



City of
Jurupa Valley
California

Housing Element 2021-2029

**Public Review Draft
May 2021**

General Plan



Contents

5 – Housing Element.....	5-1
A. Introduction	5-1
Primary Goals	5-2
State Housing Element Requirements.....	5-2
Consistency with Other Elements of the General Plan	5-3
Public Participation	5-5
Website and Community Housing Survey.....	5-5
Planning Commission and City Council Study Sessions: Housing Element Overview, Sites Inventory and New Housing Laws	5-6
Community Workshops.....	5-7
Public Review Draft Housing Element	5-7
Planning Commission and City Council Joint Study Session: Final Sites Inventory and Draft Housing Element	5-8
B. Community Profile	5-10
Data and Methodology.....	5-10
Population Trends and Characteristics.....	5-11
Historical, Existing, and Forecast Growth	5-11
Special Needs Groups.....	5-19
Seniors.....	5-20
Persons with Disabilities.....	5-21
Persons with Developmental Disabilities	5-22
Families with Children and Single-Parent Households.....	5-23
Large Households	5-24
Extremely Low-Income Persons.....	5-25
Homeless Persons.....	5-25
Farm Workers	5-26
Housing Growth	5-28
Composition of Housing Stock	5-28
Vacancy Rates	5-30
Housing Conditions.....	5-30
Age of Housing Stock.....	5-30
Housing Conditions.....	5-31
Neighborhood Improvements and Removal of Blight	5-32
Code Enforcement Activities.....	5-32
Housing Costs and Affordability.....	5-33
Home Prices and Rents	5-33
Affordability Gap Analysis	5-33
C. Existing Housing Needs	5-35
Housing Cost Burden	5-35
Overcrowding.....	5-36
Publicly Assisted Housing	5-37
Public Housing	5-37
Housing Choice Vouchers Program	5-37
Other Affordable Housing Developments.....	5-38
Units at Risk of Converting to Market-Rate Housing.....	5-39
Projects at Risk	5-39
Preservation and Replacement Options	5-40
Fair Housing in Jurupa Valley (section title).....	5-42
Resources for Special Needs Groups	5-43
Seniors	5-43
Persons with Disabilities	5-44
Single Parent Households	5-44
Large Families.....	5-45
Homeless Persons	5-46
Housing Resources	5-47
Residential Density and Affordable Housing	5-47
Variety of Housing Opportunity	5-49
D. Housing Opportunities and Resources.....	5-56
Credits toward RHNA	5-57
Approved Units Built and/or Entitled Since June 30, 2021	5-57
Units Pending Approval (Pipeline Projects)	5-57
Accessory Dwelling Units (ADUs)	5-58
Development Potential in Specific Plans	5-59
Vacant and Underutilized Sites	5-63
Progress in Meeting Housing Needs	5-63
Additional Sites Needed to Meet RHNA	5-64
E. Financial Resources for Housing	5-64
SB2/LEAP Grants	5-65
Section 8 Housing Choice Voucher Program	5-66
Community Development Block Grant (CDBG) Funds.....	5-66
Additional Resources	5-66
F. Opportunities for Energy Conservation	5-67
State Regulations	5-67
State and Federal Programs	5-67
Private Sector Programs	5-68
G. Housing Constraints	5-68
Governmental Constraints.....	5-68
Land Use Element	5-68
Types of Residential Communities.....	5-69
Development Requirements	5-71
Parking Requirements.....	5-71
Density Bonus Ordinance	5-72
Building Codes and Enforcement.....	5-72
Housing for Persons with Disabilities.....	5-72
Building Code	5-73
Planning and Development Fees.....	5-73
Local Processing and Permit Procedures.....	5-74
Pre-Application Review.....	5-75
Site Development Permit (SDP).....	5-75
Environmental Constraints	5-78
Seismic Hazards.....	5-78
Flooding	5-79
Fire Hazards.....	5-79
Noise	5-80
Hazardous Materials	5-80

Infrastructure Constraints.....	5-81	I. Housing Action Plan.....	5-93
Water Supply	5-82	Appendices.....	5-103
Wastewater Treatment.....	5-83	Appendix A – Sites Inventory.....	5-105
Market Constraints.....	5-84	Appendix B – Proposed Redesignation/Rezone	
Land Prices.....	5-84	Sites.....	5-127
Construction Costs	5-84	Appendix C – Public Participation	5-137
Financing	5-85	Appendix D – Evaluation of Previous Housing	
Energy Conservation Constraints	5-86	Element/Past Accomplishments	5-175
H. Housing Element Goals, and Policies.....	5-87	Appendix E – Impediments to Fair Housing	
Goals.....	5-87	Analysis	5-183
Policies	5-88		

Tables

Table 5.1 : Regional Population Trends, 2000-2019.....	5-12	Table 5.26 : Overcrowding by Tenure, Percent of Total	
Table 5.2 : Age Distribution – Percent of Total		Households	5-37
Population, 2010-2019.....	5-12	Table 5.27 : Non-Public Housing Affordable Units in	
Table 5.3 : Racial and Ethnic Composition, 2010-2019...	5-13	Jurupa Valley	5-38
Table 5.4 : Employment by Industry, 2019	5-14	Table 5.28 : Rental Subsidies Required – Mission Villas,	
Table 5.5 : Total Households and Household Growth,		2019	5-41
2010-2019.....	5-15	Table 5.29 : Senior Housing Development	5-44
Table 5.6 : Household Characteristics, Percent of Total .	5-15	Table 5.30 : Homeless and Special Needs Housing	
Table 5.7 : Occupied Units by Tenure, 2019	5-16	Resources	5-46
Table 5.8 : Household Size Distribution, 2019	5-16	Table 5.31 : Inland Empire Affordable Housing Project	
Table 5.9 : Household Income by Tenure, 2019.....	5-17	Examples.....	5-49
Table 5.10 : Distribution by Income Group, Percent of		Table 5.32 : Jurupa Valley Permitted Uses by Zone	5-50
Total Households	5-19	Table 5.33 : City of Jurupa Valley 6 th Cycle RHNA	
Table 5.11 : Elderly with Disabilities Limiting		Allocation	5-56
Independent Living in Jurupa Valley,		Table 5.34 : Pipeline Projects (Units Pending Approval)	
2009-2013 and 2019	5-20	as of September 30, 2021.....	5-58
Table 5.12 : Householders by Tenure and Age	5-21	Table 5.35 : ADU Affordability Assumptions,	
Table 5.13 : Disability Characteristics, Percent of Total		2021-2029	5-59
Population, 2019.....	5-22	Table 5.36 : Approved I-15 Corridor Specific Plan	5-60
Table 5.14 : Large Households(5 persons or more) by		Table 5.37 : Approved Emerald Meadows Ranch	
Tenure, 2019.....	5-24	Specific Plan.....	5-61
Table 5.15 : Homeless Population in Jurupa Valley and		Table 5.38 : Approved Rio Vista Specific Plan	5-62
Riverside County, 2017-2020.....	5-26	Table 5.39 : Approved Paradise Knolls Specific Plan.....	5-62
Table 5.16 : Farm Worker Employment Profile,		Table 5.40 : Remaining Specific Plan Capacity	5-62
Riverside-San Bernardino-Ontario		Table 5.41 : Sites Inventory	5-63
Metropolitan Statistical Area	5-26	Table 5.42 : Progress in Meeting 6 th Cycle Regional	
Table 5.17 : Housing Unit Growth Jurupa Valley and		Housing Need Allocation	5-64
Nearby Jurisdictions.....	5-28	Table 5.43 : Jurupa Valley General Plan Residential	
Table 5.18 : Unit Type by Tenure, 2019	5-29	Land Use Designations, 2017	5-70
Table 5.19 : Unit Size by Tenure, 2019.....	5-29	Table 5.44 : Summary of Residential Zoning Districts	
Table 5.20 : Household Occupancy Status, 2010-2019...	5-30	Development Standards	5-71
Table 5.21 : Tenure by Age of Housing Stock		Table 5.45 : Residential Parking Requirements.....	5-72
(Occupied Units)	5-31	Table 5.46 : Planning Fees.....	5-73
Table 5.22 : Number of Dwellings Lacking Plumbing or		Table 5.47 : Residential Development Impact Fees	
Complete Kitchen Facilities, 2019.....	5-32	(Per Unit)	5-74
Table 5.23 : Average Rent by Unit Size.....	5-33	Table 5.48 : Street Design Standards.....	5-82
Table 5.24 : Housing Affordability Matrix, Riverside		Table 5.49 : Disposition of Home Loans, 2019	5-85
County, 2020.....	5-34	Table 5.50 : Housing Action Plan Summary 2021-2029...	5-94
Table 5.25 : Income Limits	5-36		

5 – HOUSING ELEMENT



Figure 5-1: Housing Diversity in Jurupa Valley

A. INTRODUCTION

This Housing Element identifies the housing needs and goals, policies, and programs for Jurupa Valley for 2021 through 2029, and promotes expanded housing opportunities, community safety, prosperity, and quality of life for all, consistent with Jurupa Valley’s adopted Community Values Statement, included in *Appendix 8.0 to the 2017 General Plan*.

This Housing Element was prepared to establish a strategy to meet this young City’s housing needs for all income levels, including affordable and market-rate housing. This Housing Element was prepared to meet the State of California’s 6th Cycle Housing Element Update Planning Period from October 15, 2021 to October 15, 2029. The primary issues addressed include:

1. The provision of decent housing in a healthy environment for all income levels;
2. Affordable housing for special needs populations;
3. Implementation of housing programs;

4. Rehabilitation and preservation of existing affordable housing; and
5. Removal of blight.

Housing is a key part of the City's overall economic development efforts to improve and expand its housing stock, improve property values, diversify the employment base, and improve the quality of life for all residents.

This element contains a reflection of the local issues and state law requirements for the State of California and also demonstrates a determination to meet the minimum requirements under the Regional Housing Needs Allocation determined by the Department of Housing and Community Development. The following list provides the Primary goals that continue to influence the City's objectives, policies, and programs:

Primary Goals

- HE 1: Encourage and, where possible, assist in the development of quality housing to meet the City's share of the region's housing needs for all income levels and for special needs populations.
- HE 2: Conserve and improve the housing stock, particularly housing affordable to lower income and special needs households.
- HE 3: Promote equal housing opportunities for all persons.
- HE 4: Maintain and enhance residential neighborhoods and remove blight.
- HE 5: Reduce residential energy and water use.

The Housing Element of the General Plan is only one facet of a City's planning program. The *California Government Code* requires that General Plans contain an integrated, consistent set of goals and policies. This Housing Element helps shape and is influenced by policies contained in the other nine Elements of this General Plan; particularly by the Land Use Element, which establishes the location, type, intensity, and distribution of land uses throughout the City, and by the Mobility Element, which establishes policies for the movement of people, goods, and services throughout the City.

State Housing Element Requirements

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*California Government Code* §65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize housing needs and to determine ways to meet these needs best while balancing community objectives and resources.

Appendix A in this Housing Element contains background details regarding the City's inventory of sites for housing development, and Appendix B contains a summary of proposed sites for redesignation/rezone.

Consistency with Other Elements of the General Plan

This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth in them. By law, General Plans must be internally consistent. Therefore, proposed amendments to any element must be evaluated against the other General Plan elements to ensure that no conflicts occur.

The Housing Element was last updated as part of the City of Jurupa Valley General Plan in 2017. When the City of Jurupa Valley incorporated in 2011, the new City adopted the County's General Plan, including the Housing Element. The 2017 Housing Element was the City's first locally prepared housing element and was developed as part of its new 2017 General Plan. The 2021-2029 Housing Element is the second Housing Element for the City of Jurupa Valley as required by the timeline set by Housing and Community Development (HCD). As part of the development of this Housing Element Update, the City ensured consistency with the Safety and Environmental Justice elements and are continuing to update in order to meet state laws.

Housing must be viewed in a context that includes more than the availability of adequate shelter. External factors affecting the adequacy of housing include the quality of public services, aesthetics and visual characteristics, and proximity to related land uses. For example, the location of housing often determines the extent of school, park, library, police, fire, and other services associated with housing.

Housing is a unique element in that the plans for housing can significantly change the plans and development of the other elements. The following explains how the elements are related:

- **Air Quality:** In terms of housing, air quality can dictate the types and concentration of housing development due to the kinds of emissions that can result from human activities that produce air-polluting greenhouse gases. Air Quality Goal #6 works to deal with the expected issues surrounding Jobs and Housing.
- **Community Safety, Services and Facilities:** This combined element covers facilities and safety that can affect the physical development and quality of life in Jurupa Valley. Community Safety, Service and Facilities Goal #1 and Goal

#2 integrate the efforts to provide protection and services to the new housing development in the City.

