNA allocation (totaling 7,753 potential units, or 95 percent of all potential units) are located within block groups designated as 'Stable Moderate/Mixed Income'. Of those units, 382 units, or approximately 90 percent of all low-income units. are proposed in these areas.

- 72 proposed sites to accommodate the RHNA allocation (totaling 403 potential units, or about 5 percent of the total potential inventory) are located within block groups designated as 'At Risk of Becoming Exclusive'. Of those units, 44 are proposed as affordable to low and very low incomes, which accounts for approximately 10 percent of all low-income units.

Overall, the City of Calimesa is made up of areas that are becoming more exclusive and or are already exclusive. The data shows that the majority of proposed candidate sites to meet the RHNA allocation are located in areas that are characterized as "Stable Moderate/Mixed Income". The distribution of potential units provides increased opportunities for populations living in areas with all opportunity levels. Additionally, it does not over burden areas characterized as "At Risk of Becoming Exclusive" with a large influx of moderate and above moderate housing units which would speed up gentrification in these areas. The distribution of units would not exacerbate existing disparities between communities.

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Figure 3-32: Calimesa Proposed RHNA Sites, Urban Displacement Analysis



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6. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity. Programs that affirmatively further fair housing include:

- Program Action H-1.2 Non-Profit Entity Participation in Affordable Housing
- Program Action H-1.3 Accessibility to Persons with Disabilities
- Program Action H-1.4 Reasonable Accommodation
- Program Action H-2.1: Affirmatively Furthering Fair Housing
- Program Action H-2.2: Section 8 Tenant Based Rental Assistance
- Program Action H-2.7: Fair Housing Council
- Program Action H-2.8: Emergency, Transitional and Supportive Housing
- Program Action H-2.9: Dissemination of Housing Support and Referral Services
- Program Action H-2.11: Supportive Housing and Low Barrier Navigation Centers
- Program Action H-2.12: Housing for Persons with Developmental Disabilities
- Program Action H-3.4: Inclusionary Housing Ordinance
- Program Action H-3.15: Farmworker and Agricultural Worker Housing
- Program Action H-4.1: Senior Housing Opportunities
- Program Action H-4.3: Senior Housing Opportunities

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D.Housing Resources

1. Regional Housing Needs Allocation

This section of the Housing Element provides an overview of the resources available to the City to meet their Regional Housing Needs Allocation (RHNA).

Residential Sites Inventory and RHNA Obligation

Appendix B of the Housing Element incudes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory, shown in **Table 3-32**, and adequate sites identification strategy.

Table 3-32: Summary of RHNA Status and Sites Inventory

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	495	275	379	868	2,017
Pipeline Projects	113		1,068	1,067	2,248
Projected ADU Construction	9		6	1	16
Remaining RHNA	**648**		**0**	**0**	**0**
Existing Sites Available					
Residentially Zoned Sites	62		144	493	699
Summerwind Ranch at Oak Valley Specific Plan	150		1,266	1,675	3,091
Mesa Verde Specific Plan	185		2,909	556	3,650
Heritage Oaks Equestrian Community Specific Plan	2		0	43	45
JP Ranch	0		238	238	476
Subtotal Potential Capacity Based on Existing GP and Zoning	**399**		**4,557**	**3,005**	**7,961**
Sites to Accommodate Remaining RHNA Need					
Residential Infill Priority Area Overlay Zone	260				260
TOTAL POTENTIAL DEVELOPMENT CAPACITY	**781**		**5,631**	**4,073**	**10,485**

Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City's RHNA allocation is 379 for moderate income sites and 868 for above moderate-income sites. Utilizing the City's existing residentially zoned land, projects in the

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pipeline, specific plan and development agreement capacity, the City can fully accommodate the moderate and above moderate income RHNA allocation. A breakdown of each strategy and unit potential is provided in **Appendix B**.

Analysis of the City's Existing Capacity and Zoning

The Housing Element must demonstrate the City's ability to accommodate the RHNA either through the production or the availability of properly zoned land that can accommodate additional growth. The City of Calimesa is able to accommodate all of its moderate and above moderate RHNA through existing residentially zoned lots and entitled specific plans and development agreements. In total, 5,481 moderate and 3,579 above moderate-income units can be accommodated on existing residentially zoned sites, specific plans, and development agreements. Approximately 73 percent of all identified sites are currently vacant and therefore not considered a constraint to housing development.

Reasonable Capacity Assumptions

Reasonable capacity for sites identified to meet the City's moderate and above moderate need was calculated based on a number of factors, including existing zoning requirements, vacancy, and the assumed density based on the City's development history. Unit capacity for parcels zoned RR, RLM, RL, and RH was assessed through an assumption of 100 percent lot development at one income category based on the parcel's zoning and 80 percent of the maximum zoning permitted. The parcels that can accommodate at least 20 units include 5 percent affordable to low and very low-income units, per City Ordinance. The following provides the densities used to calculate unit capacity per zoning district:

- RR – 2 du/ac permitted, and 1.6 du/ac used in sites analysis calculations
- RLM – 7 du/ac permitted, and 5.6 du/ac used in sites analysis calculations
- RL – 4 du/ac permitted, and 3.2 du/ac used in sites analysis calculations
- RH – 20 du/ac permitted, and 16 du/ac used in sites analysis calculations

Sites zoned DVC are permitted up to 30 dwelling units per acre and potential units are therefore counted towards the moderate income RHNA; an affordability assumption of 5 percent was added to parcels which can accommodate 20 or more units, per City Ordinance. A conservative estimate of 30 percent site development towards residential uses is included in the analysis. In total, 178 net units can be accommodated on these sites, with 30 affordable to low and very low-income households.

Sites Suitable for Lower Income Housing

For the 2021-2029 planning period, the City's RHNA allocation is 495 for very low-income sites and 275 for low-income sites. Utilizing the City's existing residentially zoned land, projects in the pipeline, specific plan and development agreement capacity, and a new proposed overlay zone, the City can fully accommodate the lower income RHNA allocation. A breakdown of each strategy and its total unit potential is provided in **Appendix B**.

A total of 113 and 62 lower income units can be accommodated through projects in the pipeline and existing residentially zoned candidate housing sites, respectively. In addition, 337 lower income units can be accommodated through remaining capacity in existing specific plans and a development agreement. To address the remaining very low and low income RHNA, the City will adopt a Residential Infill Priority Area Overlay Zone. This proposed overlay zone will accommodate 260 units affordable to very low- and low-income households.

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Accessory Dwelling Unit Production

One of the proposed methods for meeting the City's RHNA is through the promotion and development of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2019 that promote and remove barriers that may inhibit the development of ADUs within communities. The following is a summary of those bills:

- AB 68 and 881
  - Prohibit minimum lot size requirements
  - Cap setback requirements at 4', increasing the size and location opportunities for ADUs
  - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot ADU from being developed on a lot
  - Remove the need for replacement parking when converting an existing garage to an ADU
  - Limit local discretion in establishing min and max unit size requirements
  - Mandate a 60-day review period for ADU applications through a non-discretionary process
- SB 13
  - Prohibit owner-occupancy requirements for 5 years
  - Reduce impact fees applicable to ADUs
  - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670
  - Prohibits Homeowner's Associations (HOAs) from barring ADUs

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Calimesa over the 2021-2029 planning period.

HCD has supported a strategy for estimating future development of ADUs in the City, therefore by applying double the average ADU development from 2018-2021 to each year, the City of Calimesa assumes a total of 16 ADUs to be developed from 2021-2029. Utilizing the Southern California Association of Governments (SCAG) approved ADU affordability assumptions, 9 ADUs will be allocated to the low and very low income RHNA, 6 will be allocated to the City's moderate income RHNA and 1 will be allocated to the above moderate. A detailed outline of the Affordability Analysis, as approved by HCD, is available in **Appendix B** of the Housing Element.

Regional Housing Needs Allocation

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

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HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its final Regional Housing Needs Allocation (RHNA Plan) in March 2021. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the Southern California region, so that every community provides an opportunity for a mix of housing for all economic segments.

Calimesa's share of the SCAG regional growth allocation is 2,017 new units for the current planning period (2021-2029). **Table 3-33** indicates the City's RHNA needs for the stated planning period.

Table 3-33: City of Calimesa's RHNA Allocation for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	247	12.3%
Very Low (31 to 50%)[1]	248	12.3%
Low (51 to 80%)	275	13.6%
Moderate (81% to 120%)	379	18.8%
Above Moderate (Over 120%)	868	43%
TOTAL	**2,017**	**100%**

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

E. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following funding sources.

1. Section 8 Housing Choice Vouchers

The Section 8 Housing Choice Voucher program is a Federal Government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing` projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Housing Authority of the County of Riverside administers the Section 8 Housing Choice vouchers within the City of Calimesa.

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI).

CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;

- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and:
- Public services for low-income households and those with special needs.

The City received $34,141 in CDBG funds allocated by the Riverside County Board of Supervisors for the 2021-2022 program year. The CDBG funds were granted for ADA improvements to the Norton Younglove Senior Center.

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households. The City of Calimesa reports that they expect to receive $3,500 in State HOME funds for the fiscal year 2021-2022 for the purpose of rehabilitation owner occupied homes.

Local Early Action Planning (LEAP) Grants

SB2 Grant and LEAP Grant Funding

The City of Calimesa applied for and received a total of $65,000 in SB2 and LEAP Grant funding from the California Department of Housing and Community Development (HCD). The SB 2 program includes improvements to expedite local planning processes and LEAP Grants are awarded to provide funding opportunities for jurisdictions to update their planning documents and implement process improvements that will facilitate or accelerate housing productions to meet the 6th Cycle Regional Housing Needs Assessment. The grant funding received by the City is being allocated to fund the preparation of the City's proposed Residential Infill Priority Area Overlay Zone. Preparing a Residential Infill Priority Area Overlay Zone will facilitate the City's compliance with State mandates as well as make the development of housing within the City more efficient.

7. Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy cost.

Title 24

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and addition) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

Energy Use and Providers

Southern California Gas Company (SCGC) provides natural gas service for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCGC. SCGC has the capacity and resources to deliver gas except in certain

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situations that are noted in state law. As development occurs, SCGC will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City. Southern California Edison (SCE) is the distributing provider for electricity in Calimesa. Every year SCE expands and improves existing facilities according to demand.

Utility companies serving Calimesa offer programs to promote efficient energy use and assist lower-income customers. Calimesa customers can receive utility payment assistance on their electric and natural gas bill through the California Alternative Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs.

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Section 4:

Housing Plan

Section 4: Housing Plan

The Housing Plan describes the City of Calimesa's 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist City decision makers to achieve the long-term housing objectives set forth in the Calimesa Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City's overall housing policy goal to inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Calimesa.

Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the Riverside County region. The RHNA quantifies Calimesa local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Riverside County. The City's 2021-2029 RHNA growth need is as follows:

- 495- Very low income (0-50% County MFI)
- 275 units - Low income (51-80% of County MFI)
- 379 units - Moderate income (81-120% of County MFI)
- 868 units - Above moderate income (120% or more of County MFI)

  2,017 units – Total

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Overall Housing Goals and Policies

The City of Calimesa has identified the following housing goals and policies as part of this Housing Element Update:

GOAL H-1: Encourage the improvement, maintenance, and rehabilitation of the existing housing stock.

- **POLICY H-1.1:** Support and provide incentives for the improvement, maintenance, conservation, and rehabilitation of existing residential units, particularly those affordable to low- and moderate-income households.
- **POLICY H-1.2:** Encourage residential rehabilitation and continue to operate an owner-occupied rehabilitation program and consider the establishment of a rental rehabilitation program to preserve and conserve the city's housing stock.
- **POLICY H-1.3:** Encourage maintenance and rehabilitation to maintain the integrity of mobile home parks.
- **POLICY H-1.4:** Participate in state and federal housing programs designed to improve and increase the city's housing stock.

GOAL H-2: Promote housing access and equal opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or disability.

- **POLICY H-2.2:** Coordinate efforts with other agencies to serve extremely low-income households, persons with disabilities, persons with developmental disabilities, the homeless, the elderly, single-parent households, and other residents with special housing needs.
- **POLICY H-2.3**: Promote equal access and housing opportunities through the provision of consumer information, assistance and protection, and citizen involvement in the design and implementation of housing programs.
- **POLICY H-2.4**: Encourage citizen participation in the development and implementation of housing programs.

GOAL H-3: **The City will provide opportunities for the development of new housing units to meet the housing needs of all economic segments of the population while preserving the natural environment and unique existing character and physical attributes of the community.**

- **POLICY H-3.1**: Encourage a variety of housing types and densities, each appropriately located with reference to topography, traffic circulation, community facilities, and aesthetic considerations.
- **POLICY H-3.2:** Encourage development of a variety of housing types affordable to households at all economic levels, including townhouses, apartments, single-family dwellings, and manufactured homes.
- **POLICY H-3.3:** Promote first-time homebuyer assistance programs to enable lower-income households to purchase housing in the city.

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- **POLICY H-3.4:** Encourage the development of housing to meet the City's responsibilities with regard to regional housing needs.

GOAL H-4: Improve housing opportunities through private investment and, when appropriate, through public assistance.

- **POLICY H-4.1**: Encourage a variety of public and private efforts to provide affordable housing opportunities for lower-income households, elderly households, overcrowded households, large households, persons with disabilities, persons with developmental disabilities, and single-headed households.
- **POLICY H-4.2:** Manufactured dwellings (mobile homes) on permanent foundations shall be permitted in all residentially zoned areas of the city.
- **POLICY H-4.3:** Reduce the costs associated with the development of special needs housing projects (affordable family housing, senior citizen housing, etc.) through density bonuses, waiver of fees, reduced development standards, expedited processing, or other incentives.

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GOAL H-1: Encourage the improvement, maintenance, and rehabilitation of the existing housing stock.

- **POLICY H-1.1:** Support and provide incentives for the improvement, maintenance, conservation, and rehabilitation of existing residential units, particularly those affordable to low- and moderate-income households.
- **POLICY H-1.2:** Encourage residential rehabilitation and continue to operate an owner-occupied rehabilitation program and consider the establishment of a rental rehabilitation program to preserve and conserve the city's housing stock.
- **POLICY H-1.3:** Encourage maintenance and rehabilitation to maintain the integrity of mobile home parks.
- **POLICY H-1.4:** Participate in state and federal housing programs designed to improve and increase the city's housing stock.

Goal H-1: Housing Program Actions

Program Action H-1.1: Energy Conservation in Existing and New Housing Development

The City will continue to enforce the energy conservation requirements of the California Building Standards of the International Building Code and Title 24 of the California Administrative Code. The City will also continue enforcement of the California Green Building Standards, which become effective on January 1, 2011. Energy conservation features shall be incorporated into all housing units constructed between 2021 and 2029. Aside from energy conservation through the design and construction of new residences, the City will encourage energy conservation through the retrofit of existing homes by continuing to allow energy efficiency improvements as an eligible activity under its Housing Rehabilitation Program initiated in 2005. On a more comprehensive scale, the City will continue to address energy conservation and sustainability through its land use planning for the community. Two measures of particular relevance are the continued adherence to the Calimesa Vision, which is the framework that guides the community's future growth and development and is discussed under the Opportunities for Energy Conservation section of the Housing Element Background Report, and in the Downtown Village Commercial zone, which allows residential uses in a mixed-use configuration and at densities of up to 30 dwelling units per acre.

Timeframe: Ongoing, Annual Review of Progress and Performance
Responsible Agency: Building and Safety Department, Community Development Department
Funding Source: General Fund

Program Action H-1.2: Non-Profit Entity Participation in Affordable Housing

The City will seek out and encourage nonprofit organizations to sponsor affordable housing projects in the city. This may include agencies assisting lower-income households, senior citizens, disabled persons, developmentally disabled persons, and other persons with special housing needs. The City will direct interested agencies/sponsors to potential sites and collaborate with them on applications for state and federal funding. In addition to submitting its own applications for funding to HCD, the City will also support nonprofit housing developers in applying to HCD for the Community-Based Housing Development Organization (CHDO) set aside of HOME funds, which is 20 percent of the annual statewide allocation of HOME funds. In providing such support, the City will give priority to nonprofit developers pursuing projects that include extremely low-income units.

Timeframe: Ongoing, Annual Review of Progress and Performance
Responsible Agency: Community Development Department

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Funding Source: General Fund

Program Action H-1.3: Accessibility to Persons with Disabilities

The City will continue to require that new housing development comply with state and federal standards for access for persons with physical and developmental disabilities and enforce the provisions of the Americans with Disabilities Act (ADA). This program will lead to the provision of access for persons with disabilities, to dwelling units constructed during the planning period.

The City will continue to allow accessibility improvements for homes occupied by disabled persons as an eligible activity under its Housing Rehabilitation Program. The City will continue to offer such assistance as funds permit.

Timeframe: Ongoing, Annual Review of Progress and Performance
Responsible Agency: Community Development Department, Building and Safety Department
Funding Source: General Fund

Program Action H-1.4: Reasonable Accommodation

In compliance with applicable federal and state laws, the City continues to implement its reasonable accommodation ordinance. This ordinance provides persons with disabilities with a procedure to request reasonable accommodation to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of the City's zoning requirements and other land use regulations, policies, and procedures.

To ensure reasonable accommodation procedures are consistent with state law, the City will review the conditions of approval for reasonable accommodation and revise them where appropriate to ensure compliance with fair housing laws. The City will also review the conditions of approval to remove subjective decision-making criteria.

Timeframe: Within 1 Year of the Adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

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GOAL H-2: Promote housing access and equal opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or disability.

- **POLICY H-2.1:** Enforce fair housing laws and encourage the use of fair housing council and referral services.
- **POLICY H-2.2:** Coordinate efforts with other agencies to serve extremely low-income households, persons with disabilities, persons with developmental disabilities, the homeless, the elderly, single-parent households, and other residents with special housing needs.
- **POLICY H-2.3**: Promote equal access and housing opportunities through the provision of consumer information, assistance and protection, and citizen involvement in the design and implementation of housing programs.
- **POLICY H-2.4**: Encourage citizen participation in the development and implementation of housing programs.

Goal H-2: Housing Program Actions

Program Action H-2.1: Affirmatively Furthering Fair Housing

Pursuant to AB 686, Chapter 958, Statutes 2018, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

To accomplish this, the City or designated contracted organization will collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.

Section 3.C.4 of this Housing Element identifies the following contributing factors to fair housing in the City. Table 4-1 establishes actions the City will implement throughout the 6th Planning Period to address each contributing factor.

Disparities in Access to Opportunity/ Disproportionate Access to Services
Housing Mobility, Place-based Strategies to Encourage Community Conservation and Revitalization

The City of Calimesa is considered very low scoring in transit opportunity performance by AllTransit. A lack of transportation options throughout the City may restrict residents from accessing resources and opportunities not within their immediate neighborhoods. The City could improve its access to opportunity/services by focusing on investing in transit across the City to provide those impacted by poor mobility with additional resources.

Disproportionate Housing Needs
New Housing Choices and Affordability in Areas of Opportunity, Housing Mobility

Section 3.C.3 of this Housing Element provides details on the housing stock within Calimesa. Table 3-25 states that the majority of housing units within the City are single-unit, detached, single family residences. Additionally, the City has less than two percent of all types of apartment units combined. In comparison,

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the County of Riverside and the State of California have a more evenly distributed stock of a variety of different housing unit types available. A lack of different housing unit types may restrict residents from finding appropriate housing within the City. As a part of the Housing Element, the City's goal is to expand housing choice for households of all incomes.

Fair Housing Enforcement and Outreach
Housing Mobility

The City of Calimesa partners with the Fair Housing Council of Riverside County (FHCRC) to assist individuals with fair housing related issues, as well as provide informational resources and education for the community. However, the City did not participate in the regional AI report and none of the City's residents participated in the County wide fair housing survey. The City should provide additional resources, outreach, and information on fair housing.

Availability of Affordable Housing
New Housing Choices and Affordability in Areas of Opportunity, Housing Mobility

The City of Calimesa does not currently have any deed restricted affordable housing units. A lack of deed restricted units may make it hard for resident to maintain and find affordable housing within the City. The City should partner with affordable housing developers to better understand the challenges to creating affordable housing in Calimesa. Additionally, the City should focus on increasing the affordable housing stock and maintaining deed restricted units.

Table 4-1: Fair Housing Actions

Contributing Factor	Commitments	Priority and Timeframe	Geographic Target	Metrics
Housing Mobility				
Fair Housing Enforcement and Outreach	1. Coordinate with stakeholder groups, representatives, non-governmental organizations, and non-profits to further understand existing or potential fair housing issues.	**Low** - Annually host one meeting throughout the Planning Period. Advertising for meetings may include, but is not limited to, mailers, email blasts, door hangers, phone calls.	City-wide, based on feedback received target outreach efforts in areas most in need.	Minimum of one meeting annually.
Disparities in Access to Opportunity	1. Accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses.	**Medium** – Research and consider new General Plan programs with the goal of increasing transportation options and improving access to sustainable transportation methods by FY 23/24.	City-wide.	Report findings on potential programs for the City to consider. Adopt a minimum of one program addressing sustainable transportation over the Planning Period.

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Table 4-1: Fair Housing Actions				
Contributing Factor	**Commitments**	**Priority and Timeframe**	**Geographic Target**	**Metrics**
Disproportionate Housing Needs	1. Develop multifamily housing opportunities that meet FHA design and construction requirements.	**High** – Annually host one meeting with the development community throughout the Planning Period to promote candidate housing sites and available incentives and funding opportunities for the development of multifamily and affordable housing projects.	City-wide, based on feedback received target outreach efforts in areas most in need.	Minimum of one meeting annually.
	2. Encourage the development of four or more units in a building.	**Medium** – Create a webpage and informational materials on available resources for the development of multifamily and affordable housing projects by FY 23/24.	City-wide, based on feedback received target outreach efforts in areas most in need.	Publish a new webpage and informational materials.
Availability of Affordable Housing	1. Landlord outreach to expand the location of participating voucher properties.	**Low** – Create informational materials on affordable housing voucher programs and promote to property owners by FY 23/24.	City-wide.	Publish informational materials.
	2. Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing.	**Medium** – Outreach to community land trusts. Host at minimum two meetings in the Planning Period to discuss affordable housing opportunities. Advertising for meetings may include, but is not limited to, mailers, email blasts, door hangers, phone calls.	City-wide.	Minimum of two meeting in the Planning Period.
Housing Choice and Affordability in Areas of Opportunity				
Disproportionate Housing Needs / Availability of Affordable Housing	1. Identify and promote funding/financing opportunities and regulatory methods that assist homeowners and renters in overcoming the high cost of housing.	**Medium** – Annually publish and promote available resources throughout the Planning Period. Provide information, support funding applications, and promote other programs.	City-wide	Assist 20 households throughout the Planning Period.
	2. Zoning, permit streamlining, fees, incentives and other approaches to increase housing choices and affordability (e.g., duplexes, triplexes, multifamily, ADUs, transitional and supportive housing, group homes).	**High –** Research and consider measures to increase affordable housing throughout the City by FY 23/24. Create and implement the Residential Infill Priority Area Overlay Zone to create new opportunity for the	City-wide and candidate sites.	Report findings on potential measures for the City to consider. Adopt and implement the Residential Infill

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Table 4-1: Fair Housing Actions				
Contributing Factor	**Commitments**	**Priority and Timeframe**	**Geographic Target**	**Metrics**
		development of affordable housing units.		Priority Area Overlay Zone.
Availability of Affordable Housing	1. Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds).	**High –** Research and consider measures to increase affordable housing throughout the City by FY 23/24. Throughout the Planning Period, annually host one meeting with the development community to promote candidate housing sites and available incentives and funding opportunities for the development of multifamily and affordable housing projects. Annually seek additional funding opportunities and support funding applications for the development of affordable housing.	City-wide.	Report findings on potential measures for the City to consider. Minimum of one meeting annually. ~~Review~~ Apply for funding annually.
Availability of Housing Outreach	1. Target outreach for lower income residents to provide information about affordable housing opportunities and access to funding and finances. The City will partner with local organizations, NGO's and Riverside County Housing Authority and the Fair Housing Foundation.	**Medium** – Annually host one meeting throughout the Planning Period. Outreach to local organizations to promote the meeting and request input and feedback on affordable housing.	City-wide, based on feedback from partner organizations and agencies target outreach efforts in areas most in need.	Minimum of one meeting annually and provide summary of meeting and affordable housing fact sheet(s) on the City's website.
Place-Based Strategies – Conservation and Revitalization				
Disparities in Access to Opportunity	1. Target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure.	**High** – Identify projects and programs seeking to improve community assets in target areas by FY 23/24, as well as specific funding sources and amounts to allocate.	City-wide and low-scoring areas.	Approve a minimum of one project improving community assets.
	2. Dedicate or seek funding to prioritize basic transportation improvements (e.g., transit availability, active transportation facilities).	**Medium** – Identify funding opportunities seeking to improve transportation access by FY 23/24.	City-wide and low-scoring areas.	~~Review~~ Apply for funding annually.

