



**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.



The following section analyzes the potential conversion of assisted housing units to market rate housing.

**Inventory of Assisted Units at Risk**

An inventory of assisted, multi-family rental units in the unincorporated communities of Riverside County was compiled based on a review of the 1999 Inventory of Federally Subsidized Low-Income Rental Units At-Risk of Conversion (California Housing Partnership Corporation), the 1999 Consolidated Plan, the 1994 CHAS, the 1989 Housing Element, as amended, and information provided by the Riverside County Economic Development Agency staff. Table H-48 summarizes the results of the inventory. All multi-family rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs and local in lieu fee, tax credit, HOME funds, density bonus, public housing, or direct assistance programs in the unincorporated portions of the County were reviewed.

**Table H-48  
Unincorporated Riverside County  
Inventory of Assisted Units**

<b>Project</b>	<b>Location</b>	<b>Type</b>	<b>Form of Assistance</b>	<b># of Units</b>	<b>Subsidy Termination</b>
Highland Avenue	Highgrove	No	LPRH (Public Housing)	4	until sold
Dr. Clair S. Johnson Apartments	Mecca	No	LPRH (Public Housing)	40	until sold
Mecca Apartments II	Mecca	No	Tax Credits, HOME	60	45763
Nueva Vista Apartments	Mecca	No	Tax Credit	32	45746
Paseo de los Poetas	Mecca	No	Tax Credit	21	2027
Pie de la Cuesta Apartments	Mecca	No	FmHA Farmworker Housing/ Labor Housing (USDA)	68	2022
Thunderbird (Mecca Apts.)	Mecca	No	Tax Credit, Rural Rental Housing (USDA)	54	44560
Country Village	Mira Loma	No	HUD Insured Loan (2312), Seniors Only	1,197	2020
Ripley Migrant Center	Ripley	No	FmHA/ Labor Housing (USDA)	100	2020
Tamarisk Villa Apts.	Ripley	No	FmHA 515/ Section 8	50	38360
Thermal Apartments	Thermal	No	LRPH (Public Housing)	28	until sold
Thermal II Apartments	Thermal	No	LRPH (Public Housing)	25	until sold
Thermal Properties Inc.	Thermal/Coachella	No	Rural Rental Housing	48	43463
Arbol Real	Thousand Palms	No	Tax Credit	1	43463
Callita Bell	Thousand Palms	No	Tax Credit	1	43463
Callita Bonnie	Thousand Palms	No	Tax Credit	1	43463
Los Flores	Thousand Palms	No	Tax Credit	1	43463
Monte Vista Way	Thousand Palms	No	Tax Credit	11	43829