



**Table H-47  
Vacant Land Inventory Compared to Housing Need**

	<b>Very Low/ Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Total</b>
<b>Western County</b>				
Vacant Land Capacity	29,902	59,755	202,294	291,951
Remaining Need	8,879	65	1,345	10,289
Surplus (Deficit)	21,023	59,690	200,949	281,662
<b>Eastern County</b>				
Vacant Land Capacity	4,591	21,369	78,169	104,129
Remaining Need	2,114	512	201	2,827
Surplus (Deficit)	2,477	20,857	77,968	101,302
<b>Riverside County Total</b>				
Vacant Land Capacity	34,493	81,124	280,463	396,080
Remaining Need	10,993	577	1,546	13,116
Surplus (Deficit)	23,500	80,547	278,917	382,964

Source: Tables H-41 and H-46.

## **Preservation of Assisted Units at Risk of Conversion**

### **Overview**

State Housing Element Law requires the analysis of government-assisted housing units that are eligible to convert from low income housing to market rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each housing element as part of its preservation analysis:

- An inventory of assisted housing units that are at-risk of converting to market rate within ten years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

Use restrictions, as defined by State law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.