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Table 4-1: Fair Housing Actions				
Contributing Factor	**Commitments**	**Priority and Timeframe**	**Geographic Target**	**Metrics**
	3. Inter-governmental coordination on areas of high need (e.g., coordination with transit agencies on access to transportation, bus routes and schedule)	**High** – Annually host one meeting throughout the Planning Period. Outreach to agencies to identify solutions on improving access to transportation.	City-wide.	Minimum of one meeting annually.

Timeframe: Review individual actions and timeframes annually
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-2.2: Section 8 Tenant Based Rental Assistance

The City will continue to provide residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Riverside County Housing Authority. This program can directly benefit overpaying households in the city by providing rental assistance payments.

Timeframe: Ongoing, Annual Review and Coordination with County Housing Authority
Responsible Agency: City of Community Development Department
Funding Source: General Fund

Program Action H-2.3: Housing Rehabilitation Program

Since 2005, the City has operated a Housing Rehabilitation Program using a combination of CDBG and HOME funds. This program, codified in Chapter 9.05 of the Municipal Code, provides financial assistance in the form of loans and/or grants for the rehabilitation of single-family homes that are occupied by lower-income homeowners. In addition to basic structural, plumbing, and electrical repairs, energy efficiency and accessibility improvements are eligible for financing through the program. The City has received HOME grants and will use those funds to continue the single-family rehabilitation program as funding permits. The City will also explore the possibility of offering rehabilitation assistance for rental units and will continue to apply for grant funding annually for the continued operation of the program in response to Notices of Funding Availability issued by HCD.

Timeframe: Ongoing, Annual Review of Program Funding and Prioritization, Annual Funding Application Submittal
Responsible Agency: City of Community Development Department
Funding Source: General Fund

Program Action H-2.4: Mobile Home Park Preservation Program

Since 2005, the City has operated a Housing Rehabilitation Program using a combination of Eight mobile home parks in Calimesa are subject to rent control under the City's Mobile Home Rent Stabilization Ordinance. The City will continue to implement the ordinance and maintain the established Mobile Home Rent Stabilization Board to preserve these developments as affordable housing alternatives in the city and address the rent control problems and grievances of mobile homeowners and tenants.

Timeframe: Ongoing, Annual Review of Program Effectiveness
Responsible Agency: City of Community Development Department

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Funding Source: General Fund

Program Action H-2.5: Proactive Code Enforcement

The City will continue proactive code enforcement of nuisances such as inoperable vehicles, unsightly condition of property, substandard units, and illegal garage conversions through the enforcement of its Administrative Citation Ordinance adopted in 2008. It will identify substandard dwelling units and encourage rehabilitation through the provision of technical support and incentives, such as streamlined permit processing, variances to development standards on a case-by-case basis (when legally justified), and waiver of fees or fines if rehabilitation is undertaken within short order, etc. Also, the City will actively work toward the rehabilitation of structures that do not meet current code requirements by more closely coordinating code enforcement and housing rehabilitation program activities as a means of enabling households who could not otherwise afford to do so to correct code violations. The City aims to assist 80 housing units in need of rehabilitation throughout the Planning Period.

Timeframe: Ongoing, Annual Assessment of Program Effectiveness
Responsible Agency: City of Community Development Department
Funding Source: General Fund

Program Action H-2.6: Relocation Assistance

The City will provide relocation assistance to all persons displaced by publicly assisted projects, including rehabilitation and code enforcement projects that lead to the displacement of households as funding resources permit.

Timeframe: Ongoing, Annual Review of Assistance to Displaced Persons
Responsible Agency: City of Community Development Department
Funding Source: General Fund

Program Action H-2.7: Fair Housing Council

The City will continue to rely on the Fair Housing Council of Riverside County to resolve resident complaints and tenant/landlord disputes. The City will inform the public of the availability of this service through the City newsletter and informational brochures/flyers that are placed at the front counters in City Hall and the Senior Center, and City employees will be instructedto refer relevant questions or complaints to the Fair Housing Council.

Timeframe: Ongoing, Annual Review and Coordination with Fair Housing Council
Responsible Agency: City of Community Development Department
Funding Source: General Fund

Program Action H-2.8: Emergency, Transitional and Supportive Housing

To comply with State law, the City of Calimesa will amend certain sections of its Municipal Code to address the following requirements:

- Supportive Housing Streamlined Approvals (AB 2162) - To comply with AB 2162 (Chapter 753, Statues 2018), the City of Calimesa will amend its Municipal Code to permit supportive housing as a use permitted by right in all zones where multiple family and mixed-use development is permitted.
- Emergency and Transitional Housing Act of 2019 (AB 139) – The City will update its Municipal Code to comply with the requirements of Gov Code 65583 to address permit requirements,

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objective standards, analysis of annual and season needs, and parking and other applicable standards and provisions.

- Amend the City of Calimesa Municipal Code to comply with the definitions for "Supportive Housing," Supportive Services," "Target Population" consistent with applicable sections of the California Government Code.
- Amend the Calimesa Municipal Code to ensure Emergency Shelters, Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law.

Timeframe: Within 1 year of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-2.9: Dissemination of Housing Support and Referral Services

The City will continue to use the City newsletter and brochures to advertise or inform residents of services and programs that are made available, including housing regulations, rehabilitation programs, nearby service agencies, crisis hotlines, energy conservation, availability of lower- and moderate-income housing units, and other such services. The City's Senior Center currentlyprovides many of the information and referral services needed by residents.
The City will maintain a list of available service and referral agencies that serve low-income households, disabled, elderly, homeless, and other special needs groups. It will make the list available at City Hall, the Senior Center, the library, and other public places for easy access to interested persons.

Timeframe: Ongoing, Annual Update of Service and Referral Agencies
Responsible Agency: City of Community Development Department
Funding Source: General Fund

Program Action H-2.10: Community and Stakeholder Engagement

The City will continue to encourage community participation in all City programming. The City will continue to encourage residents to attend City Council and Planning Commission meetings through publicity practicesincluding posting information on scheduled public hearings at City Hall, the Senior Center, and the library prior to hearing dates, and advertising in the local newspaper and City newsletter. The City will continue to publish a City newsletter and community flyers to inform residents of ongoing activities and programs, including updates to the Housing Chapter. Continued publicity will allow the City to receive more input regarding programs and better tailor them to meet the needs of residents. Public hearings will be held prior to adoption of this updated element.

Timeframe: Ongoing, Annual Assessment of Program Effectiveness
Responsible Agency: City of Community Development Department
Funding Source: General Fund

Program Action H-2.11: Supportive Housing and Low Barrier Navigation Centers

State law has been updated to require approval 'by right' of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing.

Low barrier navigation centers provide temporary living facilities for persons experiencing homelessness to income, public benefits, health services, shelter, and housing. To comply with State law, The City of

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Calimesa will adopt policies, procedures, and regulations for processing this type of use to establish a non-discretionary local permit approval process that must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will provide for annual monitoring of the effectiveness and appropriateness of existing adopted policies. Should any amendments be warranted to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

Timeframe: Within 1 year of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Action H-2.12: Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not fully addressed by local zoning regulations. Persons with disabilities may require, 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 review and prioritize housing construction and rehabilitation including supportive services targeted for persons with developmental disabilities.

Calimesa will also explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City will encourage development of projects targeted for special needs groups. As housing is developed or identified, Calimesa will collaborate with the Inland Regional Center (IRC) to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. The City will provide information at City Hall and on the City's website.

Timeframe: Within 2 years of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

GOAL H-3: The City will provide opportunities for the development of new housing units to meet the housing needs of all economic segments of the population while preserving the natural environment and unique existing character and physical attributes of the community.

- **POLICY H-3.1**: Encourage a variety of housing types and densities, each appropriately located with reference to topography, traffic circulation, community facilities, and aesthetic considerations.
- **POLICY H-3.2:** Encourage development of a variety of housing types affordable to households at all economic levels, including townhouses, apartments, single-family dwellings, and manufactured homes.

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- **POLICY H-3.3:** Promote first-time homebuyer assistance programs to enable lower-income households to purchase housing in the city.
- **POLICY H-3.4:** Encourage the development of housing to meet the City's responsibilities with regard to regional housing needs.

Goal H-3: Housing Program Actions

Program Action H-3.1: Establish a Rezone Program for Unaccommodated RHNA Need for the 2021-2029 Planning Period.

Appendix B of the Housing Element identified sites available to accommodate future housing needs. To fully demonstrate compliance with State law, Calimesa will institute a rezone program to accommodate the City's remaining 2021-2029 RHNA growth need. The City will establish a Residential Infill Opportunity Overlay Zone to accommodate housing units, by income category, that are not currently accounted for in existing zoning capacity. The City will rezone adequate sites to address the shortfall or unaccommodated housing need with the following standards, pursuant to Government Code section 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i):

- 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 must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites: allow 100 percent residential use, and
- Require residential use occupy 50 percent of the total floor area of a mixed-use project.
- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.

Timeframe: within 2 years of Housing Element adoption.
Responsible Agency: Community Development Department, Engineering Department, City Manager's Office
Funding Source: General Fund

Program Action H-3.2: Use of 5th Cycle Housing Sites

The City has identified a number of sites in the sites inventory contained in Appendix B containing infill sites that were identified in the 5th Cycle Housing Element to accommodate the Very Low and Low-income categories. To comply with State law, the City will amend the Calimesa Municipal Code to permit residential uses by-right for housing development projects in which at least 20-percent of the units are affordable to lower-income households. For the purpose of implementation of this program, by-right shall mean the City will not require a discretionary permit application, such as a Conditional Use Permit or Planned Unit Development Permit, that would constitute a "project" as described in Section 21100 of the Public Resources Code.

Timeframe: Within 2~~3~~ years of adoption of the Housing Element,
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.3: Provision of Infrastructure for Housing Sites

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The City will continue to collaborate with Riverside County on the provision of adequate infrastructure and public services. The City will coordinate County and City capital improvement projects, including setting priorities for infrastructure and public facility projects through the City's Capital Improvement Program. The City will coordinate with state and regional agencies and area planning districts (e.g., Southern California Association of Governments, Western Riverside Council of Governments, and Regional Conservation Authority) to address planning and environmental issues. The City will continue to attend monthly Joint Issue Meetings with these agencies at which issues of area-wide concern or importance are discussed.

Timeframe: Ongoing, Annual Review of CIP Program and Coordination with Agencies
Responsible Agency: Community Development Department, Engineering Department, City Manager's Office
Funding Source: General Fund

Program Action H-3.4: Inclusionary Housing Ordinance

The City has an adopted Inclusion Housing Ordinance contained in Chapter 18.130 of the Calimesa Municipal Code. The Ordinance applies new for-sale, single-family residential development on a citywide basis. The ordinance applies to developments containing 20 or more units and requires that 5 percent of the proposed dwelling units be affordable to low-income households The Inclusionary Ordinance is intended to provided homeownership opportunities to lower income households.

Timeframe: Ongoing, Annual Assessment of Program Effectiveness
Responsible Agency: Community Development Department, Engineering Department, City Manager's Office
Funding Source: General Fund

Program Action H-3.5: Accessory Dwelling Units

The City will encourage the development of accessory dwelling units in compliance with Government Code 65583(c)(7) and create a plan by FY 23/24 that incentivizes and promotes the development of ADUs that can be offered at affordable rents for very-low to moderate-income households. The ADU plan may include, but is not limited to, the following incentives:

- Permit-ready ADU plans to minimize design costs, streamline permit processing, and provide development certainty.
- Information ADU materials online and at City Hall guiding applicants through the permitting and constrictions process.
- ADU webpage informing the community on code, processes, and incentives.
- Waived permitting fees for ADUs under certain sizes and/or deed restricted as affordable to lower-income households for a period of 55 years.

The City of Calimesa will ensure the Municipal Code and other entitlement procedures are consistent with AB 3182, AB 68, AB 881, SB 13, AB 587, AB 670, AB 671, SB 8, SB 9 and all other applicable state laws and requirements.

Timeframe: Ongoing, Create and Implement ADU Plan within 2 Years, Necessary Code Updates if Needed within 3 Years
Responsible Agency: Community Development Department, Engineering Department, City Manager's Office
Funding Source: General Fund

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Program Action H-3.6: Accessory Dwelling Units Monitoring Program

The City will annually monitor its progress in permitting an average of 2 ADUs annually, for a total of 16 ADUs during the planning period, in conjunction with Annual Housing Element Progress Report. The analysis will track applications for ADUs, location, affordability, and other important features. If ADU permitting falls below estimated production target for more than two consecutive years, the will City re-evaluate the City's ADU standards and procedures and modify accordingly within 6 months.

Timeframe: Within 2~~3~~ years of adoption of the Housing Element, Annual Assessment
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.7: Housing Units in Mixed Use Zones

The City will encourage residential development in its mixed- use zones by allowing administrative processing of lot consolidation requests and providing incentives for the consolidation of lots, assisting interested developers with site identification and entitlement processing, offering fee waivers and deferrals for affordable housing projects, offering flexibility in the application of development standards for mixed-use projects that include affordable housing units, and providing financial assistance for mixed-use affordable housing projects to the extent possible.

Timeframe: Adopt Necessary Code Amendment Within 2~~3~~ years of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.8: Down Payment Assistance

The City will create and implement a down-payment assistance program for first-time homebuyers in order to encourage a continued high rate of homeownership. The homebuyer assistance program may be capitalized using state/federal grants and could provide silent second mortgages (in the form of deferred payment loans) to assist first-time homebuyers in making required down payments.

Timeframe: Evaluate Funding Sources and Develop Program within 3 years of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.9: Monitoring of Housing Sites Inventory

The City will periodically update the housing sites inventory as identified in Appendix B of the Housing Element and work with property owners and/or local developers to develop identified infill properties with single or multiple-family housing consistent with their zoning. The City will direct developers seeking potential project sites in Calimesa to locations currently served by adequate infrastructure and assist them inmaking contact with the property owners, help to guide them through thedevelopment review process, and provide them with the information needed for feasibility analyses and due diligence. The City will also consider offering incentives to encourage the utilization of infill lots, such as an infill density bonus or a reduction/waiver of Streets and Traffic and Drainage Facilities Impact Fees for infill projects involving the consolidation and coordinated development of multiple lots.

Timeframe: Annual Review

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Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.10: Capital Improvement Programming and Prioritization

The City will continue to work with responsible agencies and purveyors of utilities and infrastructure (such as the Yucaipa Valley Water District, South Mesa Water Company, and Yucaipa Calimesa School District) in monitoring the availability and service levels of public utilities and infrastructure (roads, water, sewer, storm drainage, gas, power, etc.) and services (police, fire protection, schools, government services, etc.). The City will continue to cumulatively assess the potential impacts from new development and require, as part of the development review package, that all new development provide an assessment to ensure that adequate infrastructure is available to serve thedevelopment. Otherwise, improvements and upgrades will be undertaken as part of the development or through facility fees to be paid prior to the occupancy of the dwelling units. The City will prioritize the need for capital improvements and increase public service levels, when necessary. The City consulted local waterand sewer purveyors during the preparation of this element and will send the adopted element to them for their use in prioritizing service to housing units affordable to lower-income households in accordance with Section 65589.7 ofthe California Government Code.

Timeframe: Annual Assessment of CIP Program and Coordination with Purveyors
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.11: Subdivision of Existing Lands

The City will facilitate land divisions, lot line adjustments, and Specific Plans to improve the feasibility of housing development on large sites and create appropriately sized parcels for affordable multi-family residentialdevelopment. The City will work with property owners and developers to identify opportunities and will provide technical assistance and incentives for proposed development projects that include affordable housing on these sites, such as:

- Expediting the approval process for land divisions;
- Requiring only ministerial review of lot line adjustments;
- Deferring processing fees for land division applications; and
- Offering flexibility in the application of development standards foraffordable housing projects.

Timeframe: Annual Assessment and Coordination with Property Owners, as Applicable.
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.12: Objective Design Standards

State Housing law includes various exemptions for projects with an affordable housing component, which limits the City's ability to apply discretionary design review requirements to certain residential projects. State Housing law specifies having objective design standards available to apply to housing projects where the City's discretion over design review is otherwise preempted per State law. The City of Calimesa will review existing entitlement processes for housing development and will eliminate discretionary review for all housing development proposals that include a minimum affordable housing component. The City will also review the appropriateness of its current development standards to ensure that it reasonably accommodates the type and density of housing it is intended to support. The City will also amend existing

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development standards to replace or remove all subjective standards for projects with a minimum affordable housing component with objective standards that do not impede the type and density of housing it is intended to allow.

Timeframe: Within 2~~3~~ years of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.13: SB 35 Streamlining Provisions

The City will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35, Chapter 366 Statues 2017. These requirements apply at any point in time when the City does not meet the State mandated requirements, based upon the SB 35 Statewide Determination Summary Report for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA)., the City will process development projects with at least 50 percent affordable units through a streamlined permit process (i.e., 90 days for projects with up to 150 units). All projects covered by SB 35 are still subject to the objective development standards of the Calimesa Municipal Code that includes the Building and Fire Codes. However, qualifying projects cannot be subject to discretionary review or public hearings; and in many cases the City cannot require parking. Reduced parking requirements would be established consistent with the requirements of SB 35 for qualified streamlining projects.

Timeframe: Within 1 year of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.14: Farmworker and Agricultural Worker Housing

The City will amend the Calimesa Municipal Code to be in compliance with Health and Safety Code, 17021.5, 17021.6 and 17021.8. and define agricultural employee housing in a manner consistent with applicable Health and Safety Code sections. The Municipal Code will be revised to state that employee housing for six or fewer employees will be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Additionally, the Municipal Code will be updated to state that employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

The City will also amend the Municipal Code to explicitly define Farmworker Housing and establish it as permitted use in residential or nonresidential zones, consistent with State law.

Timeframe: Within 1 year of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.15: Small Lots

As part of the candidate sites analysis, the City has identified a number of sites which are smaller than half an acre in size. In order to promote the development of affordable housing units on these sites, the City will create, adopt, and promote a Small Lot Subdivision Ordinance with the goal of incentivizing the development of affordable units and improving the path to home ownership for first-time homebuyers. In addition, the City will facilitate lot consolidation (Program H-3.7) as a solution to developing small sites. Additional incentives for small lot consolidations may include, but are not limited to, deferred fees for lot

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consolidation projects, expedited permit processing, and/or flexible development standards such as setback requirements, reduced parking or increased heights.

Timeframe: Within 12 ~~2~~ year of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.16: Large Lots

As part of the candidate sites analysis, the City has identified a number of sites which are larger than ten acres in size. In order to incentivize the development of affordable housing units on these sites, the City will adopt expedited permit processing and consider automatic approval of lot splits or creation of new parcels. The City will annually review funding opportunities to provide or support financial assistance with the development of infrastructure required to develop large sites.

Timeframe: Within 12 ~~2~~ year of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.17: Replacement Housing

The City may have existing non-vacant sites included within the inventory of sites that may contain vacant or demolished residential units that were occupied by lower-income households or households subject to affordability requirements within the last five years. The City will adopt a formal replacement housing program to ensure the replacement of any units lost for housing units shall comply with the same requirements pursuant to Government Code section 65915..

Timeframe: Formalize program requirements within 23 ~~3~~ years of adopting the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.18: Pipeline Project – The Heights Specific Plan

The City is currently reviewing a proposed Specific Plan – The Heights – which would allow for mixed-use and high density housing, including units affordable to lower income households. The City will work with the applicant to ensure compliance with local codes in order to facilitate the development of affordable units. Should the project be unsuccessful, the City will identify new sites to be rezoned within one year so as to avoid No Net Loss. The Specific Plan will provide the necessary zoning requirements pursuant to Government Code 65583.2, subdivisions (h) & (i), which rezone sites to accommodate the City's shortfall in satisfying the RHNA, the City commits to the following:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households.By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
- 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 must be accommodated on sitesdesignated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
    - allow 100 percent residential use, and
    - require residential use occupy 50 percent of the total floor area of a mixed-useproject.

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Timeframe: Within 2 years of adoption of the Housing Element; or identify new rezone sites within 1 year of project concluding
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-3.19: Objective Development Standards

As part of the governmental constraints analysis, the City determined that the municipal code created a constraint on the development of community care facilities for seven or more persons. The municipal code currently requires a conditional use permit to allow community care facilities for seven or more persons. The City will review and make appropriate amendments to the Calimesa Municipal Code for the following:

- Amend the municipal code to allow community care facilities for seven or more persons without a conditional use permit in any residential zone.

Timeframe: Within 18 months of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Sources: General Fund

Program Action H-3.20: Use of Sites from Previous Housing Element Cycles

Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior Fifth Cycle or vacant sites identified in two or more consecutive planning periods, shall be provided by-right development when at least 20% of the units in the proposed development are affordable to lower-income households.

Table B-10 of **Appendix B** identifies vacant and non-vacant sites that the City used in previous Housing Elements to meet the current RHNA need. To comply with State law, the City will amend the Municipal Code to permit residential uses by-right for housing development in which at least 20-percent of the units are affordable to lower-income households for sites that:

- Are non-vacant and identified in the prior planning period; and
- Vacant sites included in two or more consecutive planning periods

Pursuant to the text on page 12 of HCD's Housing Element Site Inventory Guidebook, "Sites where zoning already permits residential "use by right" as set forth in Government Code section 65583.2 (i) at the beginning of the planning period would be considered to meet this requirement." On such sites, the City would not require, but would be encourage the development of units affordable to lower-income households.

Timeframe: Within 18 months of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Sources: General Fund/Grants

GOAL H-4: Improve housing opportunities through private investment and, when appropriate, through public assistance.

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- **POLICY H-4.1**: Encourage a variety of public and private efforts to provide affordable housing opportunities for lower-income households, elderly households, overcrowded households, large households, persons with disabilities, persons with developmental disabilities, and single-headed households.
- **POLICY H-4.2:** Manufactured dwellings (mobile homes) on permanent foundations shall be permitted in all residentially zoned areas of the city.
- **POLICY H-4.3:** Reduce the costs associated with the development of special needs housing projects (affordable family housing, senior citizen housing, etc.) through density bonuses, waiver of fees, reduced development standards, expedited processing, or other incentives.

Goal H-4: Housing Program Actions

Program Action H-4.1: Senior Housing Opportunities

The City will pursue state and federal funds for the construction of senior citizen housing, with priority given to projects that includeunits affordable to extremely low-income households. This may include funds provided under Section 202, HOME, and/or other applicable programs.

Timeframe: Annual Evaluation of Program Funding and Prioritization
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-4.2: State and Federal Housing Incentives

City staff will stay informed of state and federal housing programs that can provide financial assistance for the preservation and development of affordable housing and disseminate information on such programs to residents and prospective housing developers/sponsors. The City has successfully applied for CDBG and HOME funds through HCD that have been used to conduct housing-related studies and capitalize a local Housing Rehabilitation Program. Because of its limited financial resources, the City will continue to pursue grant funding from state and federal agencies for affordable housing projects/programs in the city, particularly those that address the needs of extremely low-income households.

Timeframe: Annual Pursuit of Funding, Prioritization of Grant Applications
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-4.3: Senior Housing Opportunities

The City will continue to allow manufactured homes, including mobile homes, on permanent foundations in all residential zones.

Timeframe: Ongoing, Annual Assessment of Senior Housing Opportunities
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-4.4: Density Bonus

The City amended its density bonus ordinance in December 2010 in order to make it fully compliant with current state law. The City will continue to provide incentives and density bonuses under the density bonus

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ordinance for senior and other projects providing lower-income housing units. These incentives may include reduced parking standards, relief from setback, building height, open space, density, lot coverage, and other development standards, approval of mixed-use zoning for a project, expedited review, and thewaiver of processing fees, among other measures.

Timeframe: Provide Necessary Code Updates Within 2~~3~~ Years of Adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-4.5: Review of Permit Fees

The City will continue to periodically review its permit processing fees to verify that the costs associated with the review process are consistent with the services rendered. This fee review process provides a basisfor determining whether fees have become a constraint to housing production, and at the same time allow the City to appropriately recoup costs associated withthe review and processing of individual developments. The City will also establish a reduction or waiver of permit processing fees for affordable and other special needs housing projects.

Timeframe: Annual Assessment of Permitting Fees, Updated Fees as Appropriate, Establish a Fee Waiver Program within 2~~3~~ Years of Adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

Program Action H-4.6: Zoning, Development Standards and City Fees Available Online

Pursuant to Government Code GC 65940.19(a)(1)(B), Calimesa will provide all zoning and development standards, and fees for each parcel with its jurisdictional boundaries on the City's website pursuant to government transparency laws.

Timeframe: Within 1 Year of Adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

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Summary of Quantified Objectives

The 2021-2029 Regional Housing Needs Assessment (RHNA) determined the City of Calimesa shows a construction need for 2,017 residential units between October 15, 2021, and October 15, 2029. The forecasted need by income group includes:

- 495 units - Very Low-Income (0-50% County MFI);
- 275 units - Low-Income (51-80% County MFI);
- 379 units - Moderate-Income (81-120% County MFI); and,
- 868 units - Above Moderate-Income (>120% County MFI)

Additionally, the City has goals to rehabilitate and preserve its existing inventory of housing units. As required by State housing law, quantified objectives by income group for the 2021-2029 planning period are summarized in this section. The quantified objectives represent the target number of housing units that the City anticipates will be constructed, rehabilitated, or preserved over the 2021-2029 planning period.