- **Economic Sustainability:** Build and maintain a thriving local economy to expand employment and business opportunities, provide needed products and services, increase median income and property values, and help preserve and enhance Jurupa Valley's quality of life. In this context, housing can change the speed of growth of the economic base of the community and seek a housing and jobs balance within the City.
- **Environmental Justice:** The goal of the Environmental Justice Element is to ensure environmental equity for all persons, regardless of race, color, national origin, or income, and establish and maintain an open and inclusionary public decision-making process. While all of the goals in the Environmental Justice Element impact the development of the Housing Element, Environmental Justice Goal #4 specifically reviews Healthy and Affordable Housing.
- **Healthy Communities:** The Healthy Communities Element establishes goals and policies to help improve quality of life and foster healthy behavior and lifestyles, translating the General Plan vision for a robust Jurupa Valley into reality. Housing in this context is viewed as physical, social, and cultural factors of health and well-being of the community of Jurupa Valley.
- **Land Use:** The goal of the Land Use Element is to use land to maintain and enhance Jurupa Valley's unique, small-town character and equestrian-friendly neighborhoods while promoting economic opportunities and prosperity for all. This element works with housing to maintain population growth and development trends, and balance the types and density of housing in the City.
- **Mobility:** The Mobility Element works to create a multi-modal mobility network that protects Jurupa Valley's semi-rural character and lifestyle, is attractive, and provides all users with safe connections to homes, jobs, schools, commercial areas, public facilities, and recreation areas, and that reduces dependence on the use of single-occupant automobiles.
- **Noise:** In the Noise Element, the City describes how it intends to prevent and mitigate the adverse impacts of excessive noise exposure on its residents, employees, visitors, and other persons. In the case of housing, the Noise Element will consider land use compatibility to noise generators like commercial and industrial development to housing.

- **Conservation and Open Space:** The Conservation and Open Space Element promotes public health and safety by redirecting development away from areas subject to geologic hazards, flooding, and fires. The goals of the Conservation and Open Space Element are integrated into housing through access to open spaces from housing and the hope to preserve the resources for the future generation of Jurupa valley residents.

Public Participation

In preparing the 6th Cycle Housing Element, involvement with community members was prioritized to fully understand their values and ideas for the future. There were several opportunities for community members and housing interest groups to express their input and weigh in on housing issues. Although in-person outreach was limited due to COVID-19 constraints, the community adapted and found meaningful ways to get involved in the Housing Element update process through digital engagement platforms and virtual meetings. A summary of outreach activities conducted during the planning effort is provided below. Appendix C contains community engagement materials used to inform and solicit input from the public during the process, including public notices, the Community Housing Survey, and community workshops.

Website and Community Housing Survey

In winter 2020-21, the City launched the Housing Element Update webpage and online Community Housing Survey (in English and Spanish). The website contained educational information about the purpose and process for the Housing Element, project updates, and notices of upcoming opportunities to participate. This included the opportunity to sign up for an email list for future updates for the public study sessions and workshops that were planned for community participation.

To date, the Community Housing Survey has resulted in 230 responses. To connect with as many residents of Jurupa Valley as possible, the survey was promoted through the City's Planning Commission and City Council meetings, the City's email list, the City's Facebook page, and the City's website. The survey was open to the public through the Housing Element development process, and the responses demonstrated that the community's interests and concerns reflected those found in the data and demographics. The responses from a majority of the survey takers show that those with the greatest need for housing in Jurupa Valley are seniors, large families, young adults, and homeless persons. The responses also reveal that the community does not see any difficulty in finding housing but does see the need for affordable housing and would like

to see more diversity in affordable housing. Through the survey, the City also received a wide variety of comments on housing that are available in full in Appendix C.

A summary of the survey responses identified the following housing concerns and desires for the City:

- Desire to increase the variety of housing types and affordability
- Desire to see government assistance for the maintenance of existing homes
- Desire to see housing developed near access to community and commercial amenities
- Desire to provide housing to those who are in the special need categories (i.e., those who are homeless, single parent household, seniors or living with disabilities)

The survey was provided in English and Spanish. To reach growing population of Spanish speakers living in the community, the outreach notices were also provided in Spanish and English. In addition to the normal methods of distribution and legal noticing; the many utility companies, public agencies and nonprofits organizations that operate in the City were able to provide their customers access to the information available through their websites and utility bills. These surveys results captured the community's sentiments towards the current housing issues present in Jurupa Valley.

The City incorporated the data into the overall analysis of the Element and the main concerns of the community were reviewed and addressed in the Housing Opportunities and Resources Section of this Housing Element. The responses received from the community resulted in specific emphasis on affordable housing and diversity of in future housing types.

Planning Commission and City Council Study Sessions: Housing Element Overview, Sites Inventory and New Housing Laws

Public input was facilitated by means of separate Study Sessions conducted with the Planning Commission and the City Council on March 10, 2021 and April 15, 2021, respectively, that provided an overview of Housing Element requirements and housing law and a discussion of the City's RHNA and potential housing sites to meet the RHNA. The Planning Commission and City Council were generally supportive of the need for additional housing sites in the City and indicated areas of the City where additional housing and density would be most feasible, including within the Specific Plan areas and along the City's major transportation corridors. The meetings were noticed as follows and open for public participation and comment.

- Notices were mailed to interested persons and public agencies.
- Notices were posted at City Hall.
- Notices were posted on the City's website.
- Notices were placed in the Press Enterprise.

Community Workshops

On April 5 and 6, 2021 public workshops were conducted on the Housing Element, one in English and one in Spanish. Due to the COVID-19 pandemic, the workshops were conducted via teleconference with computer stations available at City Hall for participants without computer access. The workshops were advertised on the City's website, community websites, and through social media. During the workshops, City staff provided an overview of Housing Element requirements and housing law and a discussion of the City's RHNA and potential housing sites to meet the RHNA. Participants were then encouraged to provide their input on housing issues and needs in Jurupa Valley. Overall, participants agreed that lack of affordable housing is the biggest housing issue in Jurupa Valley.

During these workshops the participants also emphasized the following concerns and desires for the City to address:

- Desire to increase the variety of housing types and affordability,
- Desire to locate higher density housing near transportation corridors,
- Desire to see more multi-family dwelling development and small lot or condo developments to increase the income variety of the community,
- Desire to see more shared open spaces in the community and developments with less traditional lawns.

These comments have been incorporated into the development of the Housing Opportunities and Resources Section of this Housing Element.

Public Review Draft Housing Element

The Draft Housing Element was made available for public review at City Hall and on the City's website beginning on May 20, 2021. Notices to inform the public and stakeholders about the availability of the Draft Housing Element were mailed and emailed to housing interest groups, including all homeowner's associations in the City, and announcements of the Draft Housing Element were sent to subscribers of the City's email service, community agencies, and Facebook.

Planning Commission and City Council Joint Study Session: Final Sites Inventory and Draft Housing Element

On May 20, 2021, a joint study session was conducted with the Planning Commission and the City Council on the Final Sites Inventory (Appendix A), Proposed Redesignation/Rezone Sites (Appendix B), and the Draft Housing Element. This study session provided an overview of the Draft Housing Element and a detailed overview of the sites inventory. The meeting was noticed and open for public participation and comment. In addition, the City directly invited housing interest groups, including affordable housing developers and nonprofits, senior care providers, property management companies, and the Chamber of Commerce. A notice was also mailed to representatives of all homeowner's associations in the City.

This study session was attended by Planning Commissioners, City Council members, community members, and community interest group representatives. The study session was livestreamed through the City website, and community members were provided the opportunity to send in written comments ahead of the session on May 20, 2021. The study session began with an overview of the Draft Housing Element and the timeline of the development and community involvement with this document. The presentation also included a review of the Sites Inventory and ability of the City to meet its RHNA allocation based on existing and proposed land use designations and known development projects. The presentation was then followed by a discussion about proposed sites for redesignation/rezone to the City's highest density residential designation (HHDR) and R-3 zone and the criteria used to select sites. Sites were chosen to best encapsulate the Regional Housing Needs Allocation (RHNA) as set by the Housing and Community Development Department (HCD) of California. The discussion centered on vacant and underutilized sites available in the City of Jurupa Valley.

City Council had the following comments and, based on individual study sessions, the draft document and the list of sites provided, they voiced their desires to see the following:

- Desire to see highest density housing around commercial development
- Desire to see fewer industrial uses around housing
- Desire to see that no more housing get built directly in areas that are currently impacted by traffic issues
- Desire to see quality housing through designs and buffering to reduce the effects of pollutants to housing sites

All of the comments provided by City Council members were included and responded to through the programs in this document. For example, the housing sites proposed for redesignation and rezoning have been located near current commercial developments and future commercial developments so that the community will have access to amenities.

Planning Commissioners provided comments on the sites and the following desires:

- Desire to house as many people as possible in the community as part of a balancing act with jobs
- Desire to see that the development for highest density housing infill and transit corridors spread the density throughout the city
- Desire for inclusionary and mixed income developments for the residents to encourage healthy development

These comments were taken into account when writing this document and were used to modify the overall Sites Inventory and proposed redesignation/rezone sites. The current housing policies in this document also include programs to address the diversity of housing for different incomes, to address the concentration and location of highest density housing, and to address environmental justice needs for housing developments.

This meeting was attended by the public and watched through the livestream available on the City website. This meeting was recorded and kept for future record. Representatives from the Center for Community Action and Environmental Justice (CCA EJ) and Inland Equity, two local environmental justice groups, attended the meetings and spoke of their comments on the Draft Housing Element and also wrote into the City concerning potential additional programs to further the development of affordable for all.

The nonprofits discussed the following desires for inclusion in the City's Housing programs:

- Desire for rent control in Jurupa Valley
- Desire to raise fines through code enforcement for substandard housing in both rental and ownership
- Desire for elimination of the lowest density residential zoning
- Desire for programs to assist with housing ownership rather than renting
- Desire to relocate the potential housing sites farther away from transportation corridors
- Desire to see inclusionary and mixed housing

The comments received by the City at this study session from these two nonprofit groups have been addressed by the programs of this Housing Element, including a study for an inclusionary housing ordinance, the special criteria of potential housing site inventory selection, and the continued work by the code enforcement team to deal with substandard housing. As the City continues to grow and attempts to accommodate the development of the community, it makes all efforts to provide better housing for all income levels through the proposed programs.

B. COMMUNITY PROFILE

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing in the City of Jurupa Valley. These analyses form a foundation for community-based housing programs that can most feasibly meet the needs of the residents of the City of Jurupa Valley. This also looks at the growth of the community and uses that data to plan for the housing need within the community of Jurupa Valley.

Data and Methodology

Work on this 2021-2029 Housing Element began in 2020 prior to completion and publication of 2020 census information. In addition, the City of Jurupa Valley was incorporated on July 1, 2011, after the 2010 Census had been conducted. As such, the City of Jurupa Valley was not identified as a city in the decennial census. Nonetheless, preparation of this Housing Element involved the assemblage and presentation of relevant demographic and housing data for Jurupa Valley as an individual jurisdiction. Jurupa Valley was added to the demographic data available starting in 2013 as its own city.

The following key data sources were used to complete this Housing Element. Sources of specific information are identified in the text, tables, and figures.

- Census data (2010) and American Community Surveys (2019 and 2017)
- California Department of Finance (2013)
- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) Data, 2013-2017

While the City was not recognized as an incorporated city in the decennial census, demographic and housing data for Jurupa Valley is extracted from the decennial censuses (2010 U.S. Census) by retrieving the data for the block groups and census tracts that generally describe the boundaries of the City of Jurupa Valley. The 2021-2029 Housing Element was prepared in 2020-2021 and was

part of the 2020 Census data collection as a Place, however, since the certified Census data has not been released to the public for use and so this housing element utilizes the American Community Survey (ACS) for 2019. While most of the data is available for the ACS for 2019, not all data is complete and so the data for the 2017 ACS is used in the analysis.

Another method of compiling decennial census data for the City of Jurupa Valley is using data for the Census Designated Places (CDPs) that comprise the City of Jurupa Valley. Six CDPs generally form the boundaries of Jurupa Valley, Crestmore Heights, Glen Avon, Mira Loma, Pedley, Rubidoux, and Sunnyslope.

Since the 2010 Census, the Bureau of Census has been conducting sample surveys, known as the American Community Surveys (ACS), on specific demographic and housing variables. ACSs are conducted every 1, 3, or 5 years, depending on the specific variables in question and the population size of the community. Some ACSs do contain data for the City of Jurupa Valley as an incorporated city. Therefore, by necessity, this report draws from multiple ACS data sets that depend upon the availability of data for the City. The ACS data gives us an opportunity to analyze demographic and housing data in the City as recent as 2019. When data is not available at the city-level, this report applies the same method used above for retrieving data from the decennial censuses, and extracts data at the block-group or tract-level.

Population Trends and Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial/ethnic composition of the City of Jurupa Valley since 2000.

Historical, Existing, and Forecast Growth

The City of Jurupa Valley was incorporated from within Riverside County in 2011 and covers a 44-square-mile area. The City encompasses the neighborhoods of Jurupa Hills, Mira Loma, Glen Avon, Pedley, Indian Hills, Belltown, Sunnyslope, Crestmore Heights, and Rubidoux, thus known as “A Community of Communities.”

Jurupa Valley is located in a region that, since 2000, has experienced robust population growth. According to the U.S. Census, Riverside County had a population of just over 2,470,546 persons in 2019. Overall, the County has experienced steady population growth over the last two decades, with the total number of residents increasing by 59.86% since 2000. *Table 5.1* compares the population of Riverside County with neighboring counties.

