



Based on the achievement of the above assumptions and factors, the County should meet or exceed its RHNA allocations with the exception of the very low income category. In the event that some or all of the assumed potential units based on past trends, and/or targeted objectives stabilized on the availability of federal, state or local funding resources assistance are not achieved, the County will still make substantial progress toward meeting its fair share RHNA allocations. The objectives for a proportion of the low, as well as the moderate and above moderate income groups are anticipated to be met through market rate new construction. The objectives for the very low income group are made under the assumption that a large proportion of the anticipated mobile home stock will be available at prices affordable to the very low income group, in addition to a significant involvement of the County.

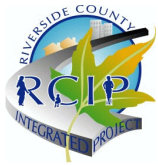
### **Rehabilitation/Conservation**

50 assisted units will be at risk of losing their project based rental subsidy during the 2000-2005 planning period. The objective of the Housing Element is the preservation of the 50 units eligible to convert to market rate located in the Tamarisk Villas apartments.

The County's Housing Rehabilitation Programs (RHRP and CHRP) for single family and mobile home units, the Minor and Enhanced Senior Home Repair programs, the CDBG Housing Loan Fund, the Mobile Home Tenant Assistance Program, the Mobile Home Park Assistance Loan program, the Agricultural Housing Loan program, and multi-family rehabilitation projects utilizing HOME or Redevelopment Set-Aside funds will address the rehabilitation of housing units owned and/or rented to lower income households in the County. It is assumed that the majority of moderate and above moderate income households will rehabilitate units as needed through private efforts. Table H-4 summarizes the quantified objectives for the planning period.

### **Assistance**

Table H-5 contains the quantified objectives in implementing the County's financial assistance programs and available resources for the planning period.



**Table H-3**  
**Quantified Objectives: New Construction 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
<b>MARKET RATE <sup>1</sup></b>						
Single Family (1998-March 2001)	16,947	11,857		1,779	4,150	5,928
Single Family (April 2001-2005 Projected) <sup>2</sup>		9,549		1,432	3,342	4,775
Multi-Family (1998-March 2001)	3,409	578	118	460		
Multi-Family (April 2001-2005 Projected)		264	54	210		
Mobile Homes (1998-March 2001)		2,138	1,604	534		
Mobile Homes (April 2001-2005 Projected)		1,147	860	287		
<i>SUBTOTAL MARKET RATE</i>	<i>20,356</i>	<i>25,533</i>	<i>2,636</i>	<i>4,702</i>	<i>7,492</i>	<i>10,703</i>
<b>SINGLE FAMILY AFFORDABLE/ASSISTED</b>						
<i>Redevelopment Agency</i>						
Las Serenas III and IV		65	21	44		
Building Horizons @ Mecca		1		1		
Various Single Family Assistance		85	46	39		
Habitat for Humanity- Belltown		3		3		
Sky Valley Fee Assistance		1			1	
North Shore RSA Fee Assistance I		1		1		
North Shore RSA Fee Assistance II		1		1		
Mecca RSA Fee Assistance		1		1		

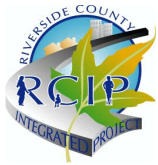
# County of Riverside General Plan - Final

## Housing Element



**Table H-3  
Quantified Objectives: New Construction 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
<i>CDBG Housing Loan Fund</i>						
Las Mananitas Mobilehome Park - Mecca		106	106			
<b>HOME</b>						
Cathedral City Self Help	10			10		
Blythe Self Help Homes	8		8			
Vecino Way Self Help	23		23			
Las Palmeras Manufactured Home Subdivision	95		95			
(HOME) New Construction Units		100	40	60		
Cathedral City Self Help Project #2	15		11	4		
Blythe Self Help Homes #2	34		31	3		
Casas Mirasol		34	31	3		
<b>Other New Construction</b>						
CVHC Self- Help Single Family	480	262	450	292		
<b>SUBTOTAL SINGLE-FAMILY AFFORDABLE</b>	<b>665</b>	<b>660</b>	<b>862</b>	<b>462</b>	<b>1</b>	<b>0</b>
<b>MULTIFAMILY AFFORDABLE PROJECTS</b>						
<b>Redevelopment Agency</b>						
Wildomar Senior Living Ph.I		176	71	105		
Wildomar Senior Apartments Ph.II		108	11	97		
Mission LaRue Senior Housing - Rubidoux		200	80	120		
Las Mananitas Apartments		31	31			



**Table H-3**  
**Quantified Objectives: New Construction 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
Oscar Romero Apartments - Mecca		60	60			
Lincoln Street Las Mananitas Phase I		11	11			
Hemet Vistas Phase II Apartments*	72		60	12		
Other Anticipated		200	120	80		
<b>Total City Projects</b>	<b>243</b>		<b>190</b>	<b>35</b>	<b>18</b>	
<b><i>CDBG Housing Loan Fund</i></b>						
Desert Gardens	88			88		
Other Anticipated Unspecified Projects (Special Needs)		50	30	20		
<b><i>HOME</i></b>						
Quail Place Apartments	58		11	47		
Palm Village Apartments						
Hemet Vistas Phase I*	72		60	12		
Cottonwood Place Apartments	108		5	103		
Elsinore Hills Apartments	126		11	115		
Cathedral City-HIV/AIDS Apartments	38		38			
Orchard Villas Apartments	82		33	49		
Other Anticipated Unspecified Projects	215		115	100		