Table 4-2: Quantified Objective Summary

Quantified Objective	Extremely Low	Very Low	Low	Moderate	Above Moderate
Housing Production					
Accessory Dwelling Units		9		6	1
RHNA Sites		495	275	379	868
Rehabilitation	35	35	10	0	0
Preservation/Conservation	36	157	336	278	0

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Appendix A

Review of Past Performance

Appendix A: Review of Past Performance

The following is a review of the City of Calimesa's housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the 5th Cycle's Policy Program and considers the City's progress towards completing all programs outlined within the 5th Cycle Housing Element.

1. Program Evaluation for Households with Special Needs

As part of analyzing prior programs, this Appendix must provide an outline of the effectiveness of goals, policies, programs, and objectives in meeting the housing needs of Calimesa's special needs populations. The following section identifies 5th Cycle accomplishments by special needs groups.

Table A-1: 5th Planning Cycle Policies and Program Effectiveness

Special Needs Group	Accomplishments During the 5th Cycle	Effectiveness of Programs
Seniors	• The City implemented the Housing Rehabilitation Program which offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households.	• Senior households, who may be on low or fixed incomes, may benefit from housing rehabilitation loans. Fixing housing issues or installing accessible features may be costly and the City's loans help lower income households address those issues.
	• In March 2018, the City of Calimesa adopted local Ordinance 357 to permit and regulate Accessory Dwelling Units in accordance with SB 2299 and AB 1069.	• During the 5th Cycle planning period, four ADUs were built. ADUs can be an affordable option for seniors who are often on fixed incomes. ADUs are typically less expensive and are more accessible to seniors due to the smaller living area. • In the 6th Cycle, the City assumes that 16 additional ADUs will be built. Of the 16 ADUs assumed to be built, 9, or 56 percent, are expected to be available for low, very low, and extremely low-income households. • The City will continue to promote and facilitate the development of ADUs.
	• In 2018, the City Council adopted Resolution No. 2018-72, exempting accessory dwelling units from development impact fees, unless and until the City completes a study of specific impacts created by accessory dwelling units.	• By exempting ADUs from development impact fees, the total cost of developing an ADUs is significantly reduced, thus, making ADUs more

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Table A-1: 5th Planning Cycle Policies and Program Effectiveness		
Special Needs Group	**Accomplishments During the 5th Cycle**	**Effectiveness of Programs**
		affordable. That affordability may be passed on to renters such as seniors.
	• The inclusionary program has been reinstated and is in effect.	• During the 5th Cycle planning period, the inclusionary program was reinstated and is in effect. • The inclusionary program applies to developments containing 20 or more units and requires that 5 percent of the proposed dwelling units be affordable to low-income households The Inclusionary Ordinance is intended to provided homeownership opportunities to lower income households such as some senior households.
	• The City permitted two community care facilities within the City during the 5th Cycle.	• The aging population may benefit from community care facilities in the City
Persons with Physical and Developmental Disabilities	• The City implemented the Housing Rehabilitation Program which offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households.	• Households with Persons with Physical and Developmental Disabilities may benefit from housing rehabilitation loans. Fixing housing issues or installing accessible features may be costly and the City's loans help lower income households address those issues.
	• The City permitted two community care facilities within the City during the 5th Cycle.	• Persons with Physical and Developmental Disabilities may benefit from community care facilities in the City
Large Households	• The City implemented the Housing Rehabilitation Program which offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households.	• Large households may benefit from housing rehabilitation loans. Fixing housing issues may be costly and the City's loans help lower income households address those issues.
	• In March 2018, the City of Calimesa adopted local Ordinance 357 to permit and regulate Accessory Dwelling Units in accordance with SB 2299 and AB 1069.	• During the 5th Cycle planning period, four ADUs were built. ADUs can be an affordable option for seniors who are often on fixed incomes. ADUs are typically less expensive

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Table A-1: 5th Planning Cycle Policies and Program Effectiveness		
Special Needs Group	**Accomplishments During the 5th Cycle**	**Effectiveness of Programs**
		and are more accessible to seniors due to the smaller living area. • In the 6th Cycle, the City assumes that 16 additional ADUs will be built. Of the 16 ADUs assumed to be built, 9, or 56 percent, are expected to be available for low, very low, and extremely low-income households. • The City will continue to promote and facilitate the development of ADUs.
	• In 2018, the City Council adopted Resolution No. 2018-72, exempting accessory dwelling units from development impact fees, unless and until the City completes a study of specific impacts created by accessory dwelling units.	• By exempting ADUs from development impact fees, the total cost of developing an ADUs is significantly reduced, thus, making ADUs more affordable. That affordability may be passed on to renters such as Large Households.
Farmworkers	• The City provided residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Riverside County Housing Authority. The City continues to comply with state law regarding emergency shelters, transitional and supportive housing, community care facilities for 7 or more persons, and single-room occupancy units (SROs).	• Farmworkers may benefit from the Section 8 Housing Choice Voucher Program and the City has continued to provide information that helps individuals or households apply for assistance.
Single-Parent Households	• The City implemented the Housing Rehabilitation Program which offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households.	• Single-Parent Households may benefit from housing rehabilitation loans. Fixing housing issues may be costly and the City's loans help lower income households address those issues.
	• In March 2018, the City of Calimesa adopted local Ordinance 357 to permit and regulate Accessory Dwelling Units in accordance with SB 2299 and AB 1069.	• During the 5th Cycle planning period, four ADUs were built. ADUs can be an affordable option for seniors who are often on fixed incomes. ADUs are typically less expensive and are more accessible to seniors due to the smaller living area. • In the 6th Cycle, the City assumes that 16 additional ADUs will be built. Of the 16 ADUs

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Table A-1: 5th Planning Cycle Policies and Program Effectiveness		
Special Needs Group	**Accomplishments During the 5th Cycle**	**Effectiveness of Programs**
		assumed to be built, 9, or 56 percent, are expected to be available for low, very low, and extremely low-income households. • The City will continue to promote and facilitate the development of ADUs.
	• In 2018, the City Council adopted Resolution No. 2018-72, exempting accessory dwelling units from development impact fees, unless and until the City completes a study of specific impacts created by accessory dwelling units.	• By exempting ADUs from development impact fees, the total cost of developing an ADUs is significantly reduced, thus, making ADUs more affordable. That affordability may be passed on to renters such as Single-Parent Households.
	• The City provided residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Riverside County Housing Authority. The City continues to comply with state law regarding emergency shelters, transitional and supportive housing, community care facilities for 7 or more persons, and single-room occupancy units (SROs).	• Single-Parent Households may benefit from the Section 8 Housing Choice Voucher Program and the City has continued to provide information that helps individuals or households apply for assistance.
	• The inclusionary program has been reinstated and is in effect.	• During the 5th Cycle planning period, the inclusionary program was reinstated and is in effect. • The inclusionary program applies to developments containing 20 or more units and requires that 5 percent of the proposed dwelling units be affordable to low-income households The Inclusionary Ordinance is intended to provided homeownership opportunities to lower income households such as some Single-Parent Households.
	• The City of Calimesa enforces local Ordinance No. 316, which pertains to Mobile Home Rent Stabilization. The ordinance created a Mobile Home Rent Stabilization board, established the board's powers and duties, identified a provision for vacancy control, and amended language related to the permitted annual rent increase, among other provisions. The	• Single-Parent Households may benefit from Mobile Home Rent Stabilization. The purpose of the ordinance is to ensure that residents of mobile home parks live in conditions which

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Table A-1: 5th Planning Cycle Policies and Program Effectiveness		
Special Needs Group	**Accomplishments During the 5th Cycle**	**Effectiveness of Programs**
	purpose of the ordinance is to ensure that residents of mobile home parks live in conditions which assure their health, safety, general welfare, and a decent living environment.	assure their health, safety, general welfare, and a decent living environment.
Persons Experiencing Homelessness	• The City provided residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Riverside County Housing Authority. The City continues to comply with state law regarding emergency shelters, transitional and supportive housing, community care facilities for 7 or more persons, and single-room occupancy units (SROs).	• Persons Experiencing Homelessness benefit from the Section 8 Housing Choice Voucher Program and the City has continued to provide information that helps individuals or households apply for assistance.
Extremely Low-Income Households	• The City implemented the Housing Rehabilitation Program which offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households.	• Single-Parent Households may benefit from housing rehabilitation loans. Fixing housing issues may be costly and the City's loans help lower income households address those issues.
	• In March 2018, the City of Calimesa adopted local Ordinance 357 to permit and regulate Accessory Dwelling Units in accordance with SB 2299 and AB 1069.	• During the 5th Cycle planning period, four ADUs were built. ADUs can be an affordable option for seniors who are often on fixed incomes. ADUs are typically less expensive and are more accessible to seniors due to the smaller living area. • In the 6th Cycle, the City assumes that 16 additional ADUs will be built. Of the 16 ADUs assumed to be built, 9, or 56 percent, are expected to be available for low, very low, and extremely low-income households. • The City will continue to promote and facilitate the development of ADUs.
	• In 2018, the City Council adopted Resolution No. 2018-72, exempting accessory dwelling units from development impact fees, unless and until the City completes a study of specific impacts created by accessory dwelling units.	• By exempting ADUs from development impact fees, the total cost of developing an ADUs is significantly reduced, thus, making ADUs more affordable. That affordability may be passed

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Table A-1: 5th Planning Cycle Policies and Program Effectiveness		
Special Needs Group	**Accomplishments During the 5th Cycle**	**Effectiveness of Programs**
		on to renters such as Extremely Low-Income Households.
	• The City provided residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Riverside County Housing Authority. The City continues to comply with state law regarding emergency shelters, transitional and supportive housing, community care facilities for 7 or more persons, and single-room occupancy units (SROs).	• Extremely Low-Income Households may benefit from the Section 8 Housing Choice Voucher Program and the City has continued to provide information that helps individuals or households apply for assistance.
	• The inclusionary program has been reinstated and is in effect.	• During the 5th Cycle planning period, the inclusionary program was reinstated and is in effect. • The inclusionary program applies to developments containing 20 or more units and requires that 5 percent of the proposed dwelling units be affordable to low-income households The Inclusionary Ordinance is intended to provided homeownership opportunities to lower income households.
	• The City of Calimesa enforces local Ordinance No. 316, which pertains to Mobile Home Rent Stabilization. The ordinance created a Mobile Home Rent Stabilization board, established the board's powers and duties, identified a provision for vacancy control, and amended language related to the permitted annual rent increase, among other provisions. The purpose of the ordinance is to ensure that residents of mobile home parks live in conditions which assure their health, safety, general welfare, and a decent living environment.	• Extremely Low-Income Households may benefit from Mobile Home Rent Stabilization. The purpose of the ordinance is to ensure that residents of mobile home parks live in conditions which assure their health, safety, general welfare, and a decent living environment.

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Seniors

Section 2: Community Profile shows that 27.2 percent of Calimesa residents are over the age of 65. Senior housing is permitted in the form of senior congregate care housing, which is permitted in Residential Medium (R-M) and Residential High (R-H) zoning districts. The City considers senior housing with more than six senior residents as senior congregate care housing, which are subject to specific zoning standards to accommodate for senior tenants. Chapter 18.20.050 of the Calimesa Municipal Code provides for detailed zoning standards, density bonuses, and other incentives for the development of Senior Housing.

The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. As of September 2021, the Housing Authority of the County of Riverside provided three households in Calimesa with financial assistance for housing. All three households were identified as elderly households. As of September 2021, there are 85 households on the waiting list, 19 of which are elderly households.

The City encourages nonprofit organizations to sponsor affordable housing projects in the City. This may include agencies assisting lower-income households, senior citizens, disabled persons, developmentally disabled persons, and other persons with special housing needs. The City will also pursue state and federal funds for the construction of senior citizen housing, with priority given to projects that include units affordable to extremely low-income households. This may include funds such as those provided under Section 202 and HOME.

In addition, a variety of community resources exist for Calimesa Seniors. The City website lists various resource links and contacts for seniors in Calimesa. The Norton Younglove Senior Center offers a Senior Lunch Program on Wednesdays from 10 A.M. to noon. The Senior Lunch Program serves as a Senior Nutrition drive-through program. The You Are Not Alone (Y.A.N.A) Program provides a free daily “check-in” service for senior residents that may have limited family or community contacts.

Persons with Physical and Developmental Disabilities

Persons with disabilities may require varying accessibility improvements and may also have a limited ability to earn adequate income. According to 2019 ACS data, 17 percent of Calimesa population has a disability. The most common disability in Calimesa is ambulatory difficulties.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. There are several housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

Using HOME funds, the City offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households. As of July 2022, data regarding the number of housing rehabilitation loans distributed in Calimesa is unavailable. However, the City of Calimesa reports that they expect to receive $3,500 in State HOME funds for the fiscal year 2021-2022 for the purpose of rehabilitation owner occupied homes. The City also partners with County-wide groups, including the County of Riverside’s Network of Care, and Department of Public Social Services. Inland SoCal United Way, also known as 211 Riverside County, lists rental and mortgage assistance, home barrier removal grants, and low-income rental housing listings.

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In addition, the City will explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. As housing is developed or identified, the City will collaborate with the Inland Regional Center (IRC) to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities.

Large Households

Large households consist of five or more residents and may have a harder time finding adequately sized units to avoid overcrowding. **Table 2-19** in **Section 2** shows that 19 percent of total Calimesa households have five or more members. Of the 19 percent, 64.6 percent of overcrowded households in Calimesa have five or more members, 26.2 percent have six or more members, and 9.2 percent have seven-or-more person households.

Large, lower-income households may qualify for Housing Choice Vouchers or the Conventional Public Housing Program, which provides rental assistance to low- and moderate-income households. The Housing Authority of Riverside County administers the Section 8 Housing Choice Vouchers within the City of Calimesa.

Farmworkers

Farmworkers include persons seasonally or permanently employed in the agricultural industry and generally earn lower incomes than many other workers. According to ACS data, there were 17 people employed in agriculture, forestry, fishing and hunting, and mining sector in Calimesa in 2019. According to the California Employment Division, Calimesa residents employed in the farming, fishing, and forestry occupation earn one of the lowest salaries in comparison to other occupations in Riverside County, with an estimated mean salary of $32,135.

Agricultural housing is currently permitted in Residential Estate (R-E), Rural Residential (R-R), and Open Space Residential (O-S-R) zones with the approval of a Conditional Use Permit. Given new provisions in the California Health and Safety Code Sections 17021.5 and 17021.6, Program Action H-3.14 has been included in the **Housing Plan** to permit agricultural housing, by-right, without a Conditional Use Permit or other discretional permit, in single-family residential zoning districts for six or fewer persons and in agricultural zoning districts for up to 12 units or 36 beds.

Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Single parents make up 14.5 percent of Calimesa households, with 7.9 percent being single mothers, and 6.6 percent being single fathers. Approximately 28.8 percent of single parent households are single parents living under the poverty line.

Lower-income single-parent households may also be eligible for Housing Choice Vouchers and may represent a portion of Calimesa households that received rental assistance annually. As of September 2021, the Housing Authority of the County of Riverside, three households in Calimesa are receiving housing assistance and 85 households are on the waitlist to receive financial assistance.

The City website lists a variety of community services for children and single parents in the community. The City partners with 211 Riverside County to connect single parents to parenting resources, such as locations of parenting classes and counseling centers. The Yucaipa-Calimesa Joint Unified School District (YCJUSD) serves over 8,700 students from preschool through adult education courses. The YCJUSD includes seven elementary schools, three middle schools, and three high schools and partners with six different colleges to encourage college admission for YCJUSD students. The colleges in partnership with YCJUSD for

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guaranteed admission are California Baptist University, California State University of San Bernardino, University of La Verne, Grand Canyon University, Azusa Pacific University, and University of Redlands. The YCJUSD also offers 24/7 online tutoring for middle school and high school students. The YCJUSD also lists on its website affordable resources for single parents, including affordable internet links, emergency broadband benefit program information, Inland Empire food resources, mental health resources, and other community assistance information made available for families. The Beaumont Unified School District (BUSD) also serves students in the southern region of Calimesa. The BUSD serves over 10,000 students in grades K-12 and encompasses the southern region of Calimesa, the Unincorporated Riverside County community of Cherry Valley, and the City of Beaumont. The BUSD website also lists a number of single parent resources, including grade preparation services, dual language immersion programs, before and after school programs, and behavioral support programs.

Persons Experiencing Homelessness

Homelessness has become an increasingly important issue in the region and throughout California. There are multiple factors that may contribute to a person experiencing homelessness; **Section 2: Community Profile** provides a detailed definition of "homelessness" and an analysis of the City and County's unhoused population.

The City supports the Housing Authority of Riverside County and other local agencies and organizations that assist persons experiencing homelessness and prevent homelessness. The Riverside Continuum of Care (CoC) established a Coordinated Entry System (CED) called HomeConnect, which serves as an access point for federally funded, state-funded, and locally funded homeless services in Riverside County. Throughout the 5th Cycle, the City provided funding to CoC to develop a Homeless Management Information System (HMIS) intended to collect and report information about the homeless population and its pattern of service utilization.

Extremely Low-Income Households

Extremely low-income households are those that earn 30 percent or less of the area median income (AMI) for Riverside County. Extremely low-income households may require rental assistance and other community services assistance. According to CHAS data, there are approximately 400 extremely low-income households in Calimesa, including both renters and homeowners.

Throughout the 5th Cycle, the City facilitated the development of affordable housing through various efforts listed in **Tables A-1** and **A-2.**

The City offers assistance in accessing local, state, and federal funding for affordable housing, as well as technical assistance. The City offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households. The City received a $508,400 award to restart the City's Housing Rehabilitation Program for Owner-Occupied Rehabilitation, which is funded by HCD. The City also received a $511,700 award for the City's Housing Rehabilitation Program funded by CDBG grants. The City encourages residential rehabilitation and continues to operate an owner-occupied rehabilitation program. The City will give priority to non-profit developers pursuing projects that include extremely low-income units.

Extremely low-income households may also be eligible for financial assistance from both state and local services. As noted above, as of September 2021, the Housing Authority of the County of Riverside provided three households in Calimesa with financial assistance for housing. As of September 2021, there are 85 households on the waiting list, 19 of which are elderly households.

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2. 5th Planning Cycle Program Accomplishments

Table A-2~~1~~ provides detailed, program-specific accomplishments for 2015-2021. The City has demonstrated significant effort in working towards accomplishing many of the objectives established in the 5th Planning Cycle Housing Element. Various programs have been modified to account for new requirements and changes in State Law.

Table A-2~~1~~: 5th Planning Cycle Policy and Program Accomplishments

Policies	Policy Actions	Policy and Program Accomplishments	Status for 6th Cycle
Goal H-1: Encourage the improvement, maintenance, and rehabilitation of the existing housing stock.			
H-1.1: Support and provide incentives for the improvement, maintenance, conservation, and rehabilitation of existing residential units, particularly those affordable to low- and moderate-income households.	**Action H-1.1.2** The City will seek out and encourage nonprofit organizations to sponsor affordable housing projects in the city. This may include agencies assisting lower-income households, senior citizens, disabled persons, developmentally disabled persons, and other persons with special housing needs. The City will direct interested agencies/sponsors to potential sites and collaborate with them on applications for state and federal funding. In addition to submitting its own applications for funding to HCD, the City will also support nonprofit housing developers in applying to HCD for the Community-Based Housing Development Organization (CHDO) set aside of HOME funds, which is 20 percent of the annual statewide allocation of HOME funds. In providing such support, the City will give priority to nonprofit developers pursuing projects that include extremely low-income units. **Action H-1.1.3** The City will continue to require that new housing development comply with state and federal standards for access for the disabled and enforce the provisions of the Americans with Disabilities Act (ADA). This program will lead to the provision of access for persons with disabilities, including persons with developmental disabilities, to dwelling units constructed during the planning period. **Action H-1.1.4**	The City of Calimesa continued to enforce the energy conservation requirements of the California Building Standards of the International Building Code, Title 24 of the California Administrative Code, and the California Green Building Standards. The City implemented the Housing Rehabilitation Program which offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households.	**Ongoing**. The City will continue to implement the Housing Rehabilitation Program.

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
	The City will continue to allow accessibility improvements for homes occupied by disabled persons as an eligible activity under its Housing Rehabilitation Program. The City will continue to offer such assistance as funds permit. **Action H-1.1.5** In compliance with applicable federal and state laws, the City continues to implement its reasonable accommodation ordinance. This ordinance provides persons with disabilities with a procedure to request reasonable accommodation to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of the City's zoning requirements and other land use regulations, policies, and procedures.		
H-1.2: Encourage residential rehabilitation and continue to operate an owner-occupied rehabilitation program and consider the establishment of a rental rehabilitation program to preserve and conserve the City's housing stock.	**Action H-1.2.1** Since 2005, the City has operated a Housing Rehabilitation Program using a combination of CDBG, HOME, and Redevelopment Agency LMI funds. This program provides financial assistance in the form of loans and/or grants for the rehabilitation of single-family homes that are occupied by lower-income homeowners. In addition to basic structural, plumbing, and electrical repairs, energy efficiency and accessibility improvements are eligible for financing through the program. The City received a HOME grant in 2013 and will use those funds to continue the single-family rehabilitation program. The City will also explore the possibility of offering rehabilitation assistance for rental units and will continue to apply for grant funding for the continued operation of the program in response to Notices of Funding Availability issued by HCD.	The City continued to implement the Housing Rehabilitation Program which offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households. The City awarded 14 Rehabilitation loans during the 5th Cycle planning period, totaling approximately $672,520. The average loan amount was approximately $48,195.	**Ongoing.** The City will continue to implement the Housing Rehabilitation Program.
H-1.3: Encourage maintenance and rehabilitation to maintain the integrity of mobile home parks.	**Action H-1.3.1** Eight mobile home parks in Calimesa are subject to rent control under the City's Mobile Home Rent Stabilization Ordinance. The City will continue to implement the ordinance and maintain the established Mobile Home Rent Stabilization Board to preserve these developments as affordable housing alternatives in the city and address the rent control problems and grievances of mobile homeowners and tenants.	The City of Calimesa enforces local Ordinance No. 316, which pertains to Mobile Home Rent Stabilization. The ordinance created a Mobile Home Rent Stabilization board, established the board's	**Ongoing.** The City will continue enforcement of Ordinance No. 316 during the 6th Cycle.

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
		powers and duties, identified a provision for vacancy control, and amended language related to the permitted annual rent increase, among other provisions. The purpose of the ordinance is to ensure that residents of mobile home parks live in conditions which assure their health, safety, general welfare, and a decent living environment. The City also maintains frequent and close communication with local office for the State of California Housing and Community Development. This allows City and State staff to coordinate directly on issues that may arise which impact the integrity of the mobile home housing stock in the City.	
H-1.4: Participate in state and federal housing programs designed to improve and increase the City's housing stock.	**Action H-1.4.1** The City will continue proactive code enforcement of nuisances such as inoperable vehicles, unsightly condition of property, substandard units, and illegal garage conversions through the enforcement of its Administrative Citation Ordinance adopted in 2008. It will identify substandard dwelling units and encourage rehabilitation through the provision of technical support and incentives, such as streamlined permit processing, variances to development standards on a case-by-case basis (when legally justified), and waiver of fees or fines if rehabilitation is undertaken within short order, etc. Also, the City will actively work toward the rehabilitation of structures that do not meet current code requirements by more closely coordinating code enforcement and housing	The City continued proactive code enforcement of nuisances. Through analyzing code enforcement cases, the Code Enforcement Department estimates that approximately 3 to 5 percent of the City's existing housing stock is in need of rehabilitation. The Code Enforcement Department	**Ongoing.** The City will continue proactive code enforcement activities and offer funding for rehab programs.

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
	rehabilitation program activities as a means of enabling households who could not otherwise afford to do so to correct code violations. **Action H-1.4.2** The City will provide relocation assistance to all persons displaced by publicly assisted projects, including rehabilitation and code enforcement projects that lead to the displacement of households.	works with residents and offers solutions to come into compliance. Approximately 80 percent of Code Enforcement cases are nuisances such as inoperable vehicles, unsightly condition of property, and overgrown vegetation. In the case of housing units that need rehabilitation, the Code Enforcement Department works with residents to refer them to the City's Rehabilitation program. The City continued to implement the Housing Rehabilitation Program which offers financial assistance in the form of housing rehabilitation loans for the repair of homes owned and occupied by low-income households. The City awarded 14 Rehabilitation loans during the 5th Cycle planning period, totaling approximately $672,520. The average loan amount was approximately $48,195.	