Table 5.1: Regional Population Trends, 2000-2019

	2000	2010	2019	Percent Change 2000-2010	Percent Change 2010-2019
Riverside County	1,545,387	2,189,641	2,470,546	41.7%	12.8%
San Bernardino County	1,709,434	2,035,210	2,180,085	19.1%	7.1%
Imperial County	142,361	174,528	181,215	22.6%	3.8%
Jurupa Valley*	80,596	93,817	109,525	16.4%	16.7%

Source: Bureau of the Census, 2000-2010 and ACS 2019

*Jurupa Valley Data for 2000-2010 aggregated from county data by tract level

According to the U.S. Census, Jurupa Valley experienced a 16% population increase between 2000 and 2010. Followed by a 17% population increase between 2010-2019 indicating a steady growth of population in comparison to the growth seen at the County of Riverside. This indicates that while the growth of the population of the County has slowed in the last 10 years, the growth of Jurupa has not slowed and is still contributing to the overall growth of the county.

Age Composition

To estimate the age profile of Jurupa Valley residents, census tract level data from the 2010 Census and 2019 ACS data was used. Between 2010 and 2019, the Jurupa Valley population experienced growth in all age groups, but overall, the City’s population is getting older. The “prime working” population, residents between the ages of 25 and 54 years, remains the largest age group in the City. The “school age” population, those between the ages of 5 and 17 years, makes up the next largest segment of the City’s residents. The percentage of residents of all age categories stayed within a few percent of what it was the previous decade.

Table 5.2: Age Distribution – Percent of Total Population, 2010-2019

Age Group	2010		2019	
	City of Jurupa Valley ¹	Riverside County ²	City of Jurupa Valley	Riverside County
0 - 4 years	8.0%	7.4%	7.0%	6.3%
5 - 17 years	26.2%	24.3%	25.1%	18.5%
18 - 24 years	8.0%	7.1%	8.7%	9.5%
25 - 44 years	26.5%	26.3%	28.4%	27.0%
45 - 54 years	13.4%	13.4%	10.6%	12.3%
55 - 64 years	9.6%	9.8%	9.0%	11.6%
65+	8.3%	11.8%	11.2%	14.8%
Total	100%	100%	100%	100%

Source: Bureau of the Census, 2010 (DP1).and ACS 2019

1 Jurupa Valley: 2010 Census data aggregated at the census tract level

2 Riverside County: 2010 Census data aggregated at the County level

Ethnicity/Cultural Identity

In terms of ethnicity and cultural identity, most Jurupa Valley residents are Hispanic. As of 2010, 67% of Jurupa Valley residents were of Hispanic origin (*Table 5.3*), and during the next decade, the Hispanic/Latino community rapidly grew to become almost 74% of the City’s population. Between 2010 and 2019, the largest change in population was Asian/Pacific Island in Jurupa Valley where the population doubled in size, replacing the Black/African American population as the third largest ethnic group in the City. The percentage of total Black/African Americans decreased by half since 2010 in the City, shifting to the fourth largest population group in Jurupa. In comparison to the County ethnic demographics, the City saw change while the County remained basically the same with about a 5% drop in the Non-Hispanic White category and about a 5% increase to the Hispanic and Latino category.

Table 5.3: Racial and Ethnic Composition, 2010-2019

Ethnic Group	2010				2019			
	City of Jurupa Valley ¹		Riverside County ²		City of Jurupa Valley		Riverside County	
	#	%	#	%	#	%	#	%
Non-Hispanic White	24,488	26.1%	869,068	39.7%	21,051	19.2%	836,932	33.9%
Black/African American	3,079	3.3%	130,823	6.0%	2,014	1.8%	151,215	6.1%
Hispanic or Latino	62,376	66.5%	995,257	45.4%	80,687	73.7%	1,236,032	50.0%
Am. Indian or Alaska Native	311	0.3%	10,931	0.5%	328	0.3%	10,320	0.4%
Asian/Pacific Island	2,286	2.4%	131,770	6.0%	4,619	4.2%	173,027	7.0%
Other	136	0.2%	3,682	0.2%	331	0.3%	6,562	0.3%
Two or more races	1,141	1.2%	48,110	2.2%	495	0.5%	56,458	2.3%
Total population	93,817	100%	2,189,641	100%	109,525	100%	2,470,546	100%

Source: Bureau of the Census, 2010 and 2020 (DP05) ACS 2019

1 Jurupa Valley: 2010 Census data aggregated at the census tract level

2 Riverside County: 2010 Census data aggregated at the County level

Employment Trends

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality (including job security, and stability) and/or pay of available employment can determine the need for various housing types and prices.

Table 5.4: Employment by Industry, 2019

Industry	Jurupa Valley*		Riverside County	
	Employees	%	Employees	%
Agriculture, Forestry, Fishing and Hunting, and Mining	299	0.6%	11,155	1.0%
Construction	6,047	13.1%	104,266	9.7%
Manufacturing	5,204	11.3%	96,142	8.9%
Wholesale Trade	2,356	5.1%	28,943	2.7%
Retail Trade	4,310	9.3%	129,331	12.0%
Transportation and Warehousing, and Utilities	4,648	10.1%	72,544	6.7%
Information	295	0.6%	13,500	1.3%
Finance, Insurance, Real Estate, and Rental & Leasing	2,751	6.0%	53,776	5.0%
Professional, Scientific, Management, Administrative, and Waste Management Svcs	4,817	10.4%	106,748	9.9%
Educational, Health and Social Services	8,482	18.4%	231,824	21.6%
Arts, Entertainment, Recreation, Accommodation and Food Services	4,013	8.7%	112,373	10.5%
Other Services (except Public Administration)	1,827	4.0%	57,484	5.3%
Public Administration	1,136	2.5%	56,808	5.3%
Total	46,185	100%	1,074,894	100%

Data indicates the occupations held by Jurupa Valley/Riverside County residents; the location of the related workplace is not indicated by this data.
 *Source: American Community Survey, 2019 (DP03)

As shown in *Table 5.4*, over 18.4% of Jurupa Valley’s residents are employed in educational, health, and social services industries.

About 13.1% are employed in construction; 11.3% are employed in manufacturing; 10.4% in professional, scientific, management, administrative, and waste management services and 10.1% in Transportation and Warehousing, and Utilities. This data represents the jobs the American Community Survey Estimates that there are held by the residents of Jurupa Valley but there is no data to show that these percentages are reflective of the industries operating within the City of Jurupa Valley.

According to the California Employment Development Department (EDD), the unemployment rate in Jurupa Valley has steadily declined since 2010. In 2019, the City’s unemployment rate was recorded at 8.5% which decreased from the 10.5% in 2010. Despite the decreasing trend, this unemployment rate is still higher than the County’s unemployment rate of 5.8%.

Household Characteristics

This section describes Jurupa Valley’s household characteristics. The Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit.

Household Growth

In 2015-2019, the American Community Survey reported 24,907 households in Jurupa Valley, an increase of less than 1% from 2010, as shown in *Table 5.5*. According to the Census, the number of households in Jurupa Valley is growing at a slower pace than both Riverside County and the State of California overall.

Table 5.5: Total Households and Household Growth, 2010-2019

Area	2010	2019	Percent Increase 2010-2019
Jurupa Valley ¹	24,787	24,907	0.48%
Riverside County ²	686,260	724,893	5.62%
California	12,577,498	13,157,873	4.61%

Source: Bureau of the Census, 2010 (H16) and ACS 2015-2019 5 Year (DP02)

1 Jurupa Valley: 2010 Census data aggregated at the block group level

2 Riverside County: 2010 Census data aggregated at the County level

Household Characteristics and Size

As shown in *Table 5.6*, the majority of households in Jurupa Valley in 2010 were family households (83%), at a higher proportion than the County as a whole (74%). About 44% of all households in the City were families with children and more than 32% of households had at least one elderly member (65+ years). About 7% of all households were made up of an elderly person living alone. In comparison to the state and the county, Jurupa Valley has a much higher number of large households (5+ persons per household) and it is reflected in the main needs of the community.

Table 5.6: Household Characteristics, Percent of Total

	City of Jurupa Valley	Riverside County	California
Household Type			
Families	82.8%	73.8%	68.2%
Families with Children	43.4%	31.7%	28.9%
Married Families with Children	31.1%	22.4%	20.6%
Male Headed Families with Children	3.4%	2.5%	2.4%
Female Headed Families with Children	8.9%	6.8%	5.9%
Non-Family Households	17.2%	26.2%	31.8%
Senior Living Alone	7.1%	10.5%	10.0%
Households with Elderly (65+ years)	31.9%	33.8%	30.8%
Household Size			
Large Households (5+)	48.7%	33.4%	28.7%
Large Households - Owners	31.8%	22.9%	16.2%
Large Households - Renters	16.9%	10.5%	12.4%

Source: Bureau of the Census, 2019 (DP02, S1101, S2501)

Tenure

Tenure refers to whether housing is rented or owned. Housing tenure is, in turn related to household income, composition (household size and relationships), and age of the householder. Communities need to have an adequate supply of units available both for rent and for sale to accommodate a range of households

with varying incomes, family sizes, composition (individuals living together and their relationships to one another), and lifestyles. Approximately 62% of Jurupa Valley households owned their homes, and 38% of households rented their homes in 2019. As shown in *Table 5.7*, the homeownership rate in Jurupa Valley was only slightly lower than in Riverside County but noticeably higher than in the State of California as a whole.

Table 5.7: Occupied Units by Tenure, 2019

	Owner-Occupied		Renter-Occupied		Total	
	Number	%	Number	%	Number	%
Jurupa Valley	15,293	62.3%	9,254	37.7%	24,548	100%
Riverside County	493,150	67.1%	241,797	32.9%	734,948	100%
California	7,223,672	54.9%	5,934,200	45.1%	13,157,873	100%

Source: Bureau of the Census 2010 (H16 -SF1) ACS 2019

As shown in *Table 5.8* households of five or more persons made up the majority of households in 2019 with 49%, while the comparable figure for the County was only 33%. Larger renter-households (with five or more persons) had the greatest relative increase, while owner-occupied households with three to four persons had the greatest decrease. This trend may reflect that housing ownership has become increasingly unaffordable to larger households or that some people are rejoining families because of housing costs, thereby resulting in overcrowding.

Table 5.8: Household Size Distribution, 2019

Household Size	Total Households	% of Total Households	Renter-Households	% of Total Households	Owner-Households	% of Total Households
Jurupa Valley*						
1 Person	3,179	13.0%	1,453	5.9%	1,726	7.0%
2 Persons	4,510	18.4%	1,513	6.2%	2,997	12.2%
3-4 Persons	4,907	20.0%	2,154	8.8%	2,753	11.2%
5+ Persons	11,952	48.7%	4,143	16.9%	7,809	31.8%
Total	24,548	100%	9,263	37.7%	15,285	62.3%
Riverside County						
1 Person	150,187	20.4%	61,142	8.3%	89,045	12.1%
2 Persons	223,412	30.4%	59,036	8.0%	164,376	22.4%
3-4 Persons	116,160	15.8%	44,496	6.1%	71,664	9.8%
5+ Persons	245,189	33.4%	77,041	10.5%	168,148	22.9%
Total	734,948	100%	241,715	32.9%	493,233	67.1%
California						
1 Person	3,169,002	24.1%	1,743,267	13.2%	1,425,735	10.8%
2 Persons	4,036,952	30.7%	1,598,340	12.1%	2,438,612	18.5%
3-4 Persons	2,180,067	16.6%	963,641	7.3%	1,216,426	9.2%
5+ Persons	3,771,852	28.7%	1,633,883	12.4%	2,137,969	16.2%
Total	13,157,873	100%	5,939,131	45.1%	7,218,742	54.9%

Source: ACS 2019 (S2501)

*Jurupa Valley: 2010 Census data aggregated at the census tract level

Household Income

Median incomes in Jurupa Valley varied considerably by tenure. During this time, the median incomes for owner-occupied households in the Jurupa Valley were consistently nearly double those of renter-occupied households.

About 32% of Jurupa Valley households are lower income. In 2019, about one-fifth (20%) of Jurupa Valley households earned less than \$35,000 and only 24% earned more than \$100,000.

The relatively high percentage of lower income persons residing in Jurupa Valley is one of several indicators showing a concentration of low-cost rental or sale housing in the City, particularly in several older neighborhoods in Mira Loma, Sunnyslope, Belltown, Glen Avon, and Rubidoux.