# County of Riverside General Plan - Final

## Housing Element



**Table H-3  
Quantified Objectives: New Construction 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
<b>Housing Authority</b>						
Anticipated Unspecified Bond Projects						
<b>Other/New Construction - Shelters and Transitional Housing (Under Supportive Housing Program, Shelter Plus Care and other funding)</b>						
Martha's Village (beds)	120 beds		120 beds			
Shelter from the Storm	108 beds		108 beds			
ABC Recovery	40 beds		40 beds			
<i>SUBTOTAL MULTI-FAMILY ASSISTED</i>	<i>1,102 / 268 beds</i>	<i>836</i>	<i>937 / 268 beds</i>	<i>983</i>	<i>18</i>	<i>0</i>
<b>SUBTOTAL</b>	<b>268 beds</b>		<b>268 beds</b>			
TOTAL NEW CONSTRUCTION <sup>3</sup>	22,123 / 268 beds	27,029	5,134 / 268 beds	11,399	13,442	19,177
TOTAL NEW CONSTRUCTION INC. COUNTY <sup>3</sup>	22,123 / 268 beds		1,681	6,019	5,949	8,474
TOTAL NEW CONSTRUCTION UNINC. COUNTY		27,029	3,453	5,380	7,493	10,703
<b>RHNA</b>		30,677	7,917	4,968	5,583	11,963

\* Also assisted with RDA funds

<sup>1</sup> Income categories for market rate units only include unincorporated units.

<sup>2</sup> Growth rate based on medium rate of growth from 1990-2000.

<sup>3</sup> Includes income category distribution for market rate units.



**Table H-4**  
**Quantified Objectives: Preservation/rehabilitation 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
<b>REHABILITATION</b>						
<b>CDBG PROGRAMS</b>						
<i>CDBG Housing Loan Fund Acquisition/Rehabilitation</i>						
Mission Hills Mobile Home Park	57			57		
Circle of Life	68			68		
Unspecified To Be Determined	60		20	40		
<b>Senior Home Repair Programs</b>						
Enhanced Senior Home Repair	1,200	335	1,535			
Minor Senior Home Repair	3,000	1,420	4,420			
<b>Housing Improvement Program - Single Family Rehabilitation Program CHRP<sup>1</sup></b>	700	75	490	285		
<b>REDEVELOPMENT AGENCY REHABILITATION PROGRAMS</b>						
Neighborhood Revitalization Program (1999)		70	32	20	18	
Housing Rehabilitation Program RHRP		286	180	106		
Avalon Apartments		66	66			
Clemmer Apartments		24		24		
Bravo Mobilehome Park		156		156		
RDA Multi-family Rehabilitation		101	65	36		
Total City Projects	1,526		637	767	122	
<b>HOME REHABILITATION</b>						
Cathedral Palms Apartments	232		93	139		
Corona del Rey Apartments	160		5	155		
Cathedral City Duplex Conversion	32		22	10		

# County of Riverside General Plan - Final

## Housing Element



**Table H-4  
Quantified Objectives: Preservation/rehabilitation 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
<b>OTHER</b>						
Mobile Home Park Assistance Loan Fund		200	200			
Mobilehome Tenant Assistance Loans		300	300			
Agricultural Assistance Housing Loans		200	200			
<b>Subtotal</b>	<b>7,035</b>	<b>3,233</b>	<b>8,265</b>	<b>1,863</b>	<b>140</b>	<b>0</b>
<b>PRESERVATION</b>						
Tamarisk Villas At-Risk Housing		50	50			
Public Housing	1,681		1,681			
<b>Subtotal</b>	<b>1,681</b>	<b>50</b>	<b>1,731</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup> Replaced in 2000 by CHRP.



**Table H-5**  
**Quantified Objectives: Assistance 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
<b>ASSISTANCE</b>						
Home Weatherization Program	2,400	1,100	2,625	875		
MCC	650	100	65	400	285	
Section 8 Vouchers	7,255 annually	570 annually	7,825			
Family Unification program	700		700			
HOPWA Rental Assistance	152		152			
First Time Homebuyers Down Payment Assistance Program	200	300	105	395		
Persons with Disabilities Section 8 Certificates	152		152			
Shared Housing	870	430	780	520		
Emergency Shelter Grants	121,918		121,918			
Riverside-San Bernardino Housing and Finance Agency Lease to Own Program		25		25		
Bond Financed Rental Projects (underway)	232		46	186		
Public Housing Rentals		17	17			
Riverside Women's and Children's Shelter	50 beds		50 beds			
Inland Aids Permanent Housing Facility	10		10			
Shelter Care Plus Mentally Ill Facility	17		17			
Genesis Shelter	8 beds		8 beds			
March Air Force Base Veterans Transitional Shelter	50 beds		50 beds			
Valley Restart Center Permanent Housing	28 beds (7 units)		28 beds			
Valley Restart Center Transitional Housing	28 beds (7 units)		28 beds			
Operation Safehouse	20 beds		20 beds			
Other City Loan Assistance Programs	226		120	87	19	
Other City Rental Subsidy Programs	1,067		435	137	495	
Other City Assistance Programs	454		85	321	48	
<b>Subtotal</b>	<b>135,801 / 164 beds</b>	<b>3,044</b>	<b>135,052 / 164 beds</b>	<b>2,946</b>	<b>847</b>	