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
		In March 2018, the City of Calimesa adopted local Ordinance 357 to permit and regulate Accessory Dwelling Units in accordance with SB 2299 and AB 1069. In addition, during the 5th Cycle, the City successfully obtained grant funding through the State's SB 2 and LEAP programs. Through the funding provided, the City developed a draft Residential Infill Priority Area Overlay Zone project, which, if adopted, would permit certain single-family attached and multi-family developments (between 15-35 du/acre) by right on various infill areas throughout the City,	
Goal H-2: Promote housing access and equal opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or disability.			
H-2.1: Enforce fair housing laws and encourage the use of fair housing counsel and referral services.	**Action H-2.1.1** The City will continue to rely on the Fair Housing Council of Riverside County to resolve resident complaints and tenant/landlord disputes. The City will inform the public of the availability of this service through the City newsletter and informational brochures/flyers that are placed at the front counters in City Hall and the Senior Center, and City employees will be instructed to refer relevant questions or complaints to the Fair Housing Council.	The City has informed the public of fair housing services available through the Fair Housing Council of Riverside County.	**Ongoing.** The City will supplement proactive outreach activities through various social media methods and other print media.

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
H-2.2: Coordinate efforts with other agencies to serve extremely low-income households, persons with disabilities, persons with developmental disabilities, the homeless, the elderly, single-parent households, and other residents with special housing needs.	**Action H-2.2.1** The City will continue to provide residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Riverside County Housing Authority. This program can directly benefit overpaying households in the city by providing rental assistance payments. **Action H-2.2.2** Continue to comply with state law regarding emergency shelters, transitional and supportive housing, community care facilities for 7 or more persons, and single-room occupancy units (SROs). **Action H-2.2.3** The City will continue to permit emergency shelters in the Commercial Community (C-C) zone without a Conditional Use Permit or other discretionary action, and subject only to the development standards that apply to the other permitted uses in the C-C zone and the City's specific standards for emergency shelters. There are sites (approximately 18 acres of vacant land) suitable for the establishment of an emergency shelter in the C-C zone, which are accessible to services and facilities, and existing buildings within the zone that are capable of being converted to use as an emergency shelter. The proximity to essential services is critical since there are no fixed transit routes in Calimesa. **Action H-2.2.4** In keeping with state law and as required in the City Zoning Code (updated December 2013), transitional and supportive housing will be considered residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone. **Action H-2.2.5** The City will continue to recognize and allow community care facilities for 7 or more persons as conditionally permitted uses in the RM (Residential Medium) and RH (Residential High) zones and allow single-room occupancy units (SROs) in the CC (Commercial Community) and CR (Commercial Regional) zones through a similar use determination (comparable to motels/hotels).	The City provided residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Riverside County Housing Authority. The City continues to comply with state law regarding emergency shelters, transitional and supportive housing, community care facilities for 7 or more persons, and single-room occupancy units (SROs). The City permitted two community care facilities within the City during the 5th Cycle.	**Ongoing.** The City will continue coordination with appropriate agencies and ensure continue compliance with statutory requirements.

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
H-2.3: Promote equal access and housing opportunities through the provision of consumer information, assistance and protection, and citizen involvement in the design and implementation of housing programs.	**Action H-2.3.1** The City will continue to use the City newsletter and brochures to advertise or inform residents of services and programs that are made available, including housing regulations, rehabilitation programs, nearby service agencies, crisis hotlines, energy conservation, availability of low- and moderate-income housing units, and other such services. The City's Senior Center currently provides many of the information and referral services needed by residents. **Action H-2.3.2** The City will maintain a list of available service and referral agencies that serve low-income households, disabled, elderly, homeless, and other special needs groups. It will make the list available at City Hall, the Senior Center, the library, and other public places for easy access to interested persons.	The City has maintained a list of available service and referral agencies that serve low-income households, disabled, elderly, homeless, and other special needs groups.	**Ongoing.** The City will supplement outreach activities through various social media platforms, print media and regular announcements to the public.
H-2.4: Encourage citizen participation in the development and implementation of housing programs.	**Action H-2.4.1** The City will continue to encourage community participation in all City programming. The City will continue to encourage residents to attend City Council and Planning Commission meetings through publicity practices including posting information on scheduled public hearings at City Hall, the Senior Center, and the library at least 10 days prior to hearing dates, and advertising in the local newspaper and City newsletter. The City will continue to publish a City newsletter and community flyers to inform residents of ongoing activities and programs, including updates to the Housing Chapter. Continued publicity will allow the City to receive more input regarding programs and better tailor them to meet the needs of residents. Public hearings will be held prior to adoption of this updated element.	The City has continued to publish information on their website and outreach to the community. During the 5th Cycle, the City initiated several community workshops related to the proposed Residential Infill Priority Area Overlay Zone. These workshops were specifically orchestrated to solicit the opinions of the community related to increased housing densities in traditionally low or medium density residential areas.	**Ongoing.** The City has made a number of program amendments to include program outreach to the public, with priority to lower income residents.
Goal H-3: The City will provide opportunities for the development of new housing units to meet the housing needs of all economic segments of the population while preserving the natural environment and unique existing character and physical attributes of the community.			

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
H-3.1: Encourage a variety of housing types and densities, each appropriately located with reference to topography, traffic circulation, community facilities, and aesthetic considerations.	**Action H-3.1.1** The City will continue to work with Riverside County on the provision of adequate infrastructure and public services. The City will coordinate County and City capital improvement projects, including setting priorities for infrastructure and public facility projects through the City's Capital Improvement Program. The City will coordinate with state and regional agencies and area planning districts (e.g., Southern California Association of Governments, Western Riverside Council of Governments, and Regional Conservation Authority) to address planning and environmental issues. The City will continue to attend monthly Joint Issue Meetings with these agencies at which issues of area-wide concern or importance are discussed.	In March 2018, the City of Calimesa adopted local Ordinance 357 to permit and regulate Accessory Dwelling Units in accordance with SB 2299 and AB 1069. City staff regularly attends Technical Advisory Committee, Public Works Committee, and Planning Director Committee meetings with the Western Riverside County of Government. Through its active participation and membership in this joint power authority, the City prioritizes critical infrastructure projects, such as interchange and street improvement projects, which facilitate and streamline housing production. In addition, the City maintains a close partnership with the Western Riverside Regional Conservation Authority. Through this partnership, the City has facilitated conservation of over 1,100 acres of sensitive riparian/riverine habitat. These efforts have facilitated housing development in a sensitive environmental manner.	**Ongoing.** The City will supplement new ADU Requirements and develop a new overlay zone to accommodate a variety of housing types and densities with a focus on providing opportunities for lower income persons.

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
H-3.2: Encourage development of a variety of housing types affordable to households at all economic levels, including townhouses, apartments, single-family dwellings, and manufactured homes.	**Action H-3.2.1** The City Council adopted an inclusionary zoning ordinance in May 2011 that applies to new for-sale, single-family residential development on a citywide basis. The ordinance applies to developments containing 10 or more units and requires that 10 percent of the proposed dwelling units be affordable to very low-income households and 5 percent of the proposed dwelling units be affordable to low-income households. In 2012, the City Council suspended the inclusionary program due to the slowed economy. The City Council will consider reinstating the inclusionary program in January 2017. **Action H-3.2.2** The City will continue to allow second units on single-family lots developed with an existing residence and subject to a minimum lot size. This creates a potential for additional units on most lots in the R-1 zone and provides opportunities for affordable housing. The City ministerially permits second units on single-family zoned lots and requires that the primary residence on a lot containing a second unit be owner occupied. **Action H-3.2.3** The City will encourage residential development in its mixed-use zones by allowing administrative processing of lot consolidation requests and providing incentives for the consolidation of lots, assisting interested developers with site identification and entitlement processing, offering fee waivers and deferrals for affordable housing projects, offering flexibility in the application of development standards for mixed-use projects that include affordable housing units, and providing financial assistance for mixed-use affordable housing projects to the extent possible.	The inclusionary program has been reinstated and is in effect. During calendar year 2019, the City continued to work with the property owners of the Mesa Verde Specific Plan Area and Summerwind Ranch Specific Plan to ensure that forthcoming development meets the City's inclusionary housing requirements. In March 2018, the City of Calimesa adopted local Ordinance 357 to permit and regulate Accessory Dwelling Units in accordance with SB 2299 and AB 1069. The City process any lot consolidations administratively. The City continues to support residential development in mixed-use zones by proactively identifying lots suitable for multi-family and affordable housing developments. The City continuously encourages the development of attached single family and multi-family	**Ongoing.** The City will add a new housing overlay, adopt objective design standards, continue to administratively process lot consolidation requests and continue to encourage implementation of various specific plans that provide for a variety of housing types.

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
		residential units through its proposed Residential Infill Priority Overlay Zone. The Calimesa Municipal Code continues to permit the development of manufactured housing on permanent foundations within all residential zones.	
H-3.3: Promote first-time homebuyer assistance programs to enable lower-income households to purchase housing in the city.	**Action H-3.3.1** The City will consider establishing a down-payment assistance program for first-time homebuyers in order to encourage a continued high rate of homeownership. The homebuyer assistance program could be capitalized using state/federal grants and could provide silent second mortgages (in the form of deferred payment loans) to assist first-time homebuyers in making required down payments.	Due to funding and staff limitations, this program has not been implemented.	**Ongoing.** The City will continue to explore funding availability from State and Federal Programs for the 6th Cycle. However, the Western Riverside Council of Governments continues to support the City in obtaining funding for first-time homeownership programs.
H-3.4: Encourage the development of housing to meet the City's responsibilities with	**Action H-3.4.1** The City will periodically update the housing sites inventory and work with property owners and/or local developers to develop identified infill properties with single or multiple-family housing consistent with their zoning. The City will direct developers seeking potential project sites in Calimesa to locations	In March 2018, the City of Calimesa adopted local Ordinance 357 to permit and regulate Accessory Dwelling	**Ongoing.** This program will be continued in the 6th Cycle, including the

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
regard to regional housing needs.	currently served by adequate infrastructure and assist them in making contact with the property owners, help to guide them through the development review process, and provide them with the information needed for feasibility analyses and due diligence. The City will also consider offering incentives to encourage the utilization of infill lots, such as an infill density bonus or a reduction/waiver of Streets and Traffic and Drainage Facilities Impact Fees for infill projects involving the consolidation and coordinated development of multiple lots. **Action H-3.4.2** The City will continue to work with responsible agencies and purveyors of utilities and infrastructure (such as the Yucaipa Valley Water District, South Mesa Water Company, and Yucaipa Calimesa School District) in monitoring the availability and service levels of public utilities and infrastructure (roads, water, sewer, storm drainage, gas, power, etc.) and services (police, fire protection, schools, government services, etc.). The City will continue to cumulatively assess the potential impacts from new development and require, as part of the development review package, that all new development provide an assessment to ensure that adequate infrastructure is available to serve the development. Otherwise, improvements and upgrades will be undertaken as part of the development or through facility fees to be paid prior to the occupancy of the dwelling units. The City will prioritize the need for capital improvements and increase public service levels, when necessary. The City consulted local water and sewer purveyors during the preparation of this element and will send the adopted element to them for their use in prioritizing service to housing units affordable to lower-income households in accordance with Section 65589.7 of the California Government Code. **Action H-3.4.3** The City will facilitate land divisions, lot line adjustments, and Specific Plans to improve the feasibility of housing development on large sites and create appropriately sized parcels for affordable multi-family residential development. The City will work with property owners and developers to identify opportunities and will provide technical assistance and incentives for proposed development projects that include affordable housing on these sites, such as: • Expediting the approval process for land divisions;	Units in accordance with SB 2299 and AB 1069. Calimesa staff routinely encourages the development of multi-family projects within the Downtown Business District, which is appropriately zoned and serviced with existing utilities to serve such development. The City has worked closely with the Heights at Calimesa applicant, who proposes to construct up to 2,200 multifamily units within the City.	significant upzoning proposed by the Residential Infill Priority Overlay Zone.

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
	• Requiring only ministerial review of lot line adjustments; • Deferring processing fees for land division applications; and • Offering flexibility in the application of development standards for affordable housing projects.		
Goal H-4: Improve housing opportunities through private investment and, when appropriate, through public assistance.			
H-4.1: Encourage a variety of public and private efforts to provide affordable housing opportunities for lower-income households, elderly households, overcrowded households, large households, persons with disabilities, persons with developmental disabilities, and single-headed households.	**Action H-4.1.1** The City will pursue state and federal funds for the construction of senior citizen housing, with priority given to projects that include units affordable to extremely low-income households. This may include funds provided under Section 202, HOME, and/or other applicable programs. **Action H-4.1.2** City staff will stay informed of state and federal housing programs that can provide financial assistance for the preservation and development of affordable housing and disseminate information on such programs to residents and prospective housing developers/sponsors. The City has successfully applied for CDBG and HOME funds through HCD that have been used to conduct housing-related studies and capitalize a local Housing Rehabilitation Program. Because of its limited financial resources, the City will continue to pursue grant funding from state and federal agencies for affordable housing projects/programs in the city, particularly those that address the needs of extremely low-income households.	The City has continued to pursue funding when available; however, the programs were not successful during the 5th Planning Cycle.	**Ongoing.** The City will add programs to provide additional opportunities, such as ADU's, evaluate development standards and establish new standards that enhance opportunities for special needs households.
H-4.2: Manufactured dwellings (mobile homes) on permanent foundations shall be permitted in all	**Action H-4.2.1** The City will continue to allow manufactured homes, including mobile homes, on permanent foundations in all residential zones.	The City continued to allow manufactured homes, including mobile homes, on permanent foundations in all residential zones.	**Ongoing.** This program will be continued in the 6th Cycle. Staff will continue to encourage development of

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Table A-24: 5th Planning Cycle Policy and Program Accomplishments			
Policies	**Policy Actions**	**Policy and Program Accomplishments**	**Status for 6th Cycle**
residentially zoned areas of the city.			manufactured housing on all residential lots.
H-4.3: Reduce the costs associated with the development of special needs housing projects (affordable family housing, senior citizen housing, etc.) through density bonuses, waiver of fees, reduced development standards, expedited processing, or other incentives.	**Action H-4.3.1** The City amended its density bonus ordinance in December 2010 in order to make it fully compliant with current state law. The City will continue to provide incentives and density bonuses under the density bonus ordinance for senior and other projects providing lower-income housing units. These incentives may include reduced parking standards, relief from setback, building height, open space, density, lot coverage, and other development standards, approval of mixed-use zoning for a project, expedited review, and the waiver of processing fees, among other measures. **Action H-4.3.2** The City will continue to periodically review its permit processing fees to verify that the costs associated with the review process are consistent with the services rendered. This fee review process provides a basis for determining whether fees have become a constraint to housing production, and at the same time allow the City to appropriately recoup costs associated with the review and processing of individual developments. The City will also continue to consider the reduction or waiver of permit processing fees for affordable and other special needs housing projects.	An updated fee schedule was last adopted by City Council in 2014. In 2018, the City Council adopted Resolution No. 2018-72, exempting accessory dwelling units from development impact fees, unless and until the City completes a study of specific impacts created by accessory dwelling units. In 2019, the City adopted local Ordinance No. 366 increasing the maximum period of time that discretionary extensions may be granted (in one-year increments) from three years to six years.	**Ongoing.** A program to evaluate fees is included in the 6th Cycle Housing Element.

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Appendix B

Adequate Sites Analysis

A. Candidate Sites Analysis

The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Calimesa's ability to accommodate housing at the designated income levels within the planning period (2021-2029). These sites are either residentially zoned, within a specific plan entitled for residential development, currently in the pipeline, or identified for rezone to accommodate the City's remaining need. Table B-7 provides detailed information on the sites identified to meet the City's RHNA, including:

- Assessor Parcel Number (APN)
- Address
- Size (Acres)
- Zoning
- General Plan Land Use
- Ownership
- Existing On-site Uses
- Density
- Potential Development Capacity (Dwelling Units)

A summary of this information is included within the Housing Resources section (Section 3) of 's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within Appendix B shows that the City of Calimesa has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of capacity on existing, residentially zoned sites and specific plans;
- Identification of capacity on existing, mixed-use zoned sites which permit residential;
- Future development of accessory dwelling units (ADUs);
- Project currently in the pipeline; and
- Identification of land for rezone to accommodate remaining RHNA allocation.

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Table B-1: Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	495	275	379	868	2,017
Pipeline Projects	113		1,068	1,067	2,248
Projected ADU Construction	9		6	1	16
Remaining RHNA	**648**		**0**	**0**	**0**
Existing Sites Available					
Residentially Zoned Sites	62		144	493	699
Summerwind Ranch at Oak Valley Specific Plan	150		1,266	1,675	3,091
Mesa Verde Specific Plan	185		2,909	556	3,650
Heritage Oaks Equestrian Community Specific Plan	2		0	43	45
JP Ranch	0		238	238	476
Subtotal Potential Capacity Based on Existing GP and Zoning	**399**		**4,557**	**3,005**	**7,961**
Sites to Accommodate Remaining RHNA Need					
Residential Infill Priority Area Overlay Zone	260		--	--	260
TOTAL POTENTIAL DEVELOPMENT CAPACITY	**781**		**5,631**	**4,073**	**10,485**

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Figure 2-1: Candidate Sites to Accommodate Calimesa's RHNA

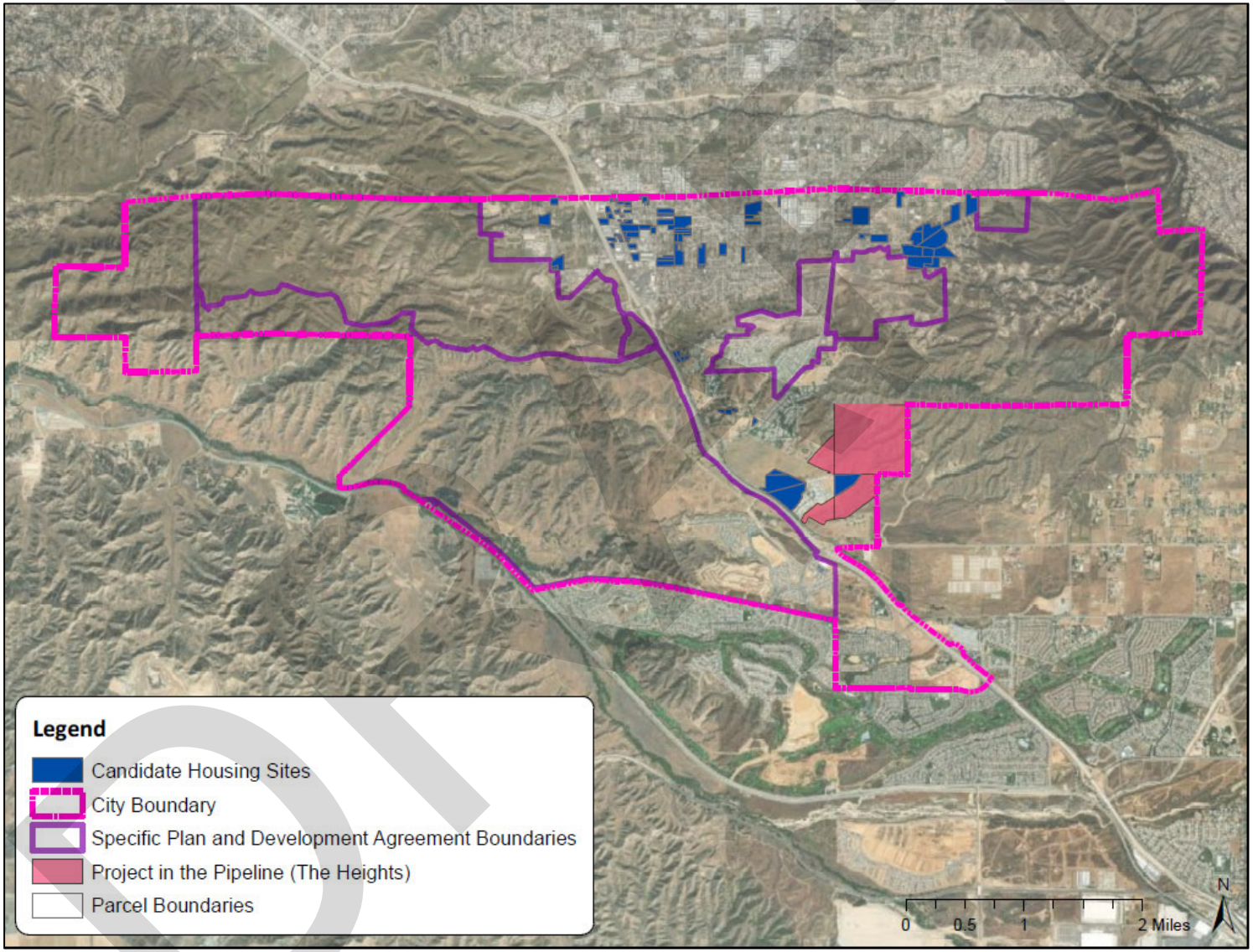
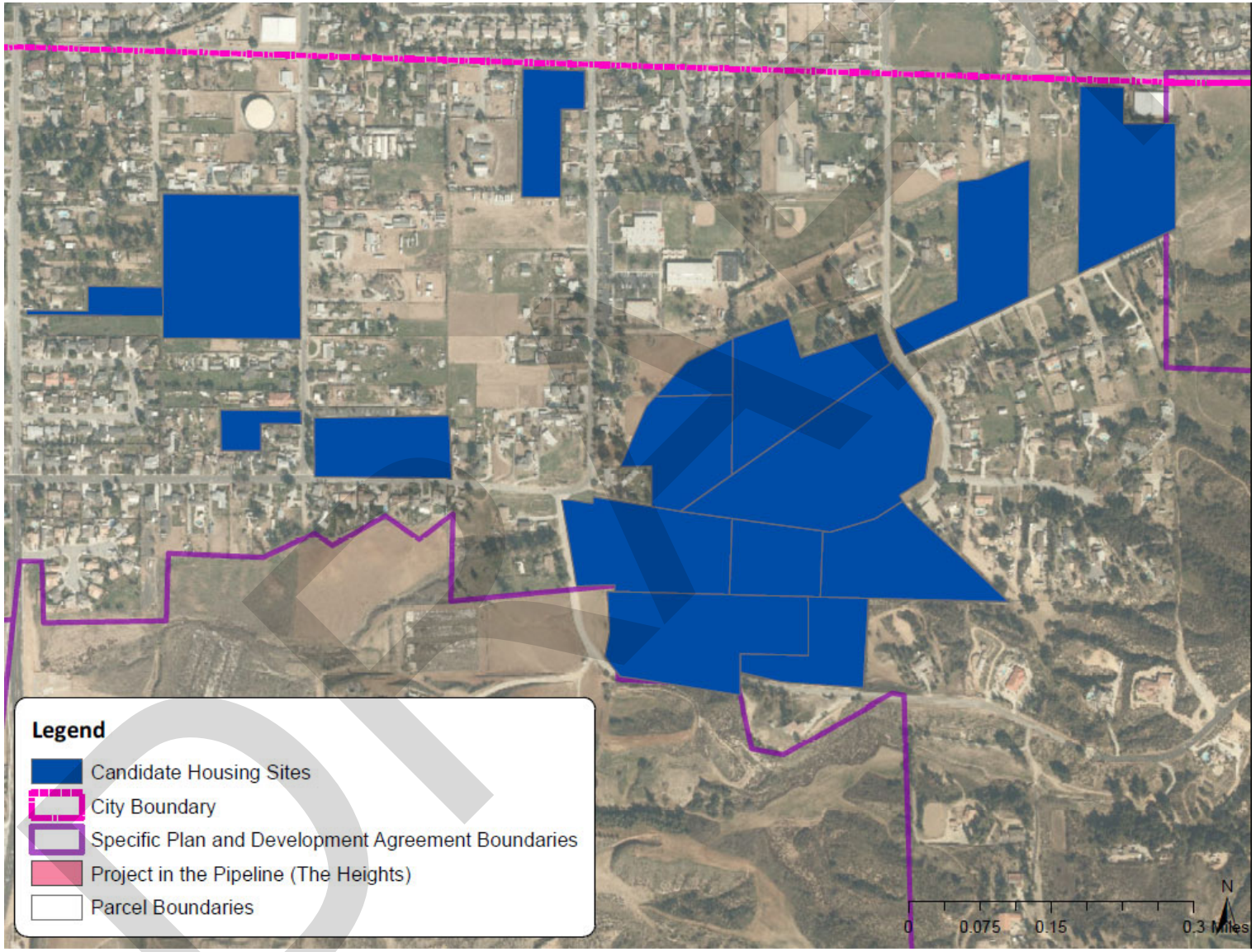


Figure 2-2: Candidate Sites to Accommodate Calimesa's RHNA



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Figure 2-3: Candidate Sites to Accommodate Calimesa's RHNA