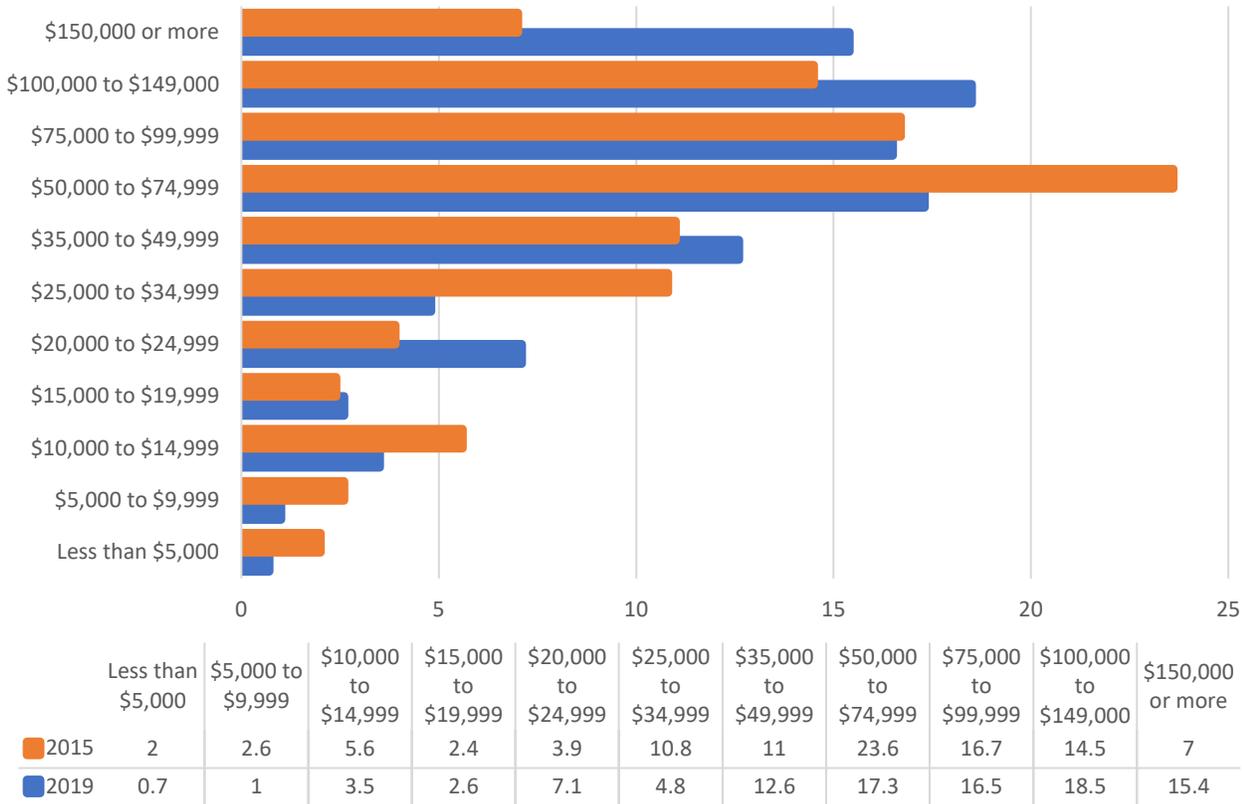
Table 5.9: Household Income by Tenure, 2019

	Owner-Households		Renter-Households		Total Households	
	Number	%	Number	%	Number	%
Less than \$5,000	182	1.2%	0	0.0%	182	0.7%
\$5,000 to \$9,999	84	0.5%	155	1.7%	239	1.0%
\$10,000 to \$14,999	368	2.4%	480	5.2%	848	3.5%
\$15,000 to \$19,999	126	0.8%	508	5.5%	634	2.6%
\$20,000 to \$24,999	312	2.0%	1,443	15.6%	1,755	7.1%
\$25,000 to \$34,999	534	3.5%	648	7.0%	1,182	4.8%
\$35,000 to \$49,999	1,542	10.1%	1,541	16.6%	3,083	12.6%
\$50,000 to \$74,999	2,580	16.9%	1,655	17.9%	4,235	17.3%
\$75,000 to \$99,999	2,333	15.3%	1,717	18.5%	4,050	16.5%
\$100,000 to \$149,000	3,664	24.0%	888	9.6%	4,552	18.5%
\$150,000 or more	3,560	23.3%	228	2.5%	3,788	15.4%
Total	15,285	100%	9,263	100%	24,548	100%

Source: American Community Survey, 2019 (S2503)

Percent of Total Households within Each Income Level, 2015 and 2019

Household Income, 2015 and 2019



Source: American Community Survey 2015 and 2019 (S2503)

For the purposes of the Housing Element, the California Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):

- Extremely Low Income: up to 30% of AMI
- Very Low Income: 31% to 50% of AMI
- Low Income: 51% to 80% of AMI
- Moderate Income: 81% to 120% AMI
- Above Moderate Income: >120% AMI

County Median Income as published by HCD must be used to establish income groups for the purpose of the Housing Element.

The U.S. Department of Housing and Urban Development (HUD) periodically receives “custom tabulations” of Census data from the Census Bureau that are largely not available through standard Census products. The most recent estimates are derived from the 2013-2017 ACS. This dataset, known as the “CHAS” data (Comprehensive Housing Affordability Strategy), provides insight on

the extent of housing problems experienced by lower-income households.

According to the CHAS data presented in *Table 5.10*, approximately 17% of Jurupa Valley households can be considered extremely low or very low income (50% or less of the AMI) and an additional 14% can be classified as low income (51% to 80% AMI). The majority of the City’s households (69%), however, were within the moderate and above moderate-income category (greater than 100% AMI). By comparison, about 61% of Riverside County households were moderate or above moderate-income households, which is slightly lower than that of Jurupa Valley.

Table 5.10: Distribution by Income Group, Percent of Total Households

Jurisdiction	Total Households	Extremely Low Income (0-30% of AMI)	Very Low Income (31-50% of AMI)	Low Income (51-80% of AMI)	Moderate Income (80% - 100% of AMI)	Above Moderate Income (100%+ of AMI)
Jurupa Valley*	39,850	8.4%	8.8%	14.3%	9.0%	59.6%
Riverside County	711,725	11.3%	11.1%	16.4%	9.8%	51.4%
State of California	12,888,130	15.2%	12.5%	16.2%	9.6%	46.5%

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2013-2017

*Jurupa Valley: 2013- 2017 CHAS data

Notes:

1 AMI = Area Median Income

2 Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80% of the County AMI, CHAS data does not provide any breakdown of income groups above 80% AMI.

Special Needs Groups

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups include seniors, persons with disabilities, families with children, single-parent households, large households, homeless persons and persons at-risk of homelessness, farm workers, and persons with HIV/AIDS.

Seniors



Figure 5-2: Senior housing, Country Village Apartments, Jurupa Valley

Seniors (persons aged 65 and above) are gradually becoming a more substantial segment of the City’s population in Jurupa Valley, with an increase of 3% increase since 2010 from 8.3% of the overall population to 11.2%. Elderly persons are vulnerable to housing problems due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, particularly those with disabilities, may face increased difficulty in finding housing accommodations. A senior on a fixed income can face great difficulty finding safe and affordable housing. Subsidized housing and federal housing assistance programs are increasingly challenging to secure and often involve a long waiting list.

According to the 2019 ACS 1 Year Estimates, about 11% of all residents in Jurupa Valley were aged 65 or older, 31% of the City’s households included at least one elderly member and 18% of households were headed by a senior resident. Between 2009 and 2013, a little over 16% of all seniors in Jurupa Valley were living in poverty. The 2009-2013 ACS also estimated that about 16% of Jurupa Valley’s elderly population had at least one disability and 25% had two or more disabilities, as shown in *Table 5.11*. This is comparable to the elderly population in the county (16%) and the state (15%) with one disability; and similar to the elderly population in the county (20%) and the state (22%) that report two or more disabilities. By the 2019 the population of elderly persons decreased in comparison to the entire population of the City of Jurupa Valley, but the total number of elderly persons and those who had disabilities increased by about 1,000 persons.

Table 5.11: Elderly with Disabilities Limiting Independent Living in Jurupa Valley, 2009-2013 and 2019

Disability Status	2009-2013 ^{1,2}		2019	
	Total ³	% of People 65+	Total ⁴	% of People 65+
With one type of disability	1,218	16.0%	1,467	12.5%
With two or more types of disability	1,894	24.9%	2,802	23.8%
Total with a disability	3,112	40.9%	4,269	36.3%

Source: ACS 2009-2013 and ACS 2019 (C18108)

- 1 Jurupa Valley: 2009-2013 ACS data aggregated at the census tract level
- 2 Estimated data from 2009-2013 ACS for illustrative purposes only
- 3 ACS 2009-2013, 65+ year olds: 7,593
- 4 ACS 2019: 65+ year olds: 11,774

Generally, the median income for a senior household was about one-third of that for an average household. Data from the County’s 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) supports the information presented below. According to CHAS, in Jurupa Valley 69% of elderly renter-occupied households and 31% of elderly owner-occupied households suffered from housing cost burden (i.e., total housing costs exceeded 30% of total income). Similarly, in the County, 65% of elderly-renter-occupied households

and 35% of elderly-owner-occupied households suffered from housing cost burden. Furthermore, the majority of elderly-headed households in both Jurupa Valley and Riverside County were homeowners. Many may need financial assistance in making necessary repairs or accessibility improvements.

Table 5.12: Householders by Tenure and Age

Householder Age	2010*				2019			
	Owner-Occupied	%	Renter-Occupied	%	Owner-Occupied	%	Renter-Occupied	%
15-24 years	189	1.2%	462	5.6%	23	0.2%	354	3.8%
25-34 years	1,489	9.1%	1,835	22.3%	1,390	9.1%	1,947	21.0%
35-64 years	11,743	72.1%	4,498	54.6%	10,411	68.1%	5,430	58.6%
65-74 years	1,757	10.8%	799	9.7%	2,358	15.4%	833	9.0%
75 plus years	1,115	6.8%	639	7.8%	1,102	7.2%	699	7.5%
Total	16,293	100%	8,233	100%	15,285	100%	9,263	100%

Source: Bureau of the Census 2010 (QT-H2) and ACS 2019 (B25007)
 *Jurupa Valley: 2010 Census data aggregated at the census tract level.

Persons with Disabilities

Federal laws define a person with a disability as “any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment.” In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limit one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.



Figure 5-3: Dwelling with universal access design

The U.S. Census Bureau classifies disabilities into the following categories:

- **Hearing difficulty:** Deaf or having serious difficulty hearing
- **Vision difficulty:** Blind or having serious difficulty seeing, even when wearing glasses
- **Cognitive difficulty:** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- **Ambulatory difficulty:** Having serious difficulty walking or climbing stairs
- **Self-care difficulty:** Having difficulty bathing or dressing
- **Independent living difficulty:** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping

According to the 2019 ACS, approximately 10% of the Jurupa Valley population had one or more disabilities. Of the disabilities tallied during that time, as shown in *Table 5.13*, ambulatory and cognitive

disabilities were the most prevalent. The City’s elderly population, in particular, seemed to be the most affected by disabilities, with about 41% of Jurupa Valley seniors affected by at least one disability.

Table 5.13: Disability Characteristics, Percent of Total Population, 2019

Disability by Age and Type	5 to 17 years	18 to 64 years	65 years and over	Total
Total Persons with a Disability	4.6%	9.9%	41.0%	10.1%
Disability Type				
Hearing Difficulty	1.1%	1.5%	19.8%	3.3%
Vision Difficulty	1.2%	2.4%	7.9%	2.6%
Cognitive Difficulty	4.8%	2.6%	9.1%	4.0%
Ambulatory Difficulty	0.0%	3.9%	26.9%	5.5%
Self-Care Difficulty	2.1%	1.5%	6.4%	2.35
Independent Living Difficulty*	--	3.5%	20.8%	6.25

Source: American Community Survey (ACS), 2019 (S1810)

*Tallied only for persons 18 years and over and percent represents all disabilities tallied, not percent of all disabled persons. A person can have multiple disabilities.

The City’s homeless population also appeared to be disproportionately affected by disabilities and health issues. The County of Riverside’s 2020 Point-In-Time Homeless Report found that 25% of Jurupa Valley’s homeless population had a physical disability, 14% reported a mental illness, 30% had a substance abuse disorder, and 20% reported a chronic health condition. Among those persons who are experiencing homelessness, dual diagnoses have been noted as a problem, i.e., cognitive difficulty connected to chemical dependency/addiction.

In 2019, the American Community Survey estimates 41% of all persons aged 65 and over have a disability. Over the last two decades there has been a steady increase of those aging into the 65 years and older demographic. Because seniors have a much higher probability of being disabled, the housing and service needs for persons with disabilities should grow considerably, commensurate with senior population growth. Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments; and in-home social, educational, and medical support to address developmental and mental impairments.

Persons with Developmental Disabilities

As defined by state law, “developmental disability” means a severe, chronic disability of an individual who:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- 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.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. This equates to approximately 1,643 persons in the City of Jurupa Valley, based on the 2019 ACS population Estimate of 109,525.

The Inland Regional Center is a community-based, private nonprofit corporation funded by the State of California to serve people with developmental disabilities, as required by the Lanterman Developmental Disabilities Services Act (aka Lanterman Act). The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Inland Regional Center is one of 21 regional centers throughout California and serves individuals and their families who reside within Riverside County. The Regional Center provides diagnoses and assessments of eligibility, and helps plan, access, coordinate, and monitor the services and supports that are needed because of a developmental disability. As of April 2021, the Regional Center had over 39,800 clients living Inland Empire living in a variety of different assisted situations, at home, in care facilities and living independently with the help of the service provided.