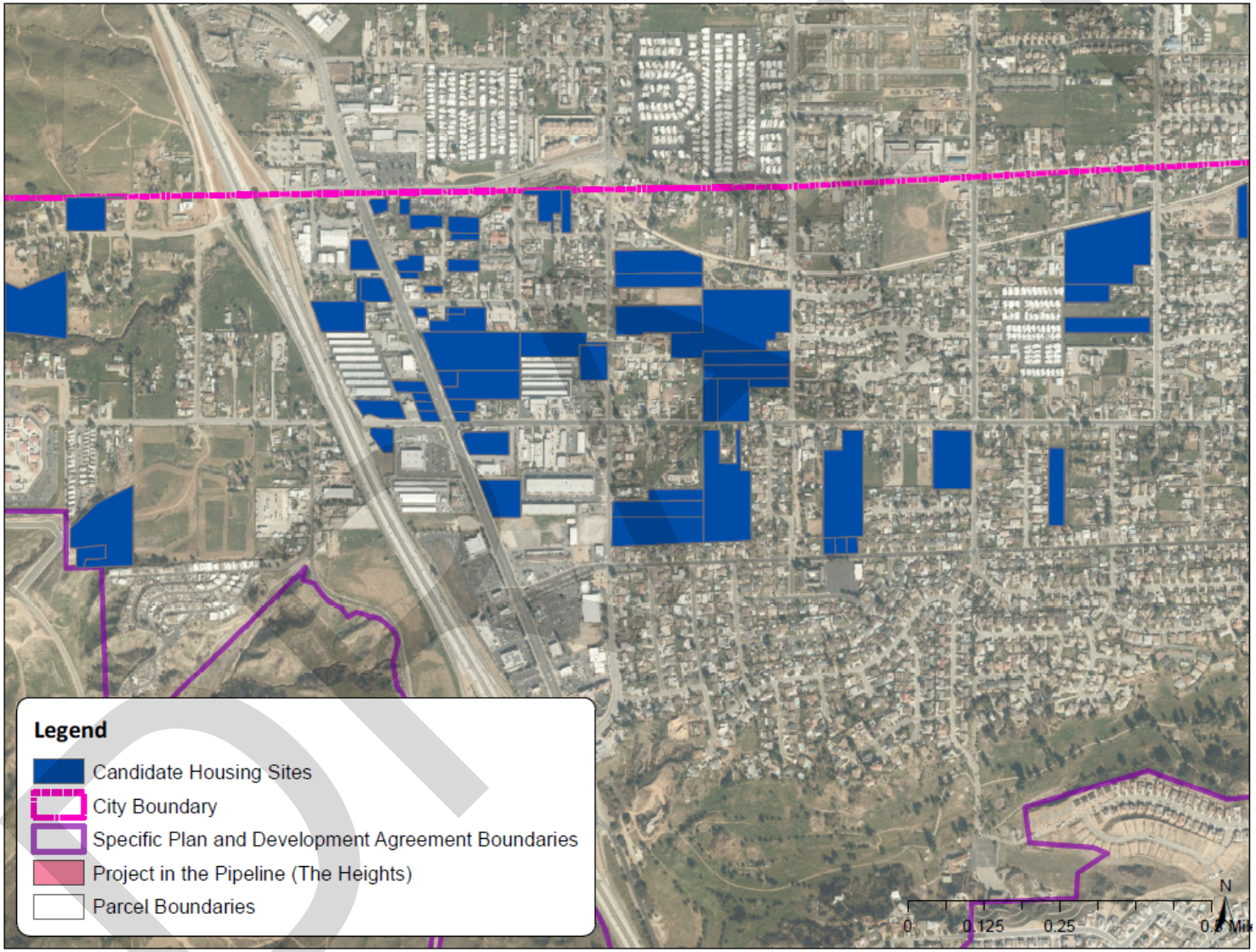
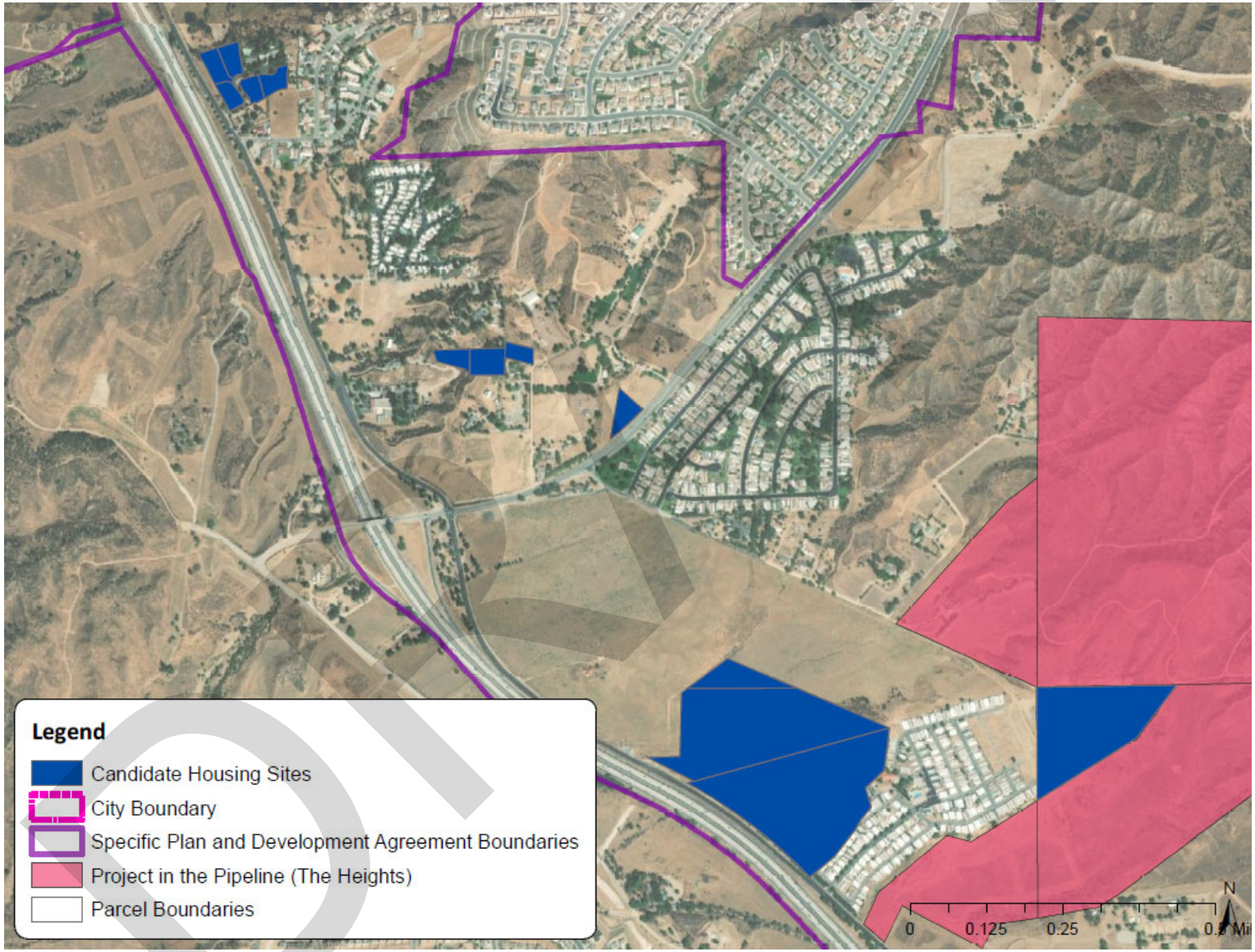


Figure 2-4: Candidate Sites to Accommodate Calimesa's RHNA



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1. Selection of Sites

The City of Calimesa is able to accommodate the 2021-2029 RHNA allocation through existing, residentially zoned properties, remaining capacity in existing specific plans and development agreements, ADU projections, projects in the pipeline, and through the creation of an overlay zone.

The City has identified 148 parcels currently zoned to permit residential development with potential to accommodate future housing development between 2021 and 2029. These include vacant and nonvacant residentially zoned parcels, projects in the pipeline, and remaining capacity in existing specific plans and development agreements. A total of 10,458 units can be accommodated on these 148 parcels, of which 781 would be affordable to very low and low income households.

Residentially Zoned Sites

Of the 148 total parcel identified to accommodate future housing development, 59 are current residentially zoned sites with potential to accommodate 554 units; they are zoned RR, RLM, RL, and RH. A total of 42 of these sites are currently vacant and have been identified as having potential to accommodate 510 units, of which 17 would be affordable to very low and low income households. Of the nonvacant residentially zoned sites, 14 are large lots with a single-family residence and have potential for lot consolidation for future housing development. The remaining 3 nonvacant sites are large parcels partially occupied by churches and surface parking lots; the remaining land is vacant and has potential to accommodate housing units. As vacant lots represent over 50 percent of sites identified, nonvacant sites are not considered a constraint – this is detailed in Section 4 of this Appendix B.

Calculation of Unit Capacity

Unit capacity was assessed through an assumption of 100 percent lot development at one income category based on the parcel's zoning and 80 percent of the maximum zoning permitted. The parcels that can accommodate at least 20 units include 5 percent affordable to low and very low income units, per City Ordinance. The following provides the densities used to calculate unit capacity per zoning district:

- RR – 2 du/ac permitted, and 1.6 du/ac used in sites analysis calculations
- RLM – 7 du/ac permitted, and 5.6 du/ac used in sites analysis calculations
- RL – 4 du/ac permitted, and 3.2 du/ac used in sites analysis calculations
- RH – 20 du/ac permitted, and 16 du/ac used in sites analysis calculations

Downtown Village Commercial (DVC) Zone

Of the 148 total parcels identified to accommodate future housing development, 31 are zoned Downtown Village Commercial (DVC). The DVC zone permits both residential and commercial development. Of the 31 DVC-zoned parcels, 9 are currently vacant. The remaining 22 parcels currently have older and underdeveloped commercial uses with potential for redevelopment, as well as some single-family residences located on large lots with potential for lot consolidation.

Calculation of Unit Capacity

As the DVC zone permits up to 30 dwelling units per acre, potential units are counted towards the moderate income RHNA; an affordability assumption of 5 percent was added to parcels which can accommodate 20 or more units, per City Ordinance. A conservative estimate of 30 percent site development towards residential uses is included in the analysis. In total, 178 net units can be accommodated on these sites, with 30 affordable to low and very low income households.

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2. Specific Plans and Development Agreement

There are currently three entitled Specific Plans in the City – Summerwind Ranch at Oak Valley, Mesa Verde Specific Plan, and Heritage Oaks Equestrian Community. JP Ranch has a development agreement with the City which has remaining capacity for housing development. Mesa Verde Specific Plan and Heritage Oaks Equestrian Community have not begun construction. Summerwind Ranch and JP Ranch have successfully begun construction. The City is able to accommodate all of its moderate and above moderate income RHNA allocation through remaining capacity of these Specific Plans and Development Agreement. A total 7,262 units are remaining to be built within the Specific Plans and Development Agreement, including 344 units affordable to very low and low income households. All remaining capacity in the Specific Plans and Development Agreement are on currently vacant land.

Summerwind Ranch at Oak Valley

The Summerwind Ranch Specific Plan was recently amended in 2020 and includes single- and multi-family units, commercial, and recreation and community uses. Development of the Specific Plan has begun in the south-east section –3,091 units of the total permitted units are remaining, including 150 affordable to very low and low income households. Table B-2 shows the residential capacity approved and remaining for Summerwind Ranch at Oak Valley.

Table B-2: Summerwind Ranch at Oak Valley Capacity

Specific Plan Zone	Acres	Density	Entitled Units Remaining	Very Low/ Low Units	Moderate Units	Above Moderate Units
Villas and Manors	219.2	3 and 3.7 du/ac	749	N/A	0	711
Cottages and Bungalows	199.4	4.9 and 5.5 du/ac	1,015	N/A	0	964
Garden Courts	67.8	10.1 du/ac	684	N/A	649	0
Townhomes	42.8	15 du/ac	643	N/A	610	0
TOTAL REMAINING UNIT CAPACITY			**3,091**	**150***	**1,259**	**1,675**

**150 units throughout the Specific Plan are required to be affordable to very low and low income households.*

Mesa Verde Specific Plan

The Mesa Verde Specific Plan was approved in 2007 and amended in 2017. Mesa Verde covers approximately 1,492.4 acres between the City of Calimesa and Yucaipa; 1,463.1 acres fall within the City of Calimesa jurisdiction. Mesa Verde includes four residential villages, open space and recreational areas, two elementary schools, and mixed-use areas.

Development of Mesa Verde has not begun but is anticipated through the 6th Planning Cycle. Table B-3 shows the residential capacity approved for the Specific Plan. A total of 3,650 units are approved, including 185 affordable to very low and low income households.

Table B-3: Mesa Verde Specific Plan Capacity

Specific Plan Zone	Acres	Density	Permitted Units Remaining	Very Low/ Low Units*	Moderate Units	Above Moderate Units
Medium High Density	59.1	12 du/ac	344	18	326	0
Mixed-Use	46.5	20 du/ac	358	18	340	0
Medium Density	317.7	10 du/ac	1,669	84	1,585	0
Low Medium Density	166.9	7 du/ac	693	35	658	0
Low Density	191.6	4 du/ac	586	30	0	556

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TOTAL REMAINING UNIT CAPACITY	**3,650**	**185**	**2,909**	**556**
**5% affordability per City Ordinance for developments with 20 or more units.*				

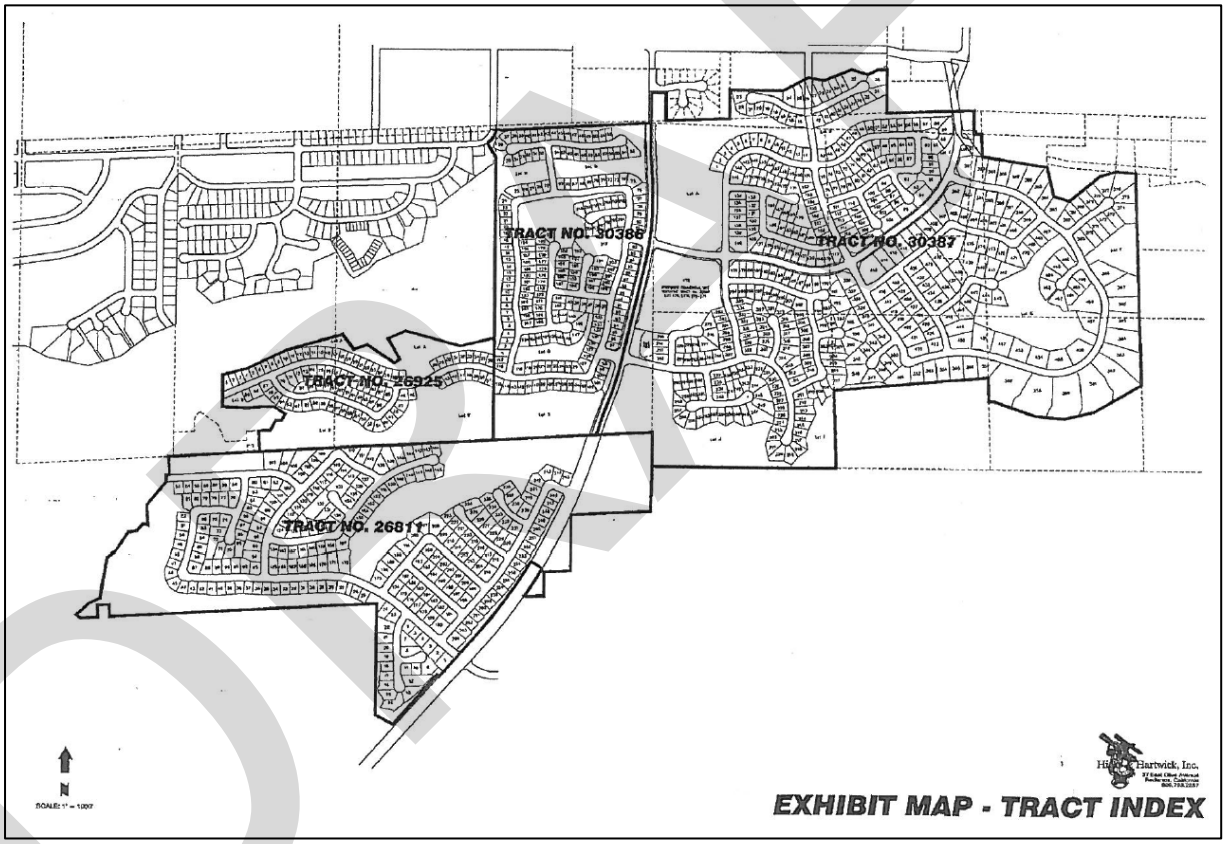
Heritage Oaks Equestrian Community

The Heritage Oaks Equestrian Community Specific Plan was approved in 2007 to create a residential community of 45 units. Approximately 54 percent of the Specific Plan is designated for residential, and 42 percent is designated towards open space. The Specific Plan includes 45 total dwelling units, including 2 affordable to lower income households, with a density of 1.5 dwelling units per acre over 29.3 acres.

JP Ranch Development Agreement

The City and JP Ranch entered into a Development Agreement in December 2004. The agreement includes the development of single-family parcels. Since 2004, all housing units located to the west of Singleton Road has developed. The remaining portion is located to the east of Singleton Road and includes 476 housing units over 299.1 acres and affordable to moderate and above moderate income households.

Figure B-5: JP Ranch Development Agreement Tract Index



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3. Projects in the Pipeline

The City of Calimesa is currently reviewing a new proposed Specific Plan – The Heights – which would accommodate 2,248 units affordable to all incomes (Table B-6). Of the total proposed units, 113 units (5%) would be affordable to lower income households, per City Ordinance. The proposed Specific Plan is located on properties currently vacant and identified as part of the 5th Cycle housing sites.

To date, The Heights applicant has submitted one incomplete submittal of a specific plan document. The applicant's traffic engineers have been working with the City to get an approved traffic impact analysis scoping agreement. Once the scope has been accepted by the City's traffic engineer, the applicant would like to release a Notice of Preparation ("NOP") for the project's Environmental Impact Report. This is anticipated to occur approximately in the 4th quarter of 2022.

Table B-4: The Heights Proposed Capacity

Specific Plan Zone	Acres	Density	Total Proposed Units	Very Low/ Low Units*	Moderate Units	Above Moderate Units
Village Mixed-Use	21.1	15-35 du/ac	739	37	351	351
Village High Density	43.1	15-35 du/ac	1,509	76	717	716
TOTAL PROPOSED UNITS			**2,248**	**113**	**1,068**	**1,067**

**5% affordability per City Ordinance for developments with 20 or more units.*

4. Vacant and Nonvacant Land to Accommodate Lower-Income RHNA Need

Vacant Land

The City of Calimesa has identified sufficient land to accommodate at least 50 percent of the RHNA allocation for very low and low income housing units on currently vacant parcels. Between projects in the pipeline, vacant residential sites, and remaining capacity in existing Specific Plans and Development Agreements, 73 percent of parcels are currently vacant. A total of 108 vacant parcels have been identified as having capacity to develop 475 units affordable to very low and low income households. This represents 61.7 percent of the City's RHNA allocation for low and very low income units. In sum, the existing uses on the remaining nonvacant sites identified as part of this sites analysis are not presumed to impede on future housing development.

Nonvacant Land

A total of 37 nonvacant parcels have been identified as part of the City's sites analysis. These parcels include:

- 17 large, mostly vacant parcels with one single-family residence;
- 11 commercial uses with large, surface parking lot or large vacant lot space;
- 6 older, marginal or underutilized commercial uses; and
- 3 church sites with surface parking and large vacant land space.

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- ~~older and underdeveloped commercial uses with potential for redevelopment, large mostly vacant lots with a single-family residence and potential for lot consolidation, and church sites with large vacant areas with potential for new residential development.~~

While no past history of developing affordable units on nonvacant sites is available,

In total, 153 net units could be accommodated on nonvacant lots, including 37 affordable to lower income households. **Section 4: Housing Plan** includes a lot consolidation program and other programs to incentivize the development of housing units on nonvacant sites.

5. Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Other ADUs provide housing for family members or are rented to members of the community.

In 2020 the City permitted 2 ADUs followed by another 2 in 2021. In accordance with State law, ADUs are allowed in all zones that allow single- and multi-family unit developments. Junior Accessory Dwelling Units (JADUs) are permitted in single- family unit zones. The City of Calimesa has determined based on the SCAG/HCD approved methodology that it is appropriate to anticipate the development of 16 total ADUs between 2021 and 2029, as shown in **Table B-4**.

Table B-5: Accessory Dwelling Unit Past Performance

Year	ADUs Permitted
Projection Period Total:	**16**
2029	2
2028	2
2027	2
2026	2
2025	2
2024	2
2023	2
2022	2
2021	2
2020	2
2019	0
2018	0

To facilitate the development of ADUs for lower income households, the City has developed relevant policies and programs (Section 4). The City assumes an affordability breakdown of ADUs based on the ADU Affordability Assumptions produced by SCAG for each county. Using the SCAG assumptions for Riverside County, the city has allocated the following ADU totals for each income category:

Table B-6: ADU Projections and Affordability

RHNA Income Category	Percent of Total ADUs	Number of ADUs
Extremely Low	15%	2
Very Low	7.7%	1
Low	34.8%	6

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Moderate	34.8%	6
Above Moderate	7.7%	1
	TOTAL	**16**

6. Assembly Bill 1397

Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City of Calimesa has identified ~~18~~ 24 housing sites which cover less than half an acre and ~~42~~ housing sites which cover more than 10 acres.

Development of Smaller Sites

The City has identified 24 sites smaller than half an acre to accommodate a total of 28 units, including 1~~6~~ affordable to lower income households. These sites were identified as they have potential to be redeveloped through lot consolidation and through the use of multiple common ownership lots functioning as one lot. ~~A number of the~~Three clusters of sites totaling 8 parcels and 8 units affordable to lower income households ~~are owned by the same property owners~~have common ownership and 10 are currently vacant. The smaller sites with common ownership may not meet size requirements, but collectively, the parcels can function as one site without the need for lot consolidation. The small size of parcels do not prevent the development of lower income housing. The sites are located near services, resources, and transportation, making them ideal sites to accommodate lower income housing.

While there is no history of developing low-income housing on smaller lots, the intent of **Section 4: Housing Plan** is to guide future development of housing in Calimesa. The City has drafted housing programs to encourage the development of housing at all income levels. The City has drafted **Program Action H-3.15: Small Lots** in order to promote the development of affordable housing units on smaller sites. The City will create, adopt, and promote a Small Lot Subdivision Ordinance with the goal of incentivizing the development of affordable units.

In addition, the City will facilitate lot consolidation (**Program H-3.7**) as a solution to developing small sites. Additional incentives for small lot consolidations may include, but are not limited to, deferred fees for lot consolidation projects, expedited permit processing, and/or flexible development standards such as setback requirements, reduced parking or increased heights.

Development of Larger Sites

The City has identified ~~four~~ 4 sites larger than 10 acres to accommodate a total of 226 units, including 10 affordable to lower income households. These sites range in size from 10.58 to 16.78 acres. These sites were identified as they have potential to be developed through lot splits, the creation of new parcels, or the development of subdivisions. Two of the sites are owned by the same property owner and all are currently vacant. Programs are included in **Section 4** to facilitate the development on these larger sites.

State law assumes that sites 10 acres or larger are an impediment to the development of housing for lower income households. However, it is not reasonable to assume that the size of a parcel determines the feasibility of a project. Feasibility of a project may take parcel size into account but overwhelmingly considers other factors such as financing, developer sentiment, and overall housing market conditions. Developers also consider public opinion, housing need, and governmental support. The City has entered

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into development agreements (**Table B-8**) for sites ranging from 42.8 to 317.7 acres, almost all of which will provide a significant amount of low and very-low income units. These existing development agreements highlight the feasibility of developing large sites with an affordable component.

Additionally, the City has a history of lot splitting larger parcels to facilitate the development of smaller lots. If a landowner applied for a lot split, City staff would review the application for compliance with the zoning code. Upon confirmation of compliance, the Planning Department would recommend the Planning Commission approve the lot split. The City does not find the process a constraint and further, the City is committed to simplifying the process and facilitating the development of larger sites by adopting **Program Action H-3.16: Large Lots**. **Program Action H-3.16** will expedite permit processing of larger sites and consider automatic approval of lot splits or creation of new parcels. The City will annually review funding opportunities to provide or support financial assistance with the development of infrastructure required to develop large sites.

The City is being proactive to facilitate and encourage the development of large sites with affordable components. The City's intent is to remove any perceived or real constraints due to parcel size. Based on existing development agreements and proactive efforts the City is taking to reduce or mitigate potential constraints, it is reasonable to assume that larger sites can be feasibly developed and provide an affordable component.

7. Water, Sewer and Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site. Additionally, the City has identified a program in **Section 4** to ensure priority connectivity to current and future developments affordable to lower income households.

B. Candidate Housing Sites

The following Table B-7 provides a list of all housing sites identified as part of this sites analysis to accommodate the City's RHNA allocation.

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Table B-7: 2021-2029 Housing Element Candidate Housing Sites

APN	Address	Property Owner	City Land Use	Zoning	Vacant	5th Cycle Site	City Owned	Acreage	Density	Potential Net Units	Very Low/ Low	Moderate	Above Moderate	Notes
409100011	N/A	BRUCE N DICKINSON , CHRISTINE R DICKINSON	RESIDENTIAL ACREAGE	RR	Yes		No	9.6300	1.6	15			15	Vacant
409160001	36660 SELROCCO DR, CALIMESA, CA - 92320	GREGORIO SOTO RUIZ	RESIDENTIAL ACREAGE	RR	Yes		No	3.4400	1.6	5			5	Vacant
409160012	1111 FREMONT ST, CALIMESA, CA - 92320	GEESTREET2	RESIDENTIAL ACREAGE	RR	Yes		No	8.0000	1.6	12			12	Vacant
410050016	N/A	VICTOR W CHU	RESIDENTIAL ACREAGE	RLM	Yes	Yes	No	1.3000	5.6	7			7	Vacant
410080006	N/A	SE CALIF ASSN OF 7TH DAY ADVENTISTS	RESIDENTIAL ACREAGE	RL	Yes		No	4.3500	3.2	13			13	Vacant
410092012	N/A	YUCAIPA LINWOOD	RESIDENTIAL ACREAGE	RL	Yes		No	1.5300	3.2	4			4	Vacant
410100024	N/A	PUTNAM FAMILY PARTNERSHIP	COMMERCIAL LOT	RL	Yes		No	.6900	3.2	2			2	Vacant lot with vehicle storage
411020001	N/A	ROBINSON RANCH INV CO	VACANT LAND (NEC)	RL	Yes		No	1.5500	3.2	4			4	Vacant
411120041	N/A	WILLIAM GEORGE MAINGOT , BONNIE RAE MAINGOT	COMMERCIAL ACREAGE	RH	Yes		No	1.84	16	29	1			Vacant lot with vehicle storage
411120043	N/A	WILLIAM GEORGE MAINGOT , BONNIE RAE MAINGOT	COMMERCIAL ACREAGE	RH	Yes	Yes	No	1.16	16	18				Vacant
411150027	N/A	MBTK HOMES	SFR	RLM	Yes		No	6.9	5.6	38	1		37	Large mostly vacant lot with a field and unhabitable structures
411171016	N/A	HIRSCHEL H RILEY , RHONDA LISA DEA	VACANT LAND (NEC)	RLM	Yes		No	0.77	5.6	4			4	Vacant
411171018	1105 5TH ST, CALIMESA, CA - 92320	37 CALIMESA	RESIDENTIAL (NEC)	RLM	Yes	Yes	No	2.88	5.6	16			16	Vacant
411171041	N/A	37 CALIMESA	RESIDENTIAL ACREAGE	RLM	Yes	Yes	No	5.25	5.6	29	1		28	Vacant
411200023	N/A	YUCAIPA VALLEY COUNTY WATER DISTRICT	RESIDENTIAL LOT	RLM	Yes	Yes	No	0.56	5.6	3			3	Vacant
413082004	N/A	ANWAR MARKOS & AMIRA MARKOS	RESIDENTIAL ACREAGE	RR	Yes		No	3.97	1.6	6			6	Vacant
413210056	N/A	BARRY W RANDOLPH , LYNDA L RANDOLPH	RESIDENTIAL LOT	RL	Yes		No	.7000	3.2	2			2	Vacant
413210057	N/A	BARRY W RANDOLPH , LYNDA L RANDOLPH	RESIDENTIAL LOT	RL	Yes		No	.5500	3.2	1			1	Vacant
413210058	N/A	BARRY W RANDOLPH , LYNDA L RANDOLPH	RESIDENTIAL LOT	RL	Yes		No	.5900	3.2	1			1	Vacant
413210060	N/A	TROELENBERG G LIVING 1991 TRUST	RESIDENTIAL LOT	RL	Yes		No	.7300	3.2	2			2	Vacant

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Table B-7: 2021-2029 Housing Element Candidate Housing Sites

APN	Address	Property Owner	City Land Use	Zoning	Vacant	5th Cycle Site	City Owned	Acreage	Density	Potential Net Units	Very Low/ Low	Moderate	Above Moderate	Notes
413210061	N/A	TROELENBERG G LIVING 1991 TRUST	RESIDENTIAL LOT	RL	Yes		No	.6800	3.2	2			2	Vacant
413250057	N/A	JOHN N CRAIG	RESIDENTIAL ACREAGE	RLM	Yes	Yes	No	1.1000	5.6	6			6	Vacant
413250062	N/A	JOHN N CRAIG	RESIDENTIAL LOT	RLM	Yes	Yes	No	.6600	5.6	3			3	Vacant
413260004	N/A	WILLIAM E DAVIS , JACQUELINE E DAVIS	RV PARK	RLM	Yes	Yes	No	.3700	5.6	2			2	Vacant
413260051	N/A	YOUNG HAE KIM , KIM MIN JEONG	RESIDENTIAL LOT	RLM	Yes	Yes	No	.7900	5.6	4			4	Vacant
409100009	N/A	BRUCE N DICKINSON , CHRISTINE R DICKINSON	VACANT LAND (NEC)	RR	Yes		No	1.1900	1.6	1			1	Vacant
409112040	N/A	HELIODORO SALAZAR , LUZ E SALAZAR	RESIDENTIAL ACREAGE	RR	Yes		No	1.0200	1.6	1			1	Vacant lot with a barn
410050012	N/A	MHP PONDEROSA , CAROL ANN CUMMINGS	MOBILE HOME PARK	RLM	Yes	Yes	No	1.0000	5.6	5			5	Vacant
411140021	941 5TH ST, CALIMESA, CA - 92320	CITY OF CALIMESA	SFR	RLM	Yes	Yes	Yes	2.31	5.6	12			12	Vacant
411200022	N/A	RECORD OWNER	RESIDENTIAL ACREAGE	RLM	Yes	Yes	No	4.15	5.6	23	1		22	Vacant
413270007	10320 CALIMESA BLVD, CALIMESA, CA - 92320	NEXTGEN CALIMESA	COMMERCIAL ACREAGE	RLM	Yes	Yes	No	10.5800	5.6	59	2		57	Vacant land adjacent to a mobile home park
413280016	10300 CALIMESA BLVD, CALIMESA, CA - 92320	DIOCESE OF SAN BERNARDINO LAND DEV CORP	AGRICULTURAL LAND	RLM	Yes	Yes	No	16.7800	5.6	93	4		89	Vacant land adjacent to a mobile home park
413280030	N/A	DIOCESE OF SAN BERNARDINO LAND DEV CORP	VACANT LAND (NEC)	RLM	Yes	Yes	No	2.0600	5.6	11			11	Vacant land near a mobile home park
413280036	N/A	DIOCESE OF SAN BERNARDINO LAND DEV CORP	VACANT LAND (NEC)	RLM	Yes	Yes	No	12.4200	5.6	69	3		66	Vacant land near a mobile home park
411090014	N/A	CALIMESA 1 REDLANDS	COMMERCIAL LOT	DVC	Yes	Yes	No	.4200	24	3	1	2		Vacant lot
411090017	N/A	CALIMESA 2 REDLANDS	COMMERCIAL LOT	DVC	Yes	Yes	No	.1800	24	1	1	0		Vacant lot
411090018	N/A	CALIMESA 2 REDLANDS	COMMERCIAL LOT	DVC	Yes		No	.2000	24	1	1	0		Vacant lot
411100031	947 CALIMESA BLVD, CALIMESA, CA - 92320	CHANYUDH HUTCHAVINYU & YUPADEE HUTCHAVINYU	COMMERCIAL LOT	DVC	Yes	Yes	No	.4800	24	3	1	2		Vacant lot
411111006	N/A	MARIO REYES JR	VACANT LAND (NEC)	DVC	Yes	Yes	No	.1600	24	1	1	0		Vacant lot

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Table B-7: 2021-2029 Housing Element Candidate Housing Sites

APN	Address	Property Owner	City Land Use	Zoning	Vacant	5th Cycle Site	City Owned	Acreage	Density	Potential Net Units	Very Low/ Low	Moderate	Above Moderate	Notes
411131018	N/A	DAVID HOOD , LAURA HOOD	COMMERCIAL LOT	DVC	Yes	Yes	No	0.86	24	6	1	5		Large vacant lot
411180017	1095 CALIMESA BLVD, CALIMESA, CA - 92320	AUTOZONE PARTS INC	RETAIL TRADE	DVC	Yes		No	1.28	24	9	1	8		Vacant lot
411080008	950 CALIMESA BLVD, CALIMESA, CA - 92320	ADONIS INTERESTS	RETAIL TRADE	DVC			No	.8400	24	6	1	5		Large surface parking lot with an empty building and portion of vacant land
411080019	964 CALIMESA BLVD, CALIMESA, CA - 92320	CITY OF CALIMESA	RETAIL TRADE	DVC	Yes	Yes	Yes	.7400	24	5	1	4		Vacant site with a portion of the City library
411080020	623 W AVENUE L #K, CALIMESA, CA - 92320	SHUTT LORNE S TRUST	RETAIL TRADE	DVC			No	1.9100	24	13	1	12		Structures on large mostly vacant site
411090011	616 W AVENUE L, CALIMESA, CA - 92320	CALIMESA MOTEL MANAGEMENT INC	HOTEL	DVC			No	.9100	24	6	1	5		Motel with surface parking lot and a portion of vacant land
411090016	1030 CALIMESA BLVD, CALIMESA, CA - 92320	RICHARD L PARKER , BONNIE R PARKER	MEDICAL BUILDING	DVC			No	.1800	24	1	1	0		Dentist business adjacent to vacant lots
411100020	947 AVENUE B, CALIMESA, CA - 92320	WANLOP RUNGSAWANG , CHONTICHAR RUNGSAWANG	SFR	DVC			No	.4600	24	3	1	2		Single-family structure on large lot with remaining space vacant
411100023	927 AVENUE B, CALIMESA, CA - 92320	BELEN MAMANI	SFR	DVC			No	.2400	24	1	1	0		Single-family structure on large lot with remaining space vacant
411100024	915 AVENUE B, CALIMESA, CA - 92320	DONALD NOBBS	SFR	DVC			No	.6200	24	4	1	3		Single-family structure on large lot with remaining space vacant
411100026	912 AVENUE B, CALIMESA, CA - 92320	GABRIEL BOSTAN , GABRIEL BOSTAN	SFR	DVC			No	.5400	24	3	1	2		Single-family structure on large lot with remaining space vacant
411100039	611 W COUNTY LINE RD, CALIMESA, CA - 92320	ALI ARAB	RESIDENTIAL (NEC)	DVC			No	.2000	24	1	1	0		Vacant structure
411100040	905 CALIMESA BLVD, CALIMESA, CA - 92320	JOSE A LEDESMA	SERVICE STATION	DVC			No	.2800	24	2	1	1		Smog stop business on corner property with surface parking
411111001	955 CALIMESA BLVD, CALIMESA, CA - 92320	NOLAN MOORE	RESIDENTIAL (NEC)	DVC			No	.1600	24	1	1	0		Vacant structure adjacent to a large vacant field
411113010	973 CALIMESA BLVD, CALIMESA, CA - 92320	AMY LEAH BURROUS	COMMERCIAL (NEC)	DVC			No	.2600	24	1	1	0		Small structure for insurance company vacant land on a corner property
411120025	1007 CALIMESA BLVD, CALIMESA, CA - 92320	JOSEPH L AVAKIAN , BETTY A AVAKIAN	SHOPPING CENTER	DVC			No	4.19	24	30	2	28		Commercial center with surface parking and vacant area in the back
411120033	1023 CALIMESA BLVD, CALIMESA, CA - 92320	GEORGE TROELENBERG	RETAIL TRADE	DVC			No	0.36	24	2	1	1		Market and surface parking
411120035	1041 CALIMESA BLVD, CALIMESA, CA - 92320	ERIC W RUSH	RETAIL TRADE	DVC			No	0.37	24	2	1	1		Pet grooming business with surface parking
411120036	1043 CALIMESA BLVD, CALIMESA, CA - 92320	ERIC W RUSH	RETAIL TRADE	DVC			No	0.18	24	1	1	0		Corner store and dairy with surface parking
411120046	1025 CALIMESA BLVD, CALIMESA, CA - 92320	BILLY W SIMMONS , MARGIT SIMMONS	RETAIL TRADE	DVC			No	2.33	24	16	1	15		Part of business and career center, surface parking, and large vacant area with vehicle storage

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Table B-7: 2021-2029 Housing Element Candidate Housing Sites

APN	Address	Property Owner	City Land Use	Zoning	Vacant	5th Cycle Site	City Owned	Acreage	Density	Potential Net Units	Very Low/ Low	Moderate	Above Moderate	Notes
411180023	1055 CALIMESA BLVD, CALIMESA, CA - 92320	BANK OF AMERICA NATL TR & SVGS ASSN	FINANCIAL BUILDING	DVC			No	1.2	24	8	1	7		Bank of America with surface parking lot and drive thru
411190016	621 W AVENUE L, CALIMESA, CA - 92320	SCOTT D GOODMAN , SCOTT D GOODMAN	RETAIL TRADE	DVC			No	0.54	24	3	1	2		Animal feed store adjacent to a large vacant lot
411113014	N/A	DENYS J MERRIMAN , JANICE H MERRIMAN	COMMERCIAL LOT	DVC			No	.02~~00~~	24	0	0	0		Part of a large dirt lot with vehicle and material storage
411113015	N/A	DENYS J MERRIMAN , JANICE H MERRIMAN	COMMERCIAL LOT	DVC			No	.02~~00~~	24	0	0	0		Part of a large dirt lot with vehicle and material storage
411113019	N/A	ADAM CUEVAS , MARY A CUEVAS	COMMERCIAL LOT	DVC	Yes		No	.13~~00~~	24	0	0	0		Vacant. Adjacent to vehicle storage.
411113020	N/A	ADAM CUEVAS , MARY A CUEVAS	COMMERCIAL ACREAGE	DVC	Yes		No	1.24~~00~~	24	8	1	7		Vacant. Adjacent to vehicle storage.
410181013	N/A	SE CALIF ASSN OF 7TH DAY ADVENTISTS	RESIDENTIAL LOT	RL	Yes		No	.23~~00~~	3.2	0	0	0	0	Vacant small lots with potential to be consolidated with lot 410080006
410181011	N/A	DUNBAR W SMITH , KATHRYN A SMITH	RESIDENTIAL LOT	RL	Yes		No	.22~~00~~	3.2	0	0	0	0	Vacant small lots with potential to be consolidated with lot 410080006
410181012	N/A	SE CALIF ASSN OF 7TH DAY ADVENTISTS	RESIDENTIAL LOT	RL	Yes		No	.23~~00~~	3.2	0	0	0	0	Vacant small lots with potential to be consolidated with lot 410080006
411171017	1093 5TH ST, CALIMESA, CA - 92320	ROGER A SMITH , RYAN PARENT	SFR	RLM			No	1.68	5.6	2	1	1	2	Large site with a single-family residence and mostly vacant land.
411160030	1004 4TH ST, CALIMESA, CA - 92320	JOSE MORAN	MULTI FAMILY DWELLING	RLM			No	1.44	5.6	2	1	1	2	Large site with a single-family residence and mostly vacant land.
411160029	1018 4TH ST, CALIMESA, CA - 92320	GRGO GRBAVAC & SLAVKA GRBAVAC	SFR	RLM			No	1.44	5.6	2	1	1	2	Large site with a single-family residence and mostly vacant land.
411160028	1020 4TH ST, CALIMESA, CA - 92320	JEREMY T LAMMERS	SFR	RLM			No	0.45	5.6	0	0	0	0	Large site with a single-family residence and mostly vacant land.
411160020	450 W AVENUE L, CALIMESA, CA - 92320	KEVIN EUGENE NICKELS	MULTI FAMILY DWELLING	RLM			No	0.71	5.6	1	1	0	1	Large site with a single-family residence and mostly vacant land.
411160021	430 W AVENUE L, CALIMESA, CA - 92320	FERNANDO DANIEL MENA	MULTI FAMILY DWELLING	RLM			No	1.58	5.6	2	1	1	2	Large site with a single-family residence and mostly vacant land.
411140029	985 5TH ST, CALIMESA, CA - 92320	EDWARD T TURA & ELIZABETH D TURA	SFR	RLM			No	2.92	5.6	4	1	3	4	Large site with a single-family residence and mostly vacant land.
411140010	955 5TH ST, CALIMESA, CA - 92320	ROBERT SWEET , REBECCA SWEET	SFR	RLM			No	1.43	5.6	2	1	1	2	Large site with a single-family residence and mostly vacant land.
411131004	524 ERWIN ST, CALIMESA, CA - 92320	RANDY CARLISLE & KATHLEEN CARLISLE	SFR	RH			No	0.49	16	2	1	1		Large site with a single-family residence and mostly vacant land.
409070001	1083 FREMONT ST, CALIMESA, CA - 92320	SHEFTAL FAMILY TRUST DATED 04_09_2019	MOBILE HOME	RR	Yes		No	6.87~~00~~	1.6	3	1	2	3	Appears to be a large vacant site
409070041	N/A	DES ROCHERS SCHOOK	VACANT LAND (NEC)	RR	Yes		No	3.02~~00~~	1.6	1	1	0	1	Appears to be a large vacant site
409070040	1131 HOLMES ST, CALIMESA, CA - 92320	RONALD C SCHREMPP	SFR	RR			No	5.01~~00~~	1.6	2	1	1	2	Appears to be a large vacant site. Potentially 1 single-family residence

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Table B-7: 2021-2029 Housing Element Candidate Housing Sites

APN	Address	Property Owner	City Land Use	Zoning	Vacant	5th Cycle Site	City Owned	Acreage	Density	Potential Net Units	Very Low/ Low	Moderate	Above Moderate	Notes
409080006	1100 HOLMES ST, CALIMESA, CA - 92320	DES ROCHERS SCHOOK	SFR	RR			No	11.4700	1.6	5	1	4	5	Appears to be a large vacant site. Potentially 1 single-family residence
409080032	1020 HOLMES ST, CALIMESA, CA - 92320	GRANT T HAUGEN & AUTUMN L HAUGEN	SFR	RR			No	6.1600	1.6	2	1	1	2	Appears to be a large vacant site. Potentially 1 single-family residence
409080024	N/A	RONALD I MIHLD , LINDA L MIHLD	VACANT LAND (NEC)	RR	Yes		No	4.5900	1.6	2	1	1	2	Appears to be a large vacant site
409080022	N/A	ERIC ROHRBACH , SUSAN D SANTORO	VACANT LAND (NEC)	RR	Yes		No	1.2700	1.6	0	0	0	0	Appears to be vacant
409050019	N/A	JAMIL MIKHAEL WAKIM	RESIDENTIAL ACREAGE	RR	Yes		No	5.8000	1.6	2	1	1	2	Appears to be a large vacant site
409060002	583 E COUNTY LINE RD, CALIMESA, CA - 92320	NOEMI MAMANI	MULTI FAMILY DWELLING	RR			No	6.8000	1.6	3	1	2	3	Large site with a single-family residence and mostly vacant land.
409030014	397 E COUNTY LINE RD, CALIMESA, CA - 92320	JONES CAROLE N 2021 TRUST	MULTI FAMILY DWELLING	RR			No	3.0000	1.6	1	1	0	1	Large site with a single-family residence and mostly vacant land.
409120006	306 E AVENUE L, CALIMESA, CA - 92320	CHURCH OF JESUS CHRIST OF L D S, CHURCH OF JESUS CHRIST OF LDS	RELIGIOUS	RR			No	4.3500	1.6	2	1	1	2	Church site with surface parking lot. A portion of the lot is vacant and could accommodate housing.
410050031	940 2ND ST, CALIMESA, CA - 92320	FIRST BAPTIST CHURCH OF CALIMESA	RELIGIOUS	RLM			No	6.3500	5.6	10	1	9	10	Church site with surface parking lot. A portion of the lot is vacant and could accommodate housing.
410080050	303 E AVENUE L, CALIMESA, CA - 92320	MOUNTAIN VIEW BAPTIST CHURCH	RELIGIOUS	RL			No	2.7400	3.2	2	1	1	2	Church site with surface parking lot. About half the lot is vacant and could accommodate housing.

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Table B-8: 2021-2029 Housing Element Specific Plan and Development Agreement Sites

APN	Address	Property Owner	City Land Use	Zoning	Vacant	5th Cycle Site	City Owned	Acreage	Density	Potential Net Units	Very Low/ Low	Moderate	Above Moderate	Notes
Summerwind Ranch at Oak Valley Specific Plan														
413170048		WESTERN RIVERSIDE CO REG CONSERV AUTHORITY	RESIDENTIAL (NEC)											
413170049		WESTERN RIVERSIDE CO REG CONSERV AUTHORITY	RESIDENTIAL (NEC)											
413160014		WESTERN RIVERSIDE CO REG CONSERV AUTHORITY	RESIDENTIAL (NEC)											
413160015		SOCAL 1 JEN	VACANT LAND (NEC)					219.2		749	31		711	Part of the Summerwind Ranch at Oak Valley Specific Plan. This area represents the "Villas and Manors" area of the Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
413160016		WESTERN RIVERSIDE CO REG CONSERV AUTHORITY	RESIDENTIAL (NEC)											
413170050		SOCAL 1 JEN	VACANT LAND (NEC)											
413180028		SOCAL 1 JEN	VACANT LAND (NEC)											
413190019		SOCAL 1 JEN	VACANT LAND (NEC)											
413200053		WESTERN RIVERSIDE CO REG CONSERV AUTHORITY	RESIDENTIAL ACREAGE											
413200054		WESTERN RIVERSIDE CO REG CONSERV AUTHORITY	RESIDENTIAL ACREAGE					199.4		1,015	51		964	Part of the Summerwind Ranch at Oak Valley Specific Plan. This area represents the "Cottages and Bungalows" area of the Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
413200056		WESTERN RIVERSIDE CO REG CONSERV AUTHORITY	RESIDENTIAL ACREAGE											
413190018		SOCAL 1 JEN	VACANT LAND (NEC)		Yes	Yes	No							
413190023		SOCAL 1 JEN	VACANT LAND (NEC)											
413190024		SOCAL 1 JEN	VACANT LAND (NEC)											
413190025		OAK VALLEY DEVELOPMENT CO	COMMERCIAL ACREAGE					67.8		684	35	649		Part of the Summerwind Ranch at Oak Valley Specific Plan. This area represents the "Garden Courts" area of the Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
413200049		WESTERN RIVERSIDE CO REG CONSERV AUTHORITY	RESIDENTIAL (NEC)											
413190021		OAK VALLEY DEVELOPMENT CO	COMMERCIAL ACREAGE											
413190022		SOCAL 1 JEN	VACANT LAND (NEC)											
413190026		SOCAL 1 JEN	VACANT LAND (NEC)					42.8		643	33	610		Part of the Summerwind Ranch at Oak Valley Specific Plan. This area represents the "Townhomes" area of the Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
413200046		SOCAL 1 JEN	VACANT LAND (NEC)											
413200047		SOCAL 1 JEN	VACANT LAND (NEC)											

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413200052		SOCAL 1 JEN	VACANT LAND (NEC)											
413200058		SOCAL 1 JEN	VACANT LAND (NEC)											
Mesa Verde Specific Plan														
411210028		MESA VERDE RE VENTURES	VACANT LAND (NEC)		Yes	Yes	No	59.1		344	18	326		Part of the Mesa Verde Specific Plan. This area represents the "Medium High" area of the Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
413200040		MESA VERDE RE VENTURES	VACANT LAND (NEC)											
411210010		MESA VERDE RE VENTURES	VACANT LAND (NEC)					46.5		358	18	340		Part of the Mesa Verde Specific Plan. This area represents the "Mixed-Use" area of the Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
413200042		MESA VERDE RE VENTURES	VACANT LAND (NEC)											
413200048		MESA VERDE RE VENTURES	VACANT LAND (NEC)											
413040023		MESA VERDE RE VENTURES	AGRICULTURAL LAND					317.7		1,669	84	1,585		Part of the Mesa Verde Specific Plan. This area represents the "Medium" area of the Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
413160011		MESA VERDE RE VENTURES	VACANT LAND (NEC)					166.9		693	35	658		Part of the Mesa Verde Specific Plan. This area represents the "Low Medium" area of the Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
413040013		MESA VERDE RE VENTURES	VACANT LAND (NEC)											
413040020		MESA VERDE RE VENTURES	VACANT LAND (NEC)					191.6		586	30		556	Part of the Mesa Verde Specific Plan. This area represents the "Low" area of the Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
413040018		MESA VERDE RE VENTURES	VACANT LAND (NEC)											
413040017		MESA VERDE RE VENTURES	VACANT LAND (NEC)											
413030025		MESA VERDE RE VENTURES	VACANT LAND (NEC)											
Heritage Oaks Specific Plan														
407030002		SCOTT A LISSOY	VACANT LAND (NEC)		Yes	Yes	No	52.3		43	2		41	Part of the Heritage Oaks Specific Plan. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
407030003		SCOTT A LISSOY	VACANT LAND (NEC)					2.5		2			2	
JP Ranch Development Agreement														
409130009		SUSAN A FORNEY	VACANT LAND (NEC)		Yes	No	No	244.3		476		238	238	Part of the JP Ranch Development Agreement. APNs are to be further subdivided as housing continues to develop. The parcels are all currently vacant.
409130013		SUSAN A FORNEY	VACANT LAND (NEC)											
409130014		SUSAN A FORNEY	VACANT LAND (NEC)											
409130015		SUSAN A FORNEY	VACANT LAND (NEC)											