Families with Children and Single-Parent Households

According to the 2019 American Community Survey Estimates, approximately 43.4% of all households in Jurupa Valley have children under the age of 18, as shown in *Table 5.6* (page [5-15](#)). Single-parent households often require special consideration and assistance because of their greater need for affordable housing, as well as accessible daycare, health care, and other supportive services. Due to their generally lower income and higher living expenses such as daycare, single-parent households have limited opportunities for finding affordable, decent, and safe housing.

In 2019, approximately 2,327 single-parent households resided within Jurupa Valley, representing 11% of the City’s households. An estimated 2,067 households of the 2,327 single-parent households with children under age 18 are headed by females. Of particular concern are single-parent households with lower incomes.

Housing element law requires analysis of specialized housing needs, including female-headed households, in an effort to ensure adequate childcare or job training services. In Jurupa Valley, 14.6 % are female headed (compared to 14.3% in the SCAG region), 6.1% are female headed with children (compared to 6.6 % in the SCAG region), and 0.8% are female headed with children under 6 (compared to 1.0 % in the SCAG region).

Female-headed households with limited incomes experience difficulty in finding adequate, affordable housing. It is estimated that 895 female-headed households in the City have incomes below the federally recognized poverty level. Of the 895 female-headed households in poverty, 647 are estimated to have children at home.

Large Households



Figure 5-4: Large families and multi-generational households

Large households are defined as those with five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit to save on housing costs. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding. With the recent COVID-19 pandemic, these households are likely working with even smaller budgets when caring for their families.

As indicated in *Table 5.6* (page [5-15](#)), in 2019, 48.7% of all households in Jurupa Valley had five or more members, which is high in comparison to the 33.4% of the County. Generally, areas with higher proportions of large households also tend to have a high proportion of intergenerational families, non-White populations, and have higher rates of overcrowding and higher cost burden. Cultural differences can also contribute to overcrowded conditions. Some cultures tend to have larger households or more open attitudes about intergenerational living, shared costs, and living arrangements, even in small housing units. In addition, recently arrived immigrants may stay with relatives on a temporary basis until they are established.

Table 5.14: Large Households(5 persons or more) by Tenure, 2019

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Total large households	5,362	2,706	11,952
Total households	16,293	8,233	24,548
Percent of total households	32.9%	32.9%	48.7%

Source: ACS 2019

Extremely Low-Income Persons

In 2019, approximately 2,062 extremely low-income (ELI) households resided in the City, representing 8.4% of the total households. Most extremely low-income households are renters and experience a high incidence of housing problems, such as overpayment (defined as cost burden greater than 30% of income), overcrowding and substandard housing.

Homeless Persons

On January 4, 2012, final regulations went into effect to implement changes to the U.S. Department of Housing and Urban Development's (HUD) definition of homelessness contained in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The definition affects who is eligible for various HUD-funded homeless assistance programs. The new definition includes four broad categories of homelessness:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or who are exiting an institution where they temporarily resided.
- 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.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state.
- 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 definition demonstrates the diversity of people experiencing homelessness. The numerous locations in which people experiencing homelessness can be found complicate efforts to accurately estimate their total population. For example, an individual living with friends on a temporary basis could be experiencing homelessness, but would be unlikely to be identified in a homeless count.

The most recent point-in-time count conducted in 2020 identified 103 unsheltered homeless individuals in the City of Jurupa Valley. This figure has fluctuated in the past 4 years and the number of sheltered persons to unsheltered persons has minimal data. The 2020 homeless population in Jurupa Valley made up about 4.8% of the total unsheltered homeless population for Riverside County, as shown in *Table 5.15*. The point-in-time count is a snapshot of how many homeless people are on streets and in emergency and



Figure 5-5: Jurupa Valley homeless camp

transitional shelters on any given day in Riverside County and Jurupa Valley, although numbers can vary significantly by season.

Table 5.15: Homeless Population in Jurupa Valley and Riverside County, 2017-2020

	Unsheltered	Sheltered	Total Homeless Population
Jurupa Valley			
2017	129	n/a	129
2018	148	46	194
2019	139	n/a	139
2020	103	n/a	103
Riverside County			
2017	1,638	768	2,406
2018	1,685	631	2,316
2019	2,045	766	2,811
2020	2,155	729	2,884

Source: 2017, 2018, 2019, and 2020 Riverside County Homeless Point-In-Time Count Report.

Farm Workers

As traditionally defined, farm workers are persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers tend to work in fields or processing plants. During harvest periods when workloads increase, the need to supplement the permanent labor force is satisfied with seasonal workers. Often these seasonal workers are migrant workers, defined by the inability to return to their primary residence at the end of the workday. The agricultural workforce in Riverside County does many jobs, including weeding, thinning, planting, pruning, irrigation, tractor work, pesticide applications, harvesting, transportation to the cold storage or market, and a variety of jobs at packing and processing facilities, as described in *Table 5.16*.

Table 5.16: Farm Worker Employment Profile, Riverside-San Bernardino-Ontario Metropolitan Statistical Area

Occupation Title	Employment	Location Quotient*	Mean Hourly Wage	Annual Mean Wage
Farming, Fishing, and Forestry Occupations	7,610	1.48	\$15.14	\$31,480
First-Line Supervisors of Farming, Fishing, and Forestry Workers	220	0.92	\$25.82	\$53,710
Agricultural Inspectors	250	1.73	\$19.37	\$40,290
Graders and Sorters, Agricultural Products	70	0.23	\$14.69	\$30,550
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	6,370	2.02	\$14.43	\$30,020
Farmworkers, Farm, Ranch and Aquacultural Animals	140	0.35	\$18.94	\$39,400

Source: U.S. Department of Labor, Bureau of Labor Statistics. May 2020 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates

*"Location Quotient" is the ratio of the area concentration of occupational employment to the national average concentration

Jurupa Valley was once primarily a farming area, with dairies, orchards, row crops, and small farms. With urbanization, most agricultural uses have moved out of the City and therefore, agricultural employment within the City of Jurupa Valley is declining. According to the SCAG data, only about one-tenth of 1% of the City's civilian workforce (or 743 persons) works in agriculture and related occupations. It follows that few farm workers live and work in the

City. While only small, isolated pockets of commercial agricultural remain in the City, cities must also consider housing needs for farmworkers employed in outlying County areas. In Riverside County, there are a few farm worker housing developments that currently operate at capacity during harvest seasons.

Farm worker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have very high rates of overcrowding, have low homeownership rates, and are predominantly members of minority groups. Some immigrant farm workers may have an inherent fear and mistrust of law enforcement and other government authorities based on their experience or perception of the government in their country of origin or on the rumors and experiences of other farm workers. These farm workers may be reluctant to report fair housing issues or violations or contact any government official for assistance. Furthermore, most federally funded housing programs, including the Housing Choice Voucher program and other subsidy programs, exclude persons who are undocumented. This means that people who are sometimes most in need are unable to obtain housing assistance, and others are unable to find any housing and instead must resort to homeless shelters, to sleeping in their vehicles, or to homeless encampments.

According to the U.S. Department of Labor, Bureau of Labor Statistics (BLS), the average annual full-time wage for farm workers and laborers in the Riverside-San Bernardino-Ontario MSA in May 2020 was \$31,480. Within farming, fishing, and forestry occupations, first-line supervisors and agricultural inspectors earned the highest wages. *Table 5.16* above presents the location quotient for farming, fishing, and forestry occupations. The location quotient is the ratio of the area concentration of occupational employment to the national average concentration. A location quotient greater than one indicates the occupation has a higher share of employment than average, and a location quotient less than one indicates the occupation is less prevalent in the area than average. The location quotient for agricultural employment in Jurupa Valley shows there is a moderate to high concentration of all types of agricultural occupation in the Riverside-San Bernardino-Ontario MSA.

According to SCAG Pre-Certified Local Housing Data, 743 persons living in Jurupa Valley worked in Farming with 486 of them having full-time jobs in this industry compared to the total farm workers in the SCAG region. That is less than 1% of the total full-time workers living in the City. The data shows that the agricultural industry is slowing in Jurupa Valley as less land is farmed. Similarly, only 801 persons are employed in the farming industry by businesses located within Jurupa Valley; 577 of which are full-time year-round jobs. While the City is not a center for regional farming, agriculture is

essential to the regional economy and food supply within distribution.

Housing Growth

Historically, housing growth in Jurupa Valley lagged behind the County and other neighboring jurisdictions, but experienced growth similar to the state as a whole. Between 2000 and 2010, Jurupa Valley’s housing stock increased at a significantly slower rate than the County’s and other nearby cities. However, housing growth in the region was severely impacted by the recent recession and, since 2010, the City’s housing stock has grown at rates lower rate than the County and the state average.

Table 5.17: Housing Unit Growth Jurupa Valley and Nearby Jurisdictions

City/County ^{1,2}	# of Units 2000	# of Units 2010	# Units 2019	% Change 2000-2010	% Change 2010-2019
Jurupa Valley	23,429	26,176	26,680	12.5%	1.9%
Moreno Valley	41,431	55,559	55,784	34.1%	0.4%
Perris	10,553	17,906	18,906	69.7%	5.5%
Hemet	29,401	35,305	35,522	20.1%	0.6%
Riverside County	584,674	800,707	857,222	36.9%	7.1%
California	12,214,549	13,680,081	14,367,012	12.0%	5.0%

Sources: Bureau of the Census 2000 (H001) and 2010 (QT-H1), ACS 2015-2019 5 Year Estimates (DP04).

1 Jurupa Valley: 2000 Census data aggregated at the block group level and 2010 Census data aggregated at the census tract level.

2 Moreno Valley, Perris, Hemet and Riverside County, State of California: 2000 and 2010 Census data aggregated at the city, county or state

Composition of Housing Stock

The composition of the City’s housing stock, specifically regarding its available housing inventory by unit type, has remained fairly stable since 2000, which is to be expected given the City’s limited housing growth during this time. The California Department of Finance, which records building permit data submitted by local jurisdictions, estimates that single-family detached and attached units comprise the majority of the City’s housing stock (81%), while multi-family units make up about 13% of the housing stock and about 6% in mobile homes (*Table 5.18*). Countywide, in 2019, 69% of housing units were single-family detached units compared to 57% in the state. In Riverside County, multi-family units represented about 17% of the housing stock in 2019; compared to 31% in the state. Dwelling unit size and type significantly affect housing cost, density, and character. In general, smaller, single-family housing and multi-family housing allow more cost-efficient construction and tend to be more affordable for lower income households. The current data presented shows that the number of affordable units based on size is inadequate at both the City and County levels.

As shown in *Table 5.18*, owner-occupied housing units were predominantly single-family detached, comprising 90% of all owner-

occupied units. The majority of renter-occupied units were also single-family detached housing units (55%).

Table 5.18: Unit Type by Tenure, 2019

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% of Total Owner-Occupied	Units	% of Total Renter-Occupied	Units	% of Total Occupied Units
Single-family, detached	13,801	90.3%	5,101	55.1%	19,927	77.5%
Single-family, attached	368	2.4%	401	4.3%	769	3.0%
Multi-family (2-4 units)	22	0.1%	595	6.4%	617	2.4%
Multi-family (5+ units)	0	0.0%	3,138	33.9%	2,722	10.6%
Mobile homes	1,067	7.0%	444	4.8%	1,643	6.4%
Other (boats, RV)	27	0.2%	0	0.0%	27	0.1%
Total	15,285	100%	9,263	100%	25,705	100%

Source: American Community Survey 2019, (DP04)

As shown in Table 5.14 (page 5-24), Jurupa Valley has a significant number of large households (i.e., households with five or more persons). According to the ACS 2019, approximately 49% (Table 5.14) of all Jurupa Valley households are classified as large households, compared with about 33% in the County and 29% in the state. In 2019, about 35% of renter-occupied units were two-bedroom units, and about 32% were three-bedroom units, as shown in Table 5.19. Over 36% of owner-occupied units had three bedrooms and 40% had four bedrooms. Generally, housing units with three or more bedrooms are the most suited for large households, indicating that adequately sized rental units may be in limited supply in Jurupa Valley.

Table 5.19: Unit Size by Tenure, 2019

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%* of Total Owner-Occupied	Units	%* of Total Renter-Occupied	Units	%* of Total Occupied Units
Studio/1 bedroom	230	1.5%	1,479	16.0%	1,709	7.0%
2 bedrooms	1,861	12.2%	3,266	35.3%	5,127	20.9%
3 bedrooms	5,609	36.7%	2,955	31.9%	8,564	34.9%
4 bedrooms	6,055	39.6%	1,287	13.9%	7,342	29.9%
5 or more bedrooms	1,530	10.0%	276	3.0%	1,806	7.4%
Total	15,285	100%	9,263	100%	24,548	100%

Source: American Community Survey, 2019 (DP04)

*Percentages may not equal 100% due to rounding

Vacancy Rates

A certain number of vacant units are needed in the housing market to moderate the cost of housing and allow sufficient housing choice. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units do. A healthy vacancy rate (one that permits sufficient choice and mobility among a variety of housing units) is considered to be 2% to 3% for ownership units and 5% to 6% for rental units. In 2010, the vacancy rate in Jurupa Valley was 6.3%, as shown in *Table 5.20*. By 2019, the overall vacancy rate for the City was determined to be 4.3%. This overall rate, however, includes housing units that were vacant due to foreclosures, seasonal occupancy, or other reasons. The actual vacancy rate (actual number of unoccupied dwelling units at any given time) for the City is likely to be higher than the listed rate, because of the COVID-19 pandemic and the loss of housing due to the associated effects of the economic crash during 2020. According to the 2019 ACS, only about 21% of the City’s 1,114 vacant units were actually available for rent or sale, which reflects a relatively high number of seasonably occupied and possibly abandoned units.