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409140014		SUSAN A FORNEY	VACANT LAND (NEC)											
409140015		SUSAN A FORNEY	VACANT LAND (NEC)											
409140016		SUSAN A FORNEY	VACANT LAND (NEC)											
409140019		SUSAN A FORNEY	VACANT LAND (NEC)											
409150005		SUSAN A FORNEY	VACANT LAND (NEC)											
409150014		INDIO 40 INV	VACANT LAND (NEC)											
409150015		SUSAN A PERISITS	VACANT LAND (NEC)											
409150020		SUSAN A FORNEY	AGRICULTURAL (NEC)											
409150021		SUSAN A PERISITS	SFR											
409150024		SUSAN A FORNEY	RESIDENTIAL ACREAGE											
409150025		INDIO 40 INV	VACANT LAND (NEC)											
409160011		SUSAN A FORNEY	VACANT LAND (NEC)											
410270016		INDIO 40 INVESTMENTS	RESIDENTIAL ACREAGE											

Table B-9: 2021-2029 Housing Element Project in the Pipeline Sites

APN	Address	Property Owner	City Land Use	Zoning	Vacant	5th Cycle Site	City Owned	Acreage	Density	Potential Net Units	Very Low/ Low	Moderate	Above Moderate	Notes
413270002	1036 INTERSTATE I0, CALIMESA, CA - 92320	ASPIRE HOMES	AGRICULTURAL LAND	RLM	Yes	Yes	No	64.2	15 to 35 du/ac	2,248	113	1,068	1,067	Part of "The Heights" project in the pipeline. APNs are to be further subdivided. The parcels are all currently vacant.
413270008		ASPIRE HOMES	AGRICULTURAL LAND	RLM										
407090001	9750 WELLER RD, CALIMESA, CA - 92320	ASPIRE HOMES LLC	AGRICULTURAL LAND	RR										
413260014	35746 BECKWITH AVE, CALIMESA, CA - 92320	ASPIRE HOMES	AGRICULTURAL (NEC)	RL										
413270002	1036 INTERSTATE I0, CALIMESA, CA - 92320	ASPIRE HOMES	AGRICULTURAL LAND	RLM										

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Table B-10: Non-Vacant Sites Identified in the Fifth Cycle and Vacant Sites Identified in Two or More Consecutive Planning Periods

APN	Address	Property Owner	City Land Use	Zoning	Vacant	5th Cycle Site	4th Cycle Site	Acreage	Density	Potential Net Units	Very Low/ Low	Moderate	Above Moderate	Notes
411120041	N/A	WILLIAM GEORGE MAINGOT , BONNIE RAE MAINGOT	COMMERCIAL ACREAGE	RH	Yes		Yes	1.84	16	29	1			Vacant lot with vehicle storage
411120043	N/A	WILLIAM GEORGE MAINGOT , BONNIE RAE MAINGOT	COMMERCIAL ACREAGE	RH	Yes	Yes	Yes	1.16	16	18				Vacant
411090014	N/A	CALIMESA 1 REDLANDS	COMMERCIAL LOT	DVC	Yes	Yes	Yes	.42	24	3	1	2		Vacant lot
411090017	N/A	CALIMESA 2 REDLANDS	COMMERCIAL LOT	DVC	Yes	Yes	Yes	.18	24	1	1	0		Vacant lot
411090018	N/A	CALIMESA 2 REDLANDS	COMMERCIAL LOT	DVC	Yes		Yes	.20	24	1	1	0		Vacant lot
411180017	1095 CALIMESA BLVD, CALIMESA, CA - 92320	AUTOZONE PARTS INC	RETAIL TRADE	DVC	Yes		Yes	1.28	24	9	1	8		Vacant lot
411113019	N/A	ADAM CUEVAS , MARY A CUEVAS	COMMERCIAL LOT	DVC	Yes		Yes	.13	24	0	0	0		Vacant. Adjacent to vehicle storage.
411113020	N/A	ADAM CUEVAS , MARY A CUEVAS	COMMERCIAL ACREAGE	DVC	Yes		Yes	1.24	24	8	1	7		Vacant. Adjacent to vehicle storage.

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Appendix C

Community Engagement Summary

Appendix C: Community Engagement Summary

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Calimesa has conducted public outreach activities beginning in fall 2021. These recent outreach efforts included a City Council and Planning Commission Study Session, Community Workshops, and noticed Public Hearings.

Outreach for the 6th Cycle Housing Element to the Calimesa community, includes the following actions:

- **Community Workshop #1 –** The City conducted a community workshop on October 14, 2021 virtually and was advertised online. At the workshop, participants were provided with an overview of the planning process, the City's RHNA obligations, and were also engaged in an interactive exercise to focus on and identify the responses and creative solutions to the following:
    - What housing challenges are present in Calimesa;
    - How could housing issues be addressed; and
    - What policies and programs Calimesa should consider.

- **Community Workshop #2** – The City conducted a virtual second community workshop on November 17, 2021. The workshop was advertised using flyers as well as on the City's website. Workshop participants were provided information about the City's RHNA obligations, accommodating future growth, and were also engaged in an interactive exercise focused on fair housing issues and housing needs.

- **City Council and Planning Commission Joint Study Session** – The City held a joint City Council and Planning Commission Study Session on November 15 to engage the Councilmembers and Commissioners on the Housing Element Update process, timeline, and State law requirements. The Council and Commission had the opportunity to ask questions and provide feedback on preliminary strategies.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.

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C.1 Community Workshop #1

This section contains all workshop materials and handouts, flyers, PowerPoint presentation, as well as all available public comments provided during the first workshop. Public comments were received in written and oral form.

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Housing Element 2021-2029

CITY OF CALIMESA

2021-2029 Housing Element Update Community Workshop #1

The City of Calimesa has started the process of updating the Calimesa General Plan Housing Element for the 2021-2029 planning period. The Housing Element is a planning document that addresses existing and future housing needs in Calimesa. Please join us for a Virtual Workshop to learn about the Housing Element Update process and to provide your ideas and input about housing in Calimesa! Your participation is important to help plan for Calimesa's future.



WHEN: Thursday, October 14, at 6 p.m.

WHERE: Virtual, Zoom

HOW: Please join us online at: https://bit.ly/2YUfqy3

Passcode: 852920

For questions, please contact Kelly Lucia, Planning Manager at klucia@cityofcalimesa.net or (909)809-8778.

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Calimesa Housing Element Update 2021-2029

COMMUNITY MEETING

THURSDAY, OCTOBER 14TH, 2021

AT 6 P.M.

1

Spanish Translation

Este taller se llevará a cabo enteramente en inglés. Habrá oportunidades para las personas de habla hispana en el futuro cercano. Deje su información de contacto en el chat para que podamos informarle de estas futuras oportunidades. Muchas Gracias.

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Agenda

CITY OF CALIMESA

- Introduction
- Demographic Overview of Calimesa
- What is a Housing Element?
- Overview of the Regional Housing Needs Assessment (RHNA) Process
- Update Process and Outreach
- Opportunities for Community Engagement
- Next Steps

3

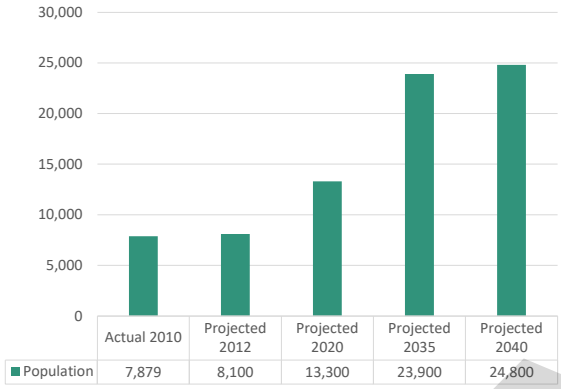
Demographic Overview of Calimesa

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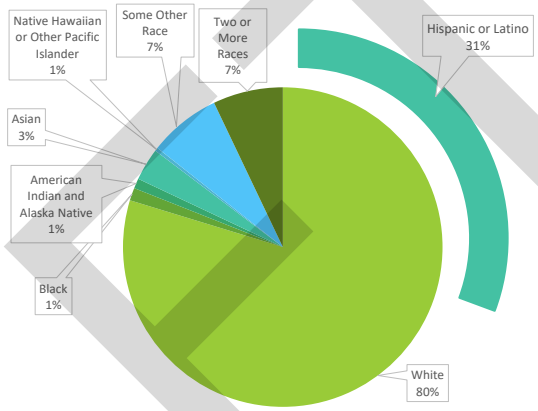
The Calimesa Community

Calimesa Population, Actual and Projected 2010-2040



	Actual 2010	Projected 2012	Projected 2020	Projected 2035	Projected 2040
Population	7,879	8,100	13,300	23,900	24,800

Calimesa Population by Race and Ethnicity

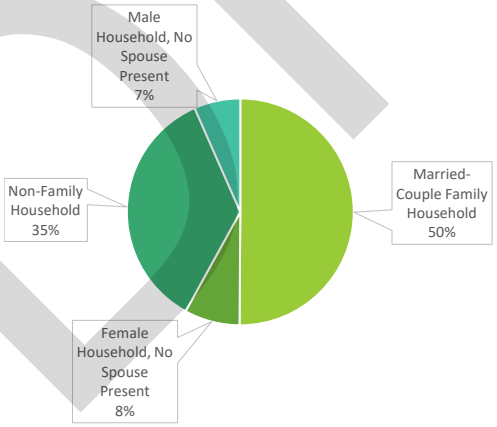


Source: American Community Survey, 5-Year Estimate, 2019.

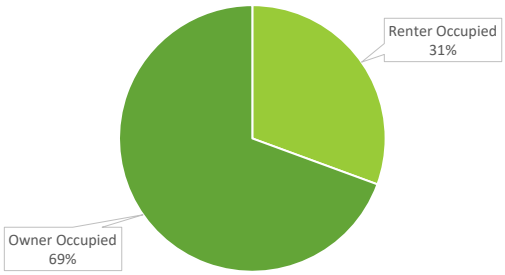
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The Calimesa Community

Calimesa Households Characteristics



Households by Tenure, Owner or Renter



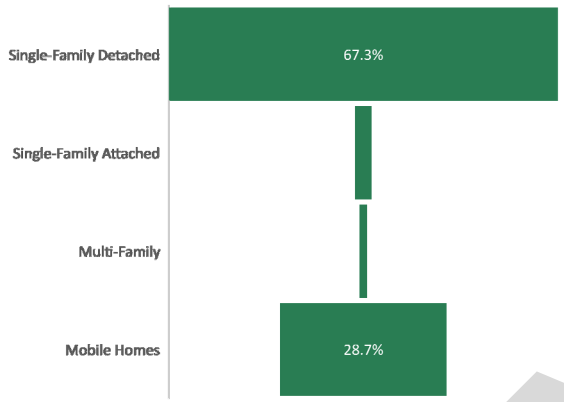
Source: American Community Survey, 5-Year Estimate, 2019.

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The Calimesa Community

Breakdown of Housing Types



Calimesa Housing Units by Year Constructed



	Built 1939 or earlier	Built 1940 to 1949	Built 1950 to 1959	Built 1960 to 1969	Built 1970 to 1979	Built 1980 to 1989	Built 1990 to 1999	Built 2000 to 2009	Built 2010 to 2013	Built 2014 or later
Calimesa	2.8%	3.8%	8.4%	14.3%	22.5%	19.4%	7.9%	12.2%	2.4%	6.3%

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What is the Housing Element?

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What is the Housing Element?

- Required Chapter of the Calimesa General Plan (the General Plan establishes long-range planning and policy for the City)
- Identifies projected housing needs by income category
- Provides goals, policies, programs, and quantified objectives to guide current need and future housing growth for all incomes in Calimesa
- Requires review and certification by the Department of Housing and Community Development (HCD) for compliance with state laws

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Why are Housing Elements Updated?

State law requires the Housing Element to be updated every 8 years

- Engages the community in the planning process
- Demonstrates Calimesa's ability to meet current and future housing needs
- Establishes a plan for meeting the housing needs of all income levels
- Ensures the Housing Element complies with state housing laws



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Housing Element Certification

What Does it mean to Have a "Certified" Housing Element?

Reviewed and certified by the Department of Housing and Community Development (HCD)

Demonstrates substantial compliance with state law

Benefits of Certification

Access to state grants and alternative funding sources

Identifies the City's ability to meet current and future growth needs

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Housing Element Features

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of current programs and policies
- Analysis and identification of sites to accommodate the City's RHNA allocation
- Policies, programs, and quantified objectives to achieve the City's identified housing goals

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Regional Housing Needs Assessment (RHNA)

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What is RHNA?

- Statewide determination of units is split into regional allocations
- Initiates the Housing Element Update process
- Quantifies housing needs, by income category, within each County and City in California
- Based on future growth in population, employment and households

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How is RHNA determined?

Department of Housing and Community Development

HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments

SCAG develops methodology to determined "fair share" distribution of the region's housing need to local jurisdictions

City of Calimesa RHNA Allocation, 2021-2029

2,017 units

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Calimesa RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	$38,750	495
Low Income	51 – 80% AMI	$39,525	$62,000	275
Moderate Income	81 – 120% AMI	$62,775	$93,000	379
Above Moderate Income	>120% AMI	$93,000	--	868
			TOTAL:	**2,017 units**

*Income range is based on the 2021 HUD Area Median Income (AMI) for Riverside County of $77,500 for a family of four.

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Update Process and Outreach

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What is Included in the Update Process?

- Community engagement
- The City's demographic conditions
- Adequate sites to meet the City's RHNA allocation
- Goals, policies, programs and quantified objectives
- Public Hearings before Planning Commission and City Council

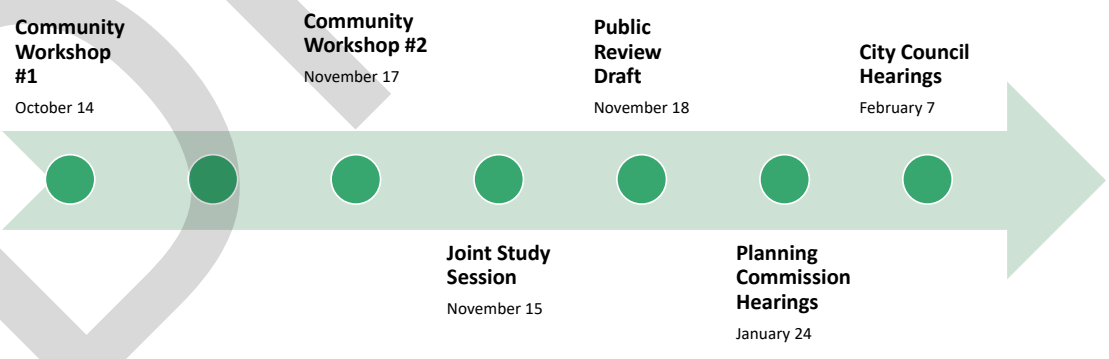
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Opportunities for Engagement

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Tentative Public Participation Upcoming Opportunities



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How Can You Engage?

Your participation is vital to the Housing Element Update!

There are numerous opportunities for participation including:

- Workshops
- City Council and Planning Commission Study Sessions
- Review and Comment on the Public Review Draft
- Public Hearings before the Planning Commission and City Council

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Community Conversation

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We Want Your Input!

What are Calimesa's Housing Challenges?

What housing issues need to be addressed in Calimesa?

- *Ex: Affordable Housing*
- *Ex: Fair Housing*
- *Ex: Housing Choices*



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We Want Your Input!

What Policies and Programs should Calimesa Consider?

What policies should the city adopt to address housing issues?

- *Ex: Rental Assistance*
- *Ex: Homeless*
- *Ex: Grants and Loans*



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Thank you!

Questions?

Contact **Kelly Lucia**, Planning Manager

By phone at (909) 795-9801 ext. 229

Or by email at klucia@cityofcalimesa.net



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00:26:51 Terrie: So the state can over-ride what a city wants in its housing element?
00:51:24 Monique Nickels: What can you tell us about any, if any sites have been identified as multi unit housing?
00:52:46 Krystle Conrad: With the increased housing needs, does the housing plan include considerations of increased population such as school needs and traffic needs?
00:54:46 iPhone: I agree with Krystal's question. I'm concerned Traffic, parking on streets.
00:56:42 Monique Nickels: Would this include resources such as police, fire dept, etc?
00:59:06 Monique Nickels: Neighbors
00:59:15 Krystle Conrad: the city facebook page
00:59:17 Robert Conrad: Facebook
00:59:25 Timothy Mahoney's iPhone: Website
00:59:27 iPhone: Calimesa Facebook
00:59:46 WynonaDuvall: Kelly Lucia
01:00:16 WynonaDuvall: Calimesa Chamber
01:00:35 WynonaDuvall: Schools
01:00:43 Timothy Mahoney's iPhone: Postcards or flyer maybe?
01:00:55 iPhone: Flyer at local businesses
01:02:20 KellyLucia: Everyone can contact me for updates at anytime -
01:02:27 iPhone: Flyer at the schools for parents
01:02:35 KellyLucia: Kelly Lucia - 909-809-8778 cell
01:03:18 Krystle Conrad: Time for Change is a great Charity that works with peoples housing needs
01:04:07 Timothy Mahoney's iPhone: Local churches
01:06:39 Krystle Conrad: with the sites that will be chosen for re-zoning, will community input be considered?
01:07:01 Timothy Mahoney's iPhone: Thanks for the info and time.

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C.2 Community Workshop #2

This section contains all workshop materials and handouts, flyers, as well as all available public comments provided during the second workshop. Public comments were received in written and oral form.

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Housing Element 2021-2029

CITY OF CALIMESA

2021-2029 Housing Element Update Community Workshop #2

The City of Calimesa is in the process of updating the General Plan's Housing Element for the 2021-2029 planning period. The Housing Element is a planning document that addresses existing and future housing needs in Calimesa. Please join us for a Virtual Workshop to learn about the Draft Housing Element and to provide your ideas and input about housing in Calimesa! Your participation is important to help plan for Calimesa's future.



WHEN: Wednesday, November 17, at 6 p.m.

WHERE: Virtual, Zoom

HOW: Please join us online at:

https://bit.ly/3qbH8Sm

For questions, please contact Kelly Lucia, Planning Manager at klucia@cityofcalimesa.net or (909)809-8778.

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Calimesa Housing Element Update 2021-2029

COMMUNITY MEETING #2

WEDNESDAY OCTOBER 17, 2021

AT 6 P.M.

1

Spanish Translation

Este taller se llevará a cabo enteramente en inglés. Habrá oportunidades para las personas de habla hispana en el futuro cercano. Deje su información de contacto en el chat para que podamos informarle de estas futuras oportunidades. Muchas Gracias.

2

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Agenda

CITY OF CALIMESA

- Introductions
- What is a Housing Element?
- Overview of the Regional Housing Needs Assessment (RHNA) Process
- Accommodating Future Housing Need
- Community Engagement Process
- Draft Document Overview

3

What is the Housing Element?

4

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What is the Housing Element?

- Required Chapter of the Calimesa General Plan (the General Plan establishes long-range planning and policy for the City)
- Identifies projected housing needs by income category
- Provides goals, policies, programs, and quantified objectives to guide current need and future housing growth for all incomes in Calimesa
- Requires review and certification by the Department of Housing and Community Development (HCD) for compliance with state laws

5

Why are Housing Elements Updated?

State law requires the Housing Element to be updated every 8 years

- Engages the community in the planning process
- Demonstrates Calimesa's ability to meet current and future housing needs
- Establishes a plan for meeting the housing needs of all income levels
- Ensures the Housing Element complies with state housing laws



6

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Housing Element Certification

What Does it mean to Have a "Certified" Housing Element?

Reviewed and certified by the Department of Housing and Community Development (HCD)

Demonstrates substantial compliance with state law

Benefits of Certification

Access to state grants and alternative funding sources

Identifies the City's ability to meet current and future growth needs

7

Housing Element Features

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of current programs and policies
- Analysis and identification of sites to accommodate the City's RHNA allocation
- Policies, programs, and quantified objectives to achieve the City's identified housing goals

8

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Housing Element – Statutory Requirements

- Many new laws heavily influence Housing Element compliance:
  - Funding
  - Streamlining
  - ADUs
  - Accountability and Enforcement
  - Fair Housing
- State taking a more aggressive approach for compliance throughout the planning period
- Significantly increase effort to demonstrate compliance
- Balancing of local City policy with statutory requirements

9

Regional Housing Needs Assessment (RHNA)

10

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What is RHNA?

- Statewide determination of units is split into regional allocations
- Initiates the Housing Element Update process
- Quantifies housing needs, by income category, within each County and City in California
- Based on future growth in population, employment and households

11

Calimesa RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	$38,750	495
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Moderate Income	81 – 120% AMI	$62,775	$93,000	379
Above Moderate Income	>120% AMI	$93,000	--	868
			TOTAL:	**2,017 units**

*Income range is based on the 2021 HUD Area Median Income (AMI) for Riverside County of $77,500 for a family of four.

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5th Cycle vs. 6th Cycle RHNA

Income Category	% of Area Median Income (AMI)	5th Cycle RHNA 2014-2021	6th Cycle RHNA 2021-2029
Very Low Income	0 - 50% AMI	543 units	495 units
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2021-2029 6TH CYCLE HOUSING ELEMENT UPDATE 13

13

Accommodating Future Housing Needs

14

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Calimesa must demonstrate:

- Availability of sites to accommodated project growth need
- Sites must be identified by Income Category
- Sites must show a “realistic potential” for residential use
- Sites can be accommodated through:
  - Projects in the pipeline
  - Existing zoning capacity for residential
  - Vacant residential land
  - Future rezoned land

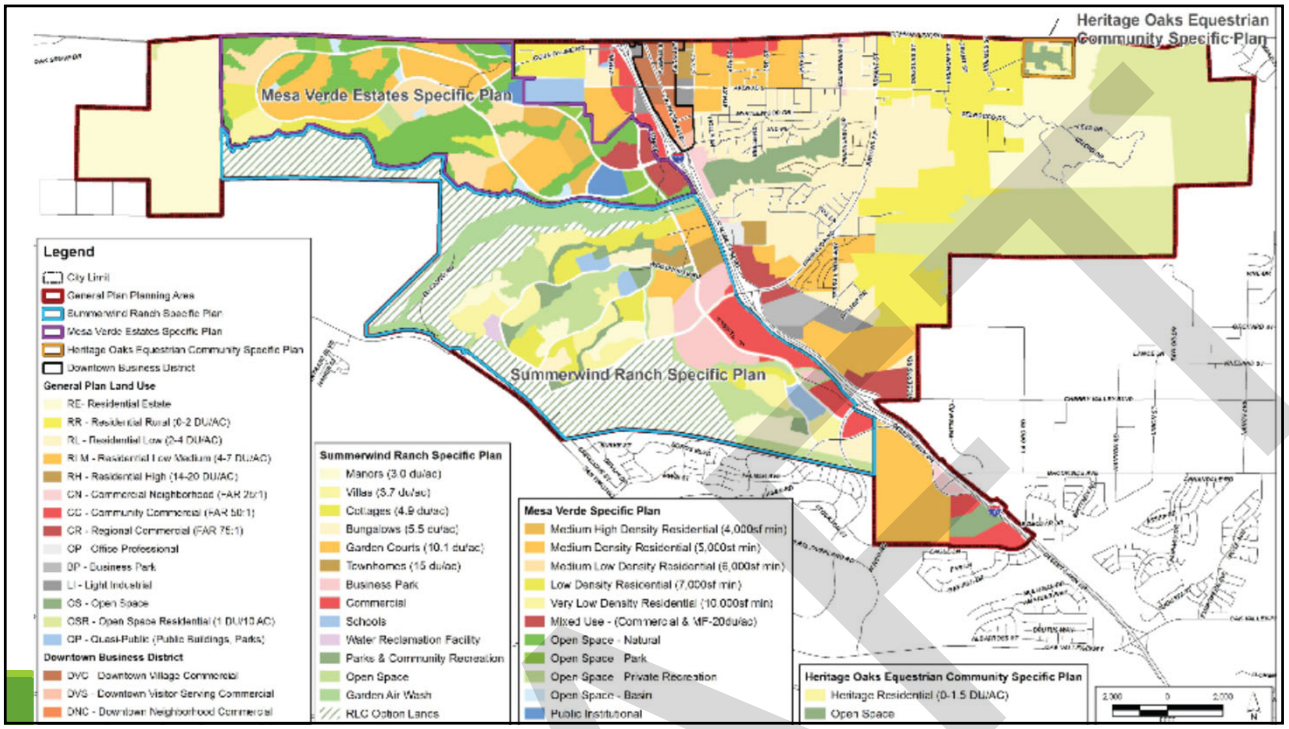
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Accommodating Growth Need

- Vacant Residentially Zoned Land
  - >0.5 acres and < 10 acres
- 50% > of lower income sites on vacant land
- Higher access to services
- Outside of sensitive habitat areas

16

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We Want Your Input!