Table 5.20: Household Occupancy Status, 2010-2019

Occupancy Status	2010	Percent of Total Housing Units	2019	Percent of Total Housing Units
Occupied Housing Units	24,526	93.7%	24,907	95.7%
Vacant Housing Units	1,650	6.3%	1,114	4.3%
For Sale	561	2.3%	165	0.6%
For Rent	409	1.6%	66	0.3%
Total Housing Units	26,176	100%	26,021	100%

Source: Bureau of the Census 2010, (QT-H1); ACS 2019 5-Year Estimates (DP04)

Jurupa Valley: 2010 Census data aggregated at the census tract.

Riverside County: 2010 Census data aggregated at the County level.

Housing Conditions

Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit a need for repairs based on the useful life of materials. Housing more than 50 years old is considered aged and is more likely to exhibit a need for major repairs.

Jurupa Valley’s housing stock is older. Approximately 42% of the owner-occupied units in the City were built before 1980, and 18% were built before 1960. Of the City’s renter-occupied units, 47% were built before 1980, and 21% were built before 1960. *Table 5.21* summarizes the age of the City’s housing stock by tenure. Based on housing age alone, a significant portion of Jurupa Valley’s housing stock could require rehabilitation in the upcoming decade.

Table 5.21: Tenure by Age of Housing Stock (Occupied Units)

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	%* of Total Owner-Occupied	Units	%* of Total Renter-Occupied	Units	%* of Total Occupied Units
2010 or later	2,292	15.0%	768	8.8%	3060	12.8%
2000 - 2009	1,425	9.3%	2,216	25.5%	3641	15.2%
1990 - 1999	1,798	11.8%	932	10.7%	2730	11.4%
1980 - 1989	3,273	21.4%	1,295	14.9%	4,568	19.0%
1970 - 1979	2,493	16.3%	1,050	12.1%	3,543	14.8%
1960 - 1969	1,255	8.2%	1,168	13.4%	2,423	10.1%
1950 - 1959	1,804	11.8%	712	8.2%	2,516	10.5%
1940 - 1949	659	4.3%	911	10.5%	1,570	6.5%
1939 or earlier	286	1.9%	211	2.4%	497	2.1%
Total	15,285	100	8,696	100%	23,981	100%

Source: American Community Survey (ACS), 2019 (B25036)

*Percentages may not equal 100% due to rounding

The data are from the American Community Survey and therefore, is based on a sample of units and extrapolated to represent the entire housing stock. This table is intended only to provide a general picture of age and tenure of the housing stock.

Housing Conditions

Housing condition refers to the ability of various systems in a house to meet adopted building codes for health and safety, including plumbing, heating, electrical, and structural systems. Housing conditions are considered substandard when one or more systems are found to be below the minimum standards required by Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to residents’ health and safety that substandard housing poses.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2019 ACS, 82 occupied units in Jurupa Valley (0.3% of all units) lacked complete plumbing facilities and 234 units lacked complete kitchen facilities (0.9% of all units), as shown in *Table 5.22*. This may be due to the fact that in Jurupa Valley, “substandard” dwellings such as tack rooms, storage or other outbuildings are often used illegally as guest quarters or as separate dwelling units. Under the City’s Zoning Code, guest quarters are not permitted to have kitchens. But with the adoption of the Accessory Dwelling Unit Ordinance, the City is seeing more permit applications for the legalization of these substandard dwelling units that are often cited by Code Enforcement. Currently, Code Enforcement is dealing with 387 permits that involve substandard dwellings.

One possible reason for the common use of substandard dwellings in the City is the relatively high number of lower income/large households and overcrowding in some residential areas. It should be noted that there might be some overlap in the number of

substandard housing units, as some units may lack both complete plumbing and kitchen facilities. Similar to the county and the state, housing units lacking appropriate infrastructure and utilities comprise a very small proportion of the City’s housing stock.

Table 5.22: Number of Dwellings Lacking Plumbing or Complete Kitchen Facilities, 2019

Units	Owner Occupied	Renter Occupied	Total	% of Total Housing Units
Jurupa Valley¹				
Lacking plumbing facilities	32	36	82	0.3%
Lacking complete kitchen facilities	42	179	234	0.9%
Riverside County²				
Lacking plumbing facilities	1,621	1,341	2,347	0.4%
Lacking complete kitchen facilities	1,883	4,390	5,435	0.9%
California³				
Lacking plumbing facilities	20,916	43,006	56,547	0.5%
Lacking complete kitchen facilities	26,676	124,714	149,260	1.2%

Source: American Community Survey, 2019 5 Year Estimates (B25049, DP04).

1 Jurupa Valley: Housing Units: 24,907

2 Riverside County Housing Units: 724,893

3 California Housing Units: 13,044,266

Neighborhood Improvements and Removal of Blight

Jurupa Valley includes nine distinct communities with varied settings, housing types, and housing needs. Some neighborhoods in the older communities of Rubidoux, Mira Loma, Belltown, and Glen Avon consist mostly of pre-1980s houses, many with deferred maintenance and code compliance issues; a lack of storm water drainage and other public improvements; and localized blighted areas caused by accumulated trash, illegal dumping, and graffiti. These conditions can discourage reinvestment in these areas, lower property values, and detract from neighborhoods’ safety and appearance. It is a primary goal of this young city to reverse urban blight and improve residential neighborhood quality and pride through code enforcement, public and private capital investment, and heightened awareness and attention to community needs. The City has worked in the last housing element to provide grants to aid homeowners with neighborhood and housing improvements. These grants were obtained through the LEAP grants from HCD and offered to the community in two waves of grants. These grants will be part of the 2021-2029 Housing Element’s effort to continue neighborhood improvements.

Code Enforcement Activities

The City of Jurupa Valley has established a Code Enforcement program to ensure a high quality of life throughout the communities and maintain property values. Code compliance in the City is a responsive program under which property inspections are done only

when inspection requests and complaints are received. Such a system may result in under-reporting of code compliance issues, particularly with regard to the rental housing stock. Often, tenants fear retaliation from the landlords and are therefore less willing to report an issue. Legal residency issues or language barriers may be another obstacle for reporting code compliance issues. According to the Code Enforcement staff, in January 2021 Jurupa Valley had 387 active code enforcement cases dealing with housing conditions and/or safety issues, and the City has closed 4,346 such cases since the 2017 Housing Element. The City has some cases that have been open since 2012 and still being worked on, provided that in the past 4 years the City has made significant improvements and growth since incorporation. An estimated 387 parcels are currently considered substandard which makes up less than 0.1% of the City. These properties have been recorded as needing code compliance.

Housing Costs and Affordability

Home Prices and Rents

Realtor.com® was used to provide housing market data for Jurupa Valley. This information is sourced daily from listings and property data on the realtor.com website, which includes an up-to-date and accurate aggregation of real estate listings from approximately 800 regional listings from Multiple Listing Service (MLS). According to realtor.com, in March 2021, the average home listing price in Jurupa Valley was \$499,078. The average selling price for homes in the City was slightly lower than that. This amounts to about \$360 per square foot on average and, according to ACS 2019, there are only 165 homes on the market available for purchase currently.

Information on current rental rates in the City was obtained through a review of advertisements on Craigslist during January 2021. Available rental housing ranged from single-room studios to multibedroom single family units. Most of the available units in the City were two-bedroom, and three-bedroom units, based on listings advertised. *Table 5.23* summarizes average rents by unit size. Overall, the units of varying sizes were listed as available for rent in January 2021 with an average rent of \$1,902.

Table 5.23: Average Rent by Unit Size

Studio	1-Bedroom	2-Bedroom	3-Bedroom	4+ Bedroom
\$1,145	\$1,216	\$1,649	\$2,500	\$3,000

Source: www.craigslist.org, accessed January 20, 2021

Affordability Gap Analysis

To determine overall housing affordability, the costs of homeownership and renting are compared to a household’s ability to pay these costs. Housing affordability is defined as spending no more than 30% to 35% of gross household income (depending on tenure and income level) on housing expenses. *Table 5.24* summarizes affordable rents and purchase prices by income category based on the 2020 HCD

median income of \$75,300 for Riverside County. General cost assumptions for utilities, taxes, and property insurance are shown. Affordable purchase price assumes a 4% interest rate with a 30-year fixed rate mortgage loan and a 10% down payment.

Given the need for a down payment and the high costs of homeownership, lower income households lacking sufficient savings or transferable equity must usually occupy rental housing. The affordability problem also persists in the rental market. The situation is exacerbated for large households and seniors with lower and moderate incomes given the limited supply of large units. The cost burden for these groups is increased with the COVID-19 pandemic, and from the community survey, these special needs groups are also the ones that the community believes need the most help in finding affordable and available housing.

Table 5.24: Housing Affordability Matrix, Riverside County, 2020

Income	Annual Income	Affordable Monthly Housing Costs	Utilities (per month)	Taxes and Insurance (per month)	Maximum Affordable Price	
					per month	per year
Extremely Low Income (0-30% AMI)						
1-Person	\$15,850	\$396	\$205	\$139	\$191	\$13,823
2-Person	\$18,100	\$453	\$218	\$158	\$235	\$20,092
3-Person	\$21,720	\$543	\$246	\$190	\$297	\$28,186
4 Person	\$26,200	\$655	\$274	\$229	\$381	\$39,993
5 Person	\$30,680	\$767	\$305	\$268	\$462	\$50,980
Very Low Income (30-50% AMI)						
1-Person	\$26,400	\$660	\$205	\$231	\$455	\$59,005
2-Person	\$30,150	\$754	\$218	\$264	\$536	\$71,697
3-Person	\$33,900	\$848	\$246	\$297	\$602	\$80,348
4 Person	\$37,650	\$941	\$274	\$329	\$667	\$89,028
5 Person	\$40,700	\$1,018	\$305	\$356	\$712	\$93,891
Low Income (50-80% AMI)						
1-Person	\$42,200	\$1,055	\$205	\$369	\$850	\$126,669
2-Person	\$48,200	\$1,205	\$218	\$422	\$987	\$148,997
3-Person	\$54,250	\$1,356	\$246	\$475	\$1,110	\$167,499
4 Person	\$60,250	\$1,506	\$274	\$527	\$1,232	\$185,815
5 Person	\$65,100	\$1,628	\$305	\$570	\$1,322	\$198,386
Median Income (80-100% AMI)						
1-Person	\$52,700	\$1,318	\$205	\$461	\$1,112	\$171,637
2-Person	\$60,250	\$1,506	\$218	\$527	\$1,288	\$200,603
3-Person	\$67,750	\$1,694	\$246	\$593	\$1,448	\$225,313
4 Person	\$75,300	\$1,883	\$274	\$659	\$1,609	\$250,268
5 Person	\$81,300	\$2,033	\$305	\$711	\$1,727	\$267,764
Moderate Income (100-120% AMI)						
1-Person	\$63,250	\$1,581	\$205	\$553	\$1,376	\$216,818
2-Person	\$72,300	\$1,808	\$218	\$633	\$1,590	\$252,208
3-Person	\$81,300	\$2,033	\$246	\$711	\$1,787	\$283,342
4 Person	\$90,350	\$2,259	\$274	\$791	\$1,985	\$314,721
5 Person	\$97,600	\$2,440	\$305	\$854	\$2,135	\$337,570

Sources: 2020 HCD Income Limits - Riverside County; Riverside Housing Authority Utility Allowance Schedule, 2020; Veronica Tam and Assoc., 2021

AMI=Area Median Income

Assumptions:

1. Affordable housing cost = 30% household income
2. Taxes, insurance, HOA = 35% monthly affordable cost (owner costs only)
3. 10% down payment
4. 3% interest rate

C. EXISTING HOUSING NEEDS

This section provides an overview of existing housing needs in Jurupa Valley. It focuses on four types of housing need in the community:

1. Housing need resulting from housing cost burden;
2. Housing need resulting from overcrowding;
3. Housing need resulting from population growth; and
4. Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, and farm workers.

Housing Cost Burden

Housing cost burden is generally defined as households paying more than 30% of their gross income on housing-related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance, or overcrowding. Housing Cost Burden adversely affects the low income, very low income and extremely low-income residents the most and with the 2020 COVID-19 pandemic, these income groups have been hit even harder with cost burdens. To track information related to cost burdens and issues surrounding fair housing, the City of Jurupa Valley is contracted with the Fair Housing Council of Riverside County. The agency helps track housing trends that can be considered an impediment to accessing housing. According to the Fair Housing Council of Riverside County 2019-2020 Fiscal Year Report, most landlord/tenant complaints (23.45%) were related to housing lease/rental terms, followed closely (22.61%) by complaints related to Notices (e.g., eviction notices, late rent notices, and other notices from landlords), and then by complaints related to speed and lack of repair to rental facilities. According to the Fair Housing Council, recent increases in complaints related to these categories are likely linked to the loss of work due to the pandemic closures and safety regulations implemented by the State of California for a staggered reopening of businesses. The increasing cost burdens and global pandemic have exacerbated the issue and resulted in the associated issues such as overcrowding and the need to assist those in the special needs groups identified in the Community Profile.