Identifying sites to accommodate future housing?

The needs of residents today?



18

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Where should housing future growth occur?

- What areas are best suited for Housing?
- What areas are best suited for Affordable Housing?
  - Housing for persons with lower incomes?

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Existing Community Housing Needs?

- What are the key Fair Housing issues the City should address?
- What are the most important needs for residents today?
  - Homelessness?
  - Affordability?
  - Access to services?
  - Disabled persons?

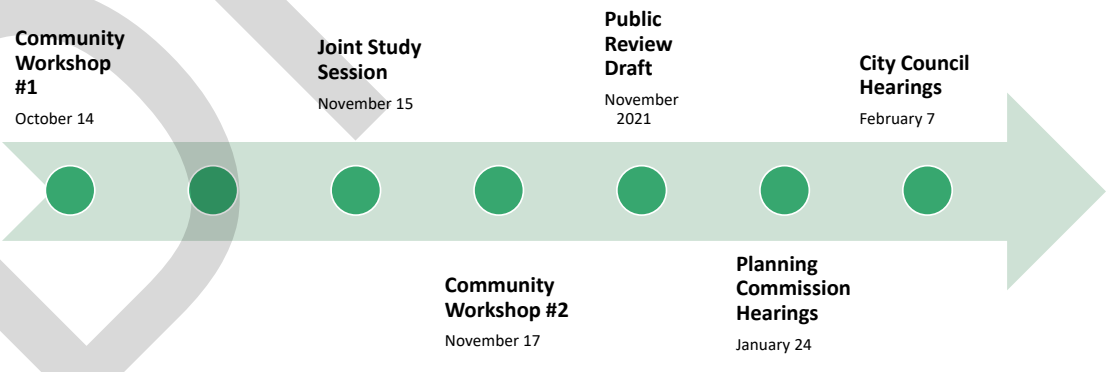
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Update Schedule

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Housing Element Schedule



2021-2029 6TH CYCLE HOUSING ELEMENT UPDATE 22

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Draft Housing Element Document

- Available before end of 2021
- See City's website: http://www.cityofcalimesa.net/
- Online comment form
- Draft available to the public



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Draft Housing Element Content

- Section 1: Introduction
- Section 2: Community Profile
- Section 3: Constraints/Resources
- Section 4: Policy Plan
- Appendices:
  - *A – Review of Past Performance*
  - *B – Sites Analysis*
  - *C – Community Outreach*
  - *D – Glossary of Terms*



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Thank you!

Questions?

Contact **Kelly Lucia**, Planning Manager

By phone at (909) 795-9801 ext. 229

Or by email at klucia@cityofcalimesa.net



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What areas are best suited for housing?



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Mentimeter

What areas are best suited for affordable housing?



Mentimeter

What key fair housing issues should be addressed?

Mentimeter

- Homelessness
- affordable housing for seniors
- Student housing
- senior housing
- Density, equitable development standards to allow density, with great amenities
- SROs
- single parent housing
- Gated communities

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8

What are most important needs of residents today?

Mentimeter

Access to housing and jobs in close proximity to one another

Affordabilty in long term housing. Ability to affordably live in Calimesa while taking advantage of City developments and retail

Maintaining high community standards

Affordability

Flexibility

Options in housing types

Maintaining the small town feel and tight night community

Access to City amenities

Calimesa has to grow

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What are most important needs of residents today?

Mentimeter

We need all types of residents.

Maintain rural aspect while growing

Community center with services for kids

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12

C.3 City Council and Planning Commission Joint Study Session

This section contains all study session materials for the Joint City Council and Planning Commission Study Sessions, including the PowerPoint presented by the Housing Element Update team.

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Calimesa Housing Element Update 2021-2029

CITY COUNCIL/PLANNING COMMISSION STUDY SESSION

NOVEMBER 15, 2021

1

Agenda

- Introduction
- Demographic Overview of Calimesa
- What is a Housing Element?
- Overview of the Regional Housing Needs Assessment (RHNA) Process
- Community Engagement Process
- Policy and Program Considerations
- Next Steps

2

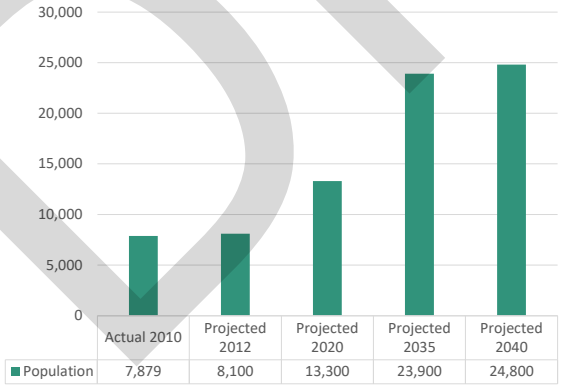
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Demographic Overview of Calimesa

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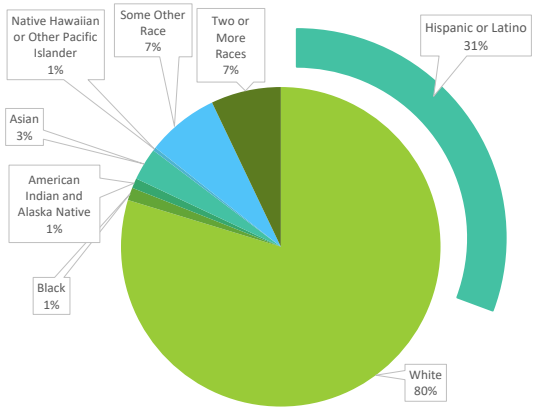
The Calimesa Community

Calimesa Population, Actual and Projected 2010-2040



	Actual 2010	Projected 2012	Projected 2020	Projected 2035	Projected 2040
Population	7,879	8,100	13,300	23,900	24,800

Calimesa Population by Race and Ethnicity



Source: American Community Survey, 5-Year Estimate, 2019.

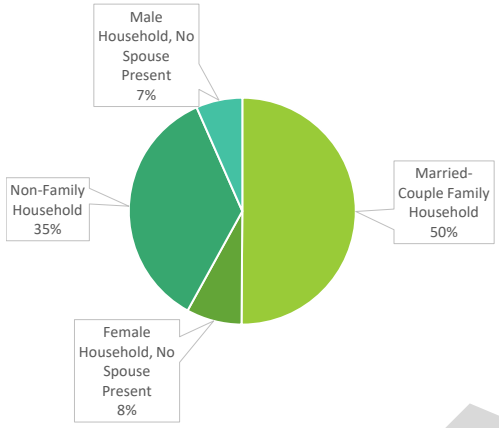
2021-2029 6TH CYCLE HOUSING ELEMENT UPDATE 4

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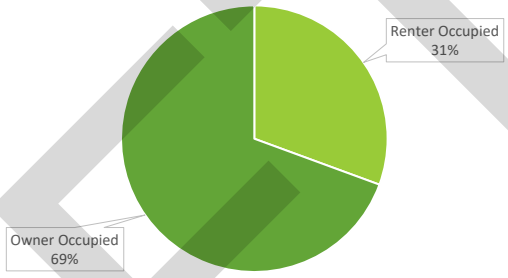
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The Calimesa Community

Calimesa Households Characteristics



Households by Tenure, Owner or Renter



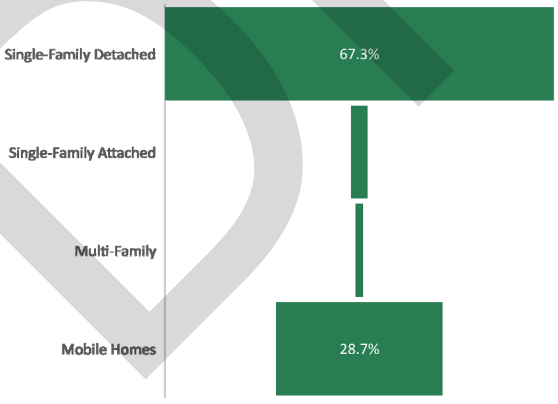
Source: American Community Survey, 5-Year Estimate, 2019.

2021-2029 6TH CYCLE HOUSING ELEMENT UPDATE 5

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The Calimesa Community

Breakdown of Housing Types



Calimesa Housing Units by Year Constructed



2021-2029 6TH CYCLE HOUSING ELEMENT UPDATE 6

6

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What is the Housing Element?

7

What is the Housing Element?

- Required Chapter of the Calimesa General Plan (the General Plan establishes long-range planning and policy for the City)
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2021-2029 6TH CYCLE HOUSING ELEMENT UPDATE 9

9

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2021-2029 6TH CYCLE HOUSING ELEMENT UPDATE 10

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Housing Element Features

- Population and housing profile
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Regional Housing Needs Assessment (RHNA)

13

What is RHNA?

- Statewide determination of units is split into regional allocations
- Initiates the Housing Element Update process
- Quantifies housing needs, by income category, within each County and City in California
- Based on future growth in population, employment and households

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How is RHNA determined?

Department of Housing and Community Development

HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments

SCAG develops methodology to determined "fair share" distribution of the region's housing need to local jurisdictions

City of Calimesa RHNA Allocation, 2021-2029

2,017 units

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Calimesa RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	$38,750	495
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*Income range is based on the 2021 HUD Area Median Income (AMI) for Riverside County of $77,500 for a family of four.

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5th Cycle vs. 6th Cycle RHNA

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17

Accommodating Future Housing Needs

18

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Calimesa must demonstrate:

- Availability of sites to accommodated project growth need
- Sites must be identified by Income Category
- Sites must show a "realistic potential" for residential use
- Sites can be accommodated through:
  - Projects in the pipeline
  - Existing zoning capacity for residential
  - Vacant residential land
  - Future rezoned land

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Table B-1: Summary of RHNA Status and Sites Inventory

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	495	275	379	868	2,017
Pipeline Projects*	0		2,248	36	2,284
5th Cycle Sites	TBD		TBD	TBD	TBD
Remaining Unmet RHNA	770		-1,869	832	-267
Unit Capacity Under Existing Zoning					
Projected ADU Construction	3		1	0	4
Residential Infill Priority Area Overlay Zone**	20		380	0	400
Residentially Zoned Vacant Sites	0		0	472	472
Remaining RHNA Rezone					
Candidate Sites to be Rezoned	TBD		TBD	TBD	TBD
Total Potential Development Capacity	**23**		**2,629**	**508**	**3,160**
Unit Surplus/Shortage (#)	-747		2,250	-360	1,143
Unit Surplus/Shortage (%)	-97%		594%	-41%	57%

NOTES:
**Based on 2020 APR*
***5% of units deemed affordable per City Ordinance. Assuming the remaining units are higher density and affordable to moderate income households.*

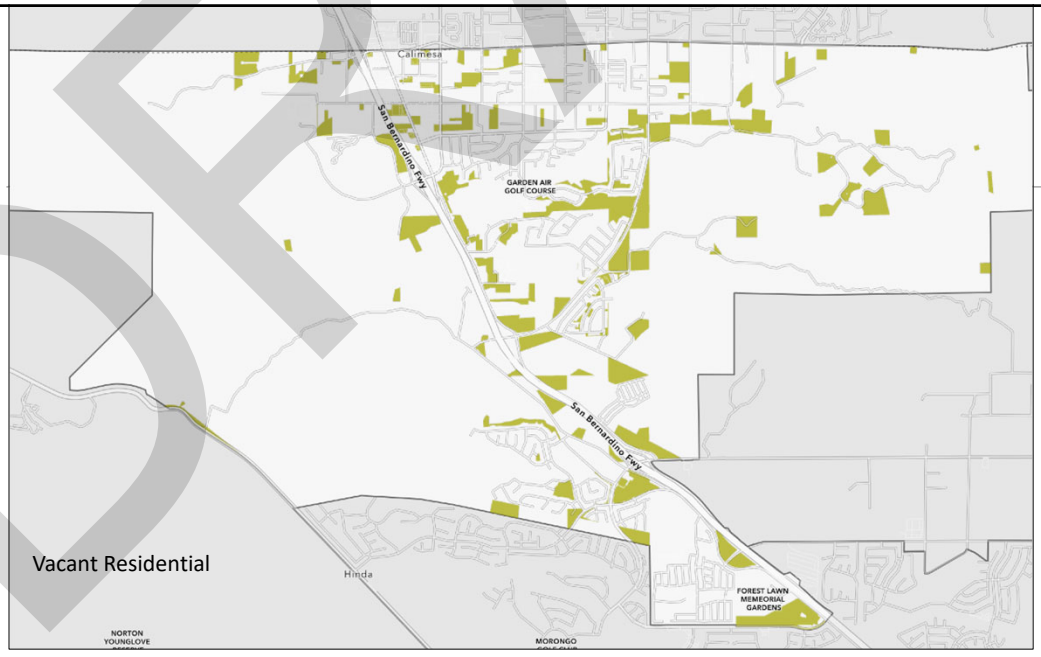
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Accommodating Growth Need

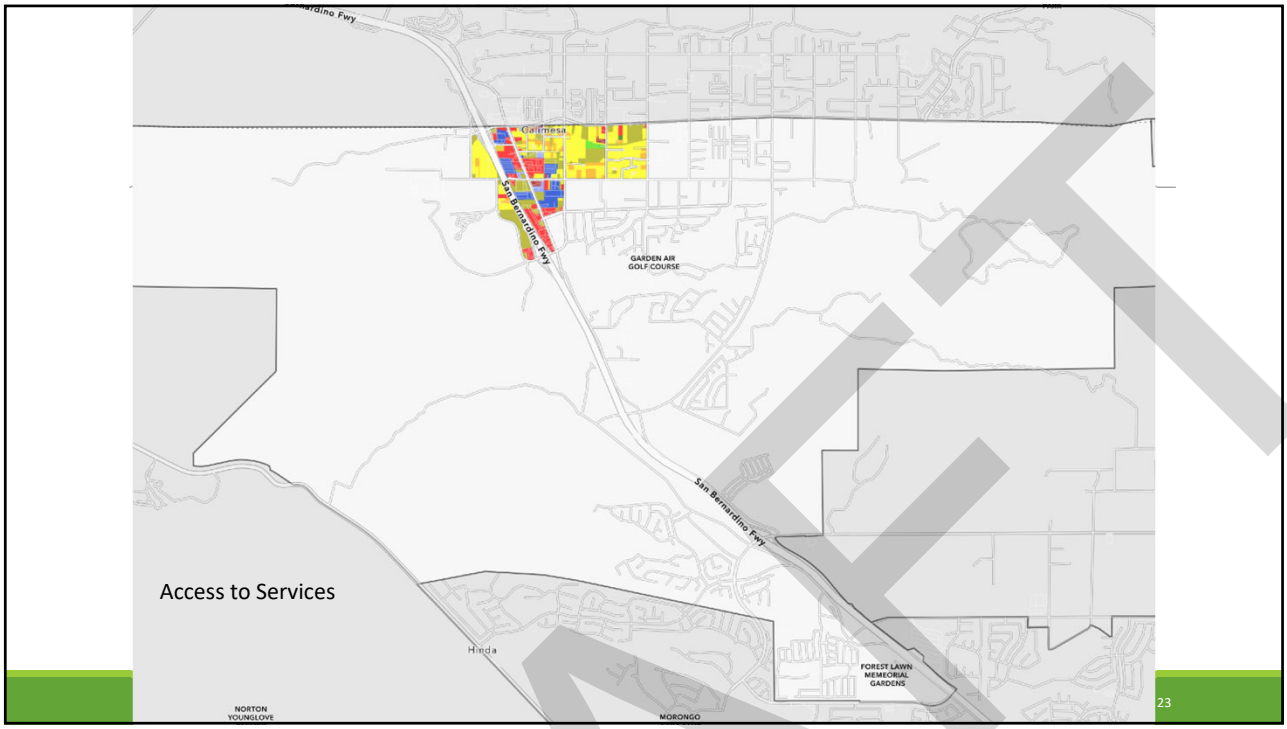
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  - >0.5 acres and < 10 acres
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21

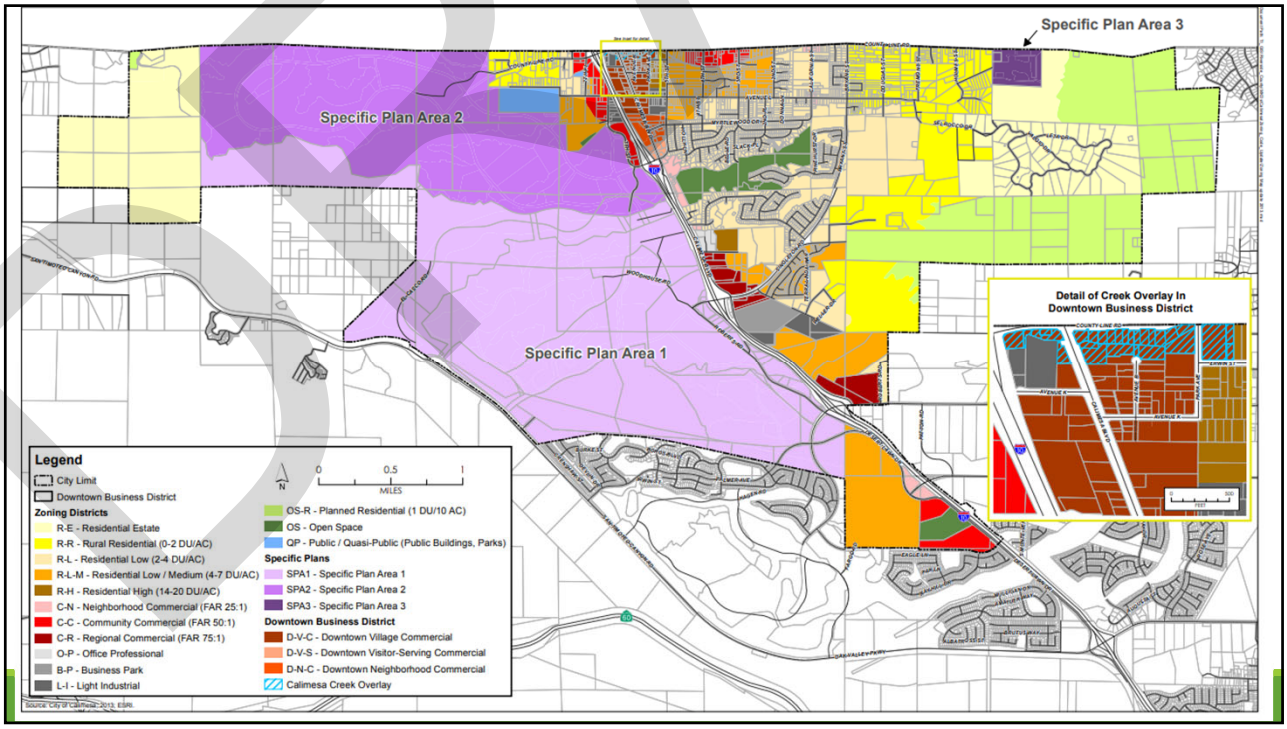


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Access to Services
Calimesa
San Bernardino Fwy
GARDEN AIR GOLF COURSE
Hinda
FOREST LAWN MEMORIAL GARDENS
NORTON YOUNGLOVE
MORONGO
23

23


Specific Plan Area 3
Specific Plan Area 2
Specific Plan Area 1
Detail of Creek Overlay In Downtown Business District
Legend
City Limit
Downtown Business District
Zoning Districts
R-E - Residential Estate
R-R - Rural Residential (0-2 DU/AC)
R-L - Residential Low (2-4 DU/AC)
R-L-M - Residential Low / Medium (4-7 DU/AC)
R-H - Residential High (14-20 DU/AC)
C-N - Neighborhood Commercial (FAR 25:1)
C-C - Community Commercial (FAR 50:1)
C-R - Regional Commercial (FAR 75:1)
O-P - Office Professional
B-P - Business Park
L-I - Light Industrial
OS-R - Planned Residential (1 DU/10 AC)
OS - Open Space
QP - Public / Quasi-Public (Public Buildings, Parks)
Specific Plans
SPA1 - Specific Plan Area 1
SPA2 - Specific Plan Area 2
SPA3 - Specific Plan Area 3
Downtown Business District
D-V-C - Downtown Village Commercial
D-V-S - Downtown Visitor-Serving Commercial
D-N-C - Downtown Neighborhood Commercial
Calimesa Creek Overlay
0
0.5
1
MILES

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Accommodating Growth Need

- Residential Infill Priority Area Zone Overlay (RIPAZO)
- Amendments/Upzoning of Existing Zoning Districts
- Creation of New Zoning Districts
- Create additional Overlay Districts

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Recommended Strategy

- Use Residential Infill Priority Area Zone Overlay (RIPAZO)
  - Programmatic environmental document
  - Overlay size can be scaled to cover needs of Housing Element

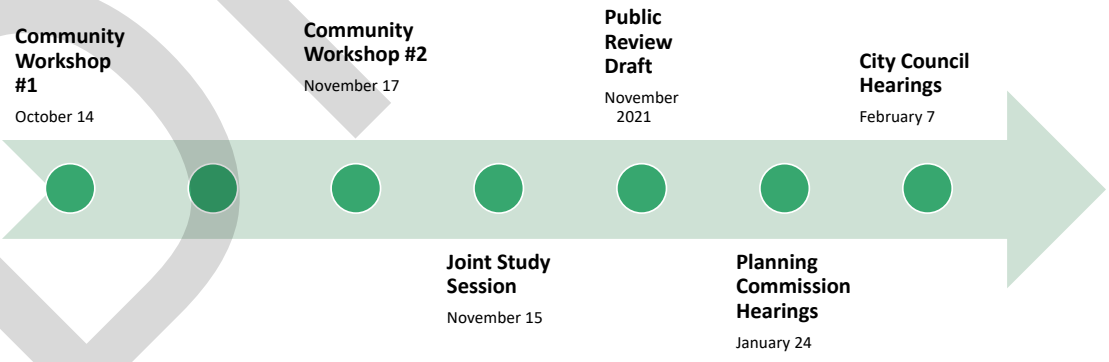
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Community Engagement

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Tentative Public Participation Upcoming Opportunities



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Council and Commission Discussion

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Questions to consider

- Strategy to accommodate unmet need
  - Overlay
  - Rezone/Upzone
- Sites/Areas for consideration in Site Inventory?
- Key policy issues or concerns?
-

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C.4 Public Comments

This section contains all available public comments provided during the Public Review Draft open comment period and any additional comments received by the City relating to the Housing Element update process. The following table contains summaries of public comments and responses as to how comments have been addressed and incorporated into the 2021-2029 Housing Element.

Table C-1: Summary of Public Comments

Public Comments	Responses
The Housing Element should address affordable housing for seniors, homelessness, single parents, and students.	**Section 2: Community Profile** provides an analysis of special needs groups in the community and lists resources and programs available to each to address their unique challenges and housing needs. A number of programs are included in **Section 4: Housing Plan** which aim to provide additional resources and assistance to special needs groups.
Create and maintain long-term affordability.	Deed-restricted affordable units may provide long-term affordability. As noted in Section 3.C.3, the City does not currently have any deed-restricted affordable units; however, the section includes a number of entities and resources that may assist in developing deed-restricted units. The City has adopted an Inclusionary Housing Ordinance to create homeownership opportunities for lower income households. As Program Action H-3.4 notes, projects proposing 20 or more units are required to dedicate 5% of proposed units to low-income households. In addition, through Program Action H-3.1, the City will establish a Residential Infill Opportunity Overlay Zone to accommodate new potential affordable units.
Maintain community standards and small-town feel.	Housing Goal 1 is to "encourage the improvement, maintenance, and rehabilitation of the existing housing stock." The Housing Element seeks to update standards where necessary to remain consistent with State law but continue to facilitate programs and resources that are successful and of use to the community.
Access to amenities and community services are important for residents and children.	A number of programs are included in Section 4: Housing Plan to improve access to resources and services throughout the community. Examples include: - H-2.1: Affirmatively Furthering Fair Housing - H-3.10: Capital Improvement Programming and Prioritization
Create a variety of housing types.	The goal of the Housing Element is to provide a variety of housing types for all residents to find

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	units that meets their income and needs. Section 4: Housing Plan includes a number of programs that seek to maintain and improve the current housing stock, as well as create opportunity for new units that address specific needs of the community; these include: - H-1.3: Accessibility to Persons with Disabilities - Program Action H-2.3: Housing Rehabilitation Program - Program Action H-2.4: Mobile Home Park Preservation Program - Program Action H-2.8: Emergency, Transitional and Supportive Housing - Program Action H-2.11: Supportive Housing and Low Barrier Navigation Centers - Action H-2.12: Housing for Persons with Developmental Disabilities - Program Action H-3.5: Accessory Dwelling Units - Program Action H-3.7: Housing Units in Mixed Use Zones - Program Action H-3.14: Farmworker and Agricultural Worker Housing - Program Action H-4.1: Senior Housing Opportunities

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Calimesa Housing Element

2021-2029

CALIMESA
California