This section uses data from the Comprehensive Housing Affordability Strategy (CHAS) provided by HUD. The CHAS provides information related to households with housing problems, including cost burden, overcrowding, and/or without complete kitchen facilities and plumbing systems. The most recent estimates are

derived from the 2013-2017 ACS, and released by the HUD April 13, 2021. The data includes a variety of housing need variables, further broken down by HUD-defined income limits and HUD-specified housing types. It should be noted that HUD-defined income limits differ slightly from the income limits established by the state, as shown in *Table 5.25*.

Table 5.25: Income Limits

HUD Income Limits	State HCD Income Limits
Extremely Low Income (0-30% AMI)	Extremely Low Income (0-30% AMI)
Very Low Income (31-50% AMI)	Very Low (31-50% AMI)
Low Income (51-80% AMI)	Low Income (51-80% AMI)
Moderate/Above Moderate Income (81%+ AMI)	Moderate Income (81-120% AMI) Above Moderate Income (>120% AMI)

AMI=Area Median Income

Overcrowding

By definition, dwelling units with more than one person per room are considered overcrowded and units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size, particularly for large households and the availability of suitably sized housing. Overcrowding impacts owners and renters; however, renters are generally more significantly impacted. Some households may not be financially able to purchase adequately sized housing and may instead accept smaller housing or reside with other individuals or families in the same home to lower costs. With the current 2020 COVID-19 pandemic, the stress on housing availability and affordability is even higher, causing additional overcrowding.

Household overcrowding reflects various living situations: 1) a family lives in a home that is too small; 2) a family chooses to house extended family members; or 3) unrelated individuals or families are “doubling up” to afford housing. However, cultural differences also contribute to the overcrowded conditions. Some cultures tend to have larger household sizes than others due to the preference of sharing living quarters with extended family members as a way of sharing living costs among family members. Overcrowding can strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes and neighborhoods.

Approximately 18% of all households in Jurupa Valley were overcrowded, and 4% were severely overcrowded, according to the 2019 ACS. As shown in *Table 5.26*, overcrowding is significantly more common among the City’s renter-households than owner-households. By comparison, the incidence of overcrowding in Riverside County is much lower at almost half as many households dealing with this issue.

Table 5.26: Overcrowding by Tenure, Percent of Total Households

	Overcrowded (1+ occupants per room)			Severely Overcrowded (1.5+ occupants per room)		
	Renter	Owner	Total	Renter	Owner	Total
Jurupa Valley	30.0%	10.2%	17.5%	6.2%	3.0%	4.2%
Riverside County	11.9%	4.6%	7.0%	2.7%	1.3%	1.7%

Source: American Community Survey (ACS), 2019 (B25014).

Publicly Assisted Housing

The availability and location of publicly assisted housing may be a fair housing concern. If such housing is concentrated in one area of a community or of a region, a household seeking affordable housing is limited to choices within the area. In addition, public/assisted housing and Housing Choice Voucher (Section 8) assistance should be accessible to qualified households regardless of race/ethnicity, disability, or other protected class status.

Public Housing

The City of Jurupa valley does not have its own housing authority and so collaborates with the Housing Authority of the County of Riverside (HACR) when providing public housing. Eligible residents must be seniors or disabled, or have an annual gross income at or below 80% of the AMI. The City indicated in its Impediments to Fair Housing Analysis (Appendix E) that 456 households live in public housing in Jurupa Valley. In addition to these households being served, more than double that number are on the waitlist.

Housing Choice Vouchers Program

HACR administers the federally funded Housing Choice Voucher Program (HCV) for Jurupa Valley residents. This housing voucher program (also known as Section 8 housing) provides rental subsidies to low-income families that spend more than 30% of their gross income on housing cost and currently 344 Jurupa Valley households are receiving Housing Choice Vouchers. For the distribution of Voucher assistance within the City, HACR has established local preferences such as families who have lost HCVs due to funding cuts, working families, elderly or disabled, and veterans. As of February 2018, 1,742 households were on the waiting list for the HCV

program. Of these households, 292 are seniors, 409 are disabled and 282 are self-identified as homeless without permanent housing.

As an extension of the HCV program, HACR assists eligible families who purchase a home by applying their existing HCV towards a monthly mortgage payment. Eligible families may qualify for a maximum period of 10 or 15 years (depending on the mortgage terms).

Other Affordable Housing Developments

Housing developments utilizing federal, state, and/or local programs, including state and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs, are often restricted for use as low-income housing and provide another source of affordable housing for a jurisdiction. *Table 5.27* summarizes housing developments in Jurupa Valley in which some or all of the units are designated as affordable for low to moderate-income households. While additional affordable units have been approved for entitlement since the last Housing Element Update, none have been built and ready for occupation.

Table 5.27: Non-Public Housing Affordable Units in Jurupa Valley

Property Name	Property Address	Funding Source	Unit Size	Total Affordable Units	Total Project Units	Expiration of Affordability
Mission Villas	5870 Mission Blvd. Riverside, CA 92509	LIHTC, §202/811	53 – 1 BR 1 – 2 BR	54	54	2038
Mission Palms	5875 Mission Blvd. Rubidoux, CA 92509	RDA, LIHTC, HOME	88 – 1 BR 20 – 2 BR 1 – 3 BR	109	109	2059
Mission Palms II	3702 La Rue St. Riverside, CA 92509	RDA	73 – 1 BR 18 – 2 BR	91	91	2062
Mission Village Senior Apartments	8989 Mission Blvd. Riverside, CA 92509	RDA, LIHTC,	90 – 1 BR 12 – 2 BR	102	102	2066
Habitat for Humanity- CalVet Jurupa Valley Veterans Housing	At the end of Amarillo Street in Glen Avon area	CalVet Habitat, HACR	18 – 3 BR 8 – 4 BR	26	26	2061
Total				382	382	

Source: Southern California Association of Governments, 2021

Notes: These properties were developed prior to the incorporation of Jurupa Valley. Therefore, records on these properties do not use Jurupa Valley as the location but these properties are located in Jurupa Valley.

Abbreviations: HOME: HOME Investment Partnerships Program (HUD); CDBG: Planning Block Grant (HUD); RDA: City Redevelopment Agency; LIHTC: Low Income Housing Tax Credit; HTF: Housing Trust Fund; MHSA: Mental Health Services Act

Units at Risk of Converting to Market-Rate Housing

Projects at Risk

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next 10 years. Thus, this at-risk housing analysis covers a 10-year period from October 15, 2021 to October 15, 2031 (10 years from the statutory deadline of the Housing Element). Consistent with state law, this section identifies publicly assisted housing units in Jurupa Valley, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

Within the at-risk analysis period, only one project is considered to be at-risk of converting to market-rate housing—54-unit Mission Villas senior housing, funded with Section 202 financing and Section 8 project-based rent subsidies. The project was placed in service in 1998 and Section 202 carries a 40-year low-income use restriction. The Section 8 contract for Mission Villas was last renewed in February 2020. However, HUD has prioritized funding for Section 8 renewals for senior housing projects (Section 202), and therefore, this project is at low risk of converting to market-rate housing. There are several public agencies and private nonprofits in the West Riverside County area with the capacity to acquire and manage at-risk units or develop new affordable units. In 2020, these include:

1. **Housing Authority of the County of Riverside**
5555 Arlington Avenue, Riverside, CA 92504
(951) 351-0700
2. **Fair Housing Council of Riverside County, Inc.**
4164 Brockton Avenue, Riverside, CA 92501
Phone: (951) 682-6581
3. **Southern California Association of Non-Profit Housing**
340 E. 2nd Street, Los Angeles, CA 90012
Phone: (213) 480-1249
4. **National Community Renaissance**
9421 Haven Avenue, Rancho Cucamonga, CA 91730
Phone: (909) 483-2444
5. **Habitat for Humanity Riverside**
2180 Iowa Avenue, Riverside, CA 92507
Phone: (951) 787-6754
6. **Path of Life Ministries**
1240 Palmyrita Avenue, Suite A, Riverside, CA 92507
Mail: PO Box 1445, Riverside CA
Phone: (951) 786-9048

Preservation and Replacement Options

To preserve the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of project to nonprofit ownership; 2) provision of rental assistance to tenants; and 3) purchase of affordability covenants. For example, CDBG and HOME funds may be used to acquire and rehabilitate the affordable units in exchange for an extended affordability covenant on the assisted units. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below. Due to the City's significant financial constraints, all options would require a collaborative effort between the City and the Riverside County Housing Authority or nonprofit housing agency to pursue.

1. Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. Transferring property ownership to a nonprofit organization would secure low-income restrictions, and the project would become potentially eligible for a greater range of governmental assistance. Mission Villas is a Section 202 senior housing project, which is nonprofit-owned. Therefore, transferring ownership to another nonprofit is not a necessary preservation option.

2. Rental Assistance

Table 5.28 shows rental subsidies required for a typical 54-unit below-market apartment project in Jurupa Valley in 2019. According to HUD records, the units at Mission Villas are renting at \$676 monthly, significantly below Fair Market Rents for comparable units. If these units convert to market rate, the tenants should expect to pay at least \$986 per month, resulting in an affordability gap of \$310. As indicated in *Table 5.28*, the total cost of subsidizing the rents of all 54 at-risk units is estimated at \$16,740 per month or \$200,880 annually. Providing this level of subsidies for at least 55 years would require over \$20 million, assuming an annual inflation rate of 2.5% over 55 years. The feasibility of this alternative is highly dependent upon the availability of reliable funding sources necessary to make rent subsidies and the willingness of property owners to participate in the program.

Table 5.28: Rental Subsidies Required – Mission Villas, 2019

Unit Size	Total Units	Fair Market Rent ¹	Household Size	Contract Rent ²	Monthly Subsidy per Unit	Total Monthly Subsidy
1-bedroom	54	\$986	1 person	\$676 per month	\$310	\$16,740

1 Fair Market Rent (FMR) is determined by HUD, 2019.

2 2015 contract rent for unit at Mission Villas per HUD records.

3. Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to work with Riverside County’s Housing Authority or nonprofit housing agencies and developers to provide incentives to the property owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility of this option depends on whether the complex has a high level of debt-to-equity ratio. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable. Funding available for purchase of affordability covenants is also limited. Typically, HUD funds cannot be used for this purpose.

4. Construction of Replacement Units

The construction of new low-income housing units is a means of replacing the at-risk units if they are converted to market-rate units and are eligible for HUD funds. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of approximately \$150,000 per unit, it would cost over \$8.1 million (excluding land costs) to construct 54 new assisted units. Including land costs, the total cost to develop replacement units would be higher.

5. Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. These cost estimates are general estimates and are intended to demonstrate only the relative magnitude of funding required. Actual costs of preservation would depend on the individual circumstances of the at-risk property and market conditions at the time.

New construction of 54 replacement units has the highest upfront costs (\$8 million, excluding land costs) but the new units would typically be subject to long-term affordability restrictions and high housing quality standards. In evaluating the various options, the City or the responsible housing agency must consider the available

funding sources and the willingness of property owners to participate in preservation, among other factors. With the dissolution of redevelopment in California and as a “young” city, Jurupa Valley has virtually no financial capacity to support affordable housing development.

The majority of funding for housing related projects stem from state grants and aid money. This is not a sustainable way to develop and as the above analysis has indicated, the City currently has very limited resources for such prospects.

Fair Housing in Jurupa Valley (section title)

Housing is a crucial part of our community, because as it affects everyone at a fundamental level and equal access is necessary to meet the essential needs of each person. In recognizing equal housing access as a fundamental right, the federal government and the State of California have both established fair housing choice as a right protected by law. To comply with state law, the City of Jurupa Valley continues to participate in an effort to assess impediments to fair housing of the community through an “Analysis of Impediments to Fair Housing Study”. The most recent analysis was completed in 2019 and defines “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes.

State law added a requirement for an assessment of fair housing to be included in the housing element, which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. This section will summarize the fair housing issues identified by the City in 2019.

Key issues identified from as impediments to fair housing in the City of Jurupa Valley includes impediments stemming from the lack of education and awareness on housing resources; lack of fair housing enforcement activity; discriminatory lending, renting and real estate practices in the City; and restrictive land use policies. These impediments are be tracked and investigated by the City with the assistance of the Hair Housing Council of Riverside County, while continuing to develop policy and best practices to better achieve fair housing for Jurupa. In depth analysis of these issues and city action can be found in Appendix E.

Resources for Special Needs Groups

Special needs groups make up a large portion of the population in the City of Jurupa Valley and the main groups that need the most assistance in the City with such a steady population growth is elderly persons, large households, persons with disabilities, female-headed households, homeless persons, and farm workers. This section reviews the same special needs groups presented in the Community Profile with the resources that are currently available to the residents of Jurupa Valley.

Seniors

The Riverside County Office on Aging is a planning and advocacy entity that serves as the official Area Agency on Aging (AAA) throughout Riverside County. It is charged to provide leadership in developing a system of care services for older persons and adults with disabilities in the County. Area Agencies on Aging (AAAs) are local aging programs that provide information and services on a range of assistance for older adults and those who care for them. Some of the programs and services provided by AAA include:

- Aging and Disability Resource Connection Program
- Care Coordination
- Caregiving
- Care Transitions Intervention (CTI)
- Community Outreach and Education
- Legal Assistance
- Transportation

Some senior programs in the City of Jurupa Valley have been offered in partnership with Jurupa Valley Adopt a Family program, a community-based 501(c)(3) organization, and Healthy Jurupa Valley. Services and programs provided include assistance to senior households during the holiday seasons, and workshops catering to senior residents; recent workshop topics include returning to work after retirement. Through Healthy Jurupa Valley, seniors are also invited to attend senior health fairs. Additionally, the Jurupa Area Recreation and Parks District provides a Senior Mentoring Program that focuses on providing enrichment and/or general assistance to senior citizens, including assistance with everyday tasks and exposing seniors to new activities.

Seniors in Jurupa Valley may also benefit from programs offered through the County of Riverside Economic Development Agency (EDA). Through the Senior Home Repair Grant (SHRG) Program, EDA may be able to cover up to \$6,000 of cost of repairs with no loan or payback requirement.

In terms of affordable housing resources, there are 357 affordable rental units in 4 rental properties throughout Jurupa Valley that are

restricted for seniors, with renter qualifications not to exceed anywhere from 50% to 80% of median income. In addition to the senior housing developments listed in *Table 5.29*, seniors in the City are served by 11 state-licensed residential care facilities for the elderly and 15 adult residential facilities with a combined capacity to serve 379 persons. In addition, Country Village Apartments provides 1,238 senior apartments, with rents affordable to low- and moderate-income households.

Table 5.29: Senior Housing Development

Name	Address	Units
Mission Village Senior Apartments	8989 Mission Boulevard Riverside, CA 92509	102
Country Village Apartments	10250 Country Club Drive Jurupa Valley, CA 91752	1,238
Mission Villas	5870 Mission Boulevard Riverside, CA 92509	54
Mission Palms	5875 Mission Boulevard Rubidoux, CA 92509	109
Mission Palms II	3702 La Rue Street Riverside, CA 92509	92
Total		1,595

Source: City of Jurupa Valley, 2020

Persons with Disabilities

A number of nonprofit agencies provide supportive services to persons with disabilities living in Jurupa Valley. ARC of Riverside County is a private, nonprofit corporation serving adults with intellectual and other developmental disabilities. ARC operates six facilities in Western Riverside County providing services for those in need of full-time programming to ensure the development and maintenance of functional skills required for self-advocacy, community integration, and self-care. In addition, the Community Access Center (CAC), an independent living center located in the City of Riverside, has been providing services to people with disabilities in the County since 1995. CAC provides information, supportive services, and independent living skills training.

Single Parent Households

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, health care, and other necessities. Of the single-parent households, 33.4% are male headed and 66.6% is female headed, leading to even greater constraints with American Community Survey for 2017 showing over 25% of those female headed households are living under poverty level.

Several agencies that serve Jurupa Valley residents offer various programs for families with children. The Jurupa Area Recreation and

Park District offers programs and recreational classes for the City's youth, including health fairs, youth sports, special events, help with homework, and volunteer programs. Additional community and family resources are available through Healthy Jurupa Valley, as part of a national Healthy Cities movement to improve the health and quality of life for City residents. Healthy Jurupa Valley efforts are carried out through Action Teams, including the Jurupa Valley Family Resource Network, and include the organization of special community events such as the Healthy Jurupa Valley Extravaganza Health Fair that provides access to community services and children activities.

Single-parent households in Jurupa Valley can also benefit from general programs and services for lower-and moderate-income persons, including the Housing Authority of the County of Riverside Housing Choice Voucher and Public Housing programs, the County of Riverside Economic Development Agency's (EDA) First Time Homebuyer and Home Repair Loan Program (HRLP) Programs, and various community and social services provided by nonprofit organizations in the region such as the Food Bank.

Large Families

The average household size in Jurupa Valley is 4.21 persons compared to 3.3 persons in Riverside County, and these larger households make up about 30% of all households in the City. The large family households exist typically to both reduce the overall burden of housing costs and the cost of other necessities such as food, clothing, medical care, and other essentials. Large households in Jurupa Valley can benefit from general programs and services for lower-and moderate-income persons, including The Housing Authority of the County of Riverside Housing Choice Voucher and Public Housing programs, the County of Riverside Economic Development Agency's (EDA) First Time Home Buyer (FTHB) and Home Repair Loan Program (HRLP) Programs, and various community and social services provided by nonprofit organizations in the region.

Homeless Persons

The 2020 Point-in-Time homeless count, which occurred in January 2020, identified 103 unsheltered homeless individuals in comparison to the 139 unsheltered homeless individuals counted during the same survey in 2019 in the City of Jurupa Valley. While the numbers have declined from the previous year, this number does not include possible increases due to the COVID-19 pandemic. The resources and services described in *Table 5.30* serve low income and special needs populations in Jurupa Valley—not just the homeless. While some of the programs and services identified below are not located within the City’s boundaries, the services they provide are available to persons residing in Jurupa Valley. At the same time, the City also uses federal CBDG money to fund housing for up to three homeless persons each night by subsidizing room rentals at program-approved transient housing in the area.

Table 5.30: Homeless and Special Needs Housing Resources

Agency/Program	Description	Location
Emergency Shelter		
Path of Life Ministries - Community Shelter Program	An emergency homeless shelter that serves adults by providing temporary housing along with assistance in obtaining important documents, job readiness, computer workshops, counseling, meals, hygiene supplies and various other forms of support. This program provides beds for up to 64 qualified single men and women.	2840 Hulen Place Riverside, CA 92507
Path of Life Ministries - Family Shelter Program	This program is offered to single parents with children, couples with children and single women. Support services focus on rapid re-housing, employment and increased income. It is a dormitory setting with 50 beds.	2530 Third Street Riverside, CA 92507
Path of Life Ministries - Emergency Cold Weather Shelter	The Path of Life Community Emergency Shelter provides an additional 72 beds from December to mid-April. These beds are provided on a night-by-night basis under the federal cold weather shelter initiative in cooperation with the County of Riverside.	6216 Brockton Avenue, #211 Riverside, CA 92506
Community Kitchens		
Calvary Chapel	Food assistance is provided on the 1st and 3rd Sunday of every month.	5383 Martin Street Jurupa Valley, CA 95168-11092
Eagle Food Ministries	Provides food boxes for individuals and families on Thursdays.	5410 Beach Street Riverside, CA 92509
Manna Ministries	Food assistance is provided on the 1st and 3rd Sunday of every month.	4318 Pyrite Street Jurupa Valley, CA 92509
Rubidoux Missionary Baptist Church	Groceries are provided to families and individuals on the 2nd and 4th Saturday of each month.	2890 Rubidoux Boulevard Jurupa Valley, CA 92509
Rubidoux Family Resource Center	Provides groceries and food, and also provides referrals to resources such as thrift stores and clothing	5473 Mission Boulevard Rubidoux, CA
Transitional Housing		
The Place	Jefferson Transitional Programs (JTP) is a nonprofit 501c3 offering vocational, supported living, and educational programs for individuals with chronic mental illness and/or addictions.	3839 Brockton Avenue Riverside, CA 92501
Safe House Transitional Living	A 15-bed apartment complex in downtown Riverside. Services are available to older homeless youth ages 18-22 for up to 18 months. Five apartments are set aside for Permanent Supportive Housing for youth ages 18-24.	9685 Hayes Street Riverside, CA 92503
Permanent Supportive Housing		
Path of Life Ministries	Provides immediate housing to chronically homeless individuals and some families, in scattered privately owned homes and apartments throughout Riverside County.	6216 Brockton Avenue, #211 Riverside, CA 92506

Agency/Program	Description	Location
Rental and Support Services		
Path of Life Ministries	<u>Rapid-Rehousing Program</u> : provides assistance for the most immediate housing possible for homeless families with children and provides temporary rental subsidies. <u>Rental Assistance Program</u> : when available, provides one-time rental assistance (up to \$1,000) to those exiting from homelessness or at risk of becoming homeless.	6216 Brockton Avenue, #211 Riverside, CA 92506
Foothill AIDS Project	Provides housing assistance, including help in locating and paying for emergency, transitional, or permanent housing, funds for paying rent, mortgage, and utility assistance. Referrals are available to other government and private subsidized housing programs and the state's homeless prevention program.	3576 Arlington Avenue, #206 Riverside, CA, 92506
Inland Empire Veterans Stand Down	Reunites homeless veterans with their families and communities through restorative resources and services. Some services provided include VA Claim assistance, legal clinics/seminars, transportation, food, blankets/sleeping bags, and care counseling.	6185 Magnolia Avenue, #338 Riverside, CA 92506
Disabled American Veterans Charity	Provides free, professional assistance to veterans and their families in obtaining benefits and services.	4351 University Avenue Riverside, CA 92501
Lutheran Social Services	Some emergency services provided include food pantry, grocery packs, clothes, lunches, motel vouchers, eviction prevention, and rental assistance.	3772 Taft Street Riverside, CA 92503

Source: City of Jurupa Valley, 2015

Housing Resources

A jurisdiction’s housing resources include the existing housing stock as well as vacant and underutilized land that can support additional housing. The paragraphs below outline the City of Jurupa Valley’s housing resources and demonstrate how the City can provide its share of the region’s future housing need. In addition, financial and administrative resources available to support housing activities and facilitate implementation of housing policies and programs are addressed, as well as opportunities for energy conservation.

Residential Density and Affordable Housing

State housing law requires jurisdictions to provide an analysis showing that land use designations or zones identified for the development of housing for lower income households are sufficient to encourage such development. The law provides two options for preparing the analysis: 1) describe market demand and trends, financial feasibility, and recent development experience; or 2) utilize default density standards deemed adequate to meet the lower income housing need. According to state law, the default density standard for the City of Jurupa Valley is 30 dwelling units per acre.

Based on an analysis of affordable housing development in the Western Riverside County region and on discussions with local affordable housing developers, as outlined in the following section, the City has determined that a base density of 25 du/a (allowed maximum density, not including any applicable density bonus) is appropriate to accommodate the City’s lower-income housing need. Not only does 25 du/a accommodate for the lower income need, it also minimizes the impact of the density amongst the current housing stock available. The density of these new residential developments is important in so far as they match the character of

the community, which consists of majority larger lot, ranch style single family homes.

Program HE 1.1.1 commits the City to amending the Land Use Map of the General Plan to add at least 54 acres of HHDR-designated land with appropriate zoning to allow multi-family ownership and rental housing. The HHDR land use designation allows a density of 21-25 dwelling units per acre, with additional density possible through state-mandated density bonuses. This commitment was developed in the General Plan and implemented in the 5th cycle Housing Element. The 2021-2029 housing element rezones even more land to accommodate for the needs of the community, while also protecting the rural, country aesthetics of the Jurupa Valley.

Land costs in Jurupa Valley continue to be significantly lower than those of Orange and Los Angeles Counties; hence, the number of units per acre necessary to allow an affordable housing development project to achieve economies of scale is smaller than that of many other Southern California cities. A survey of vacant properties for sale in Jurupa Valley on LandSearch.com showed seven properties available and suitable for residential development. Properties ranged in size from 1 to 17 acres and had an average land cost of \$160,000 per acre. By comparison, vacant properties in inland Orange County on mostly smaller, infill sites range from \$1 million to well over \$1.5 million per acre.

The City contacted three affordable housing developers within the Riverside/Jurupa Valley area: National Community Renaissance, Jamboree Housing Corporation, and Bridge Housing Corporation. Based on those conversations, it was determined that densities of 25 dwelling units per acre are sufficient to accommodate affordable housing development within the City of Jurupa Valley. According to these developers, the primary determinant of affordability is land cost, followed by the type and cost of construction. They noted that there was a “pivot point” density at or near 25 dwelling units per acre. As density increased beyond this point, podium type development was typically required, significantly increasing the cost of construction. For this reason, these developers believed densities of 25 dwellings per acre or less were more feasible than higher densities in the Riverside/San Bernardino market. They also stressed the importance of project compatibility with surrounding uses in setting project density, because this related directly to the time and cost of development. Consequently, these nonprofit developers indicated that sites designated at 25 dwelling units per acre would be suitable to develop affordable housing. The examples in *Table 5.31* show that, while the densities vary within the Inland Empire, the average density is about 24.14 units per acre. These developments are located in diverse locations including some of the highest densities found on infill projects in the middle of the jurisdiction’s downtown area.

Table 5.31: Inland Empire Affordable Housing Project Examples

Jurisdiction	Development Name	Address	Acreage	Dwelling Units	Dwelling Units/Acre
Jurupa Valley	Northtown housing	Mission and Crestmore	26	68	13.23
Ontario	Palm Terrace 2 Apartments	1449 East D Street	2.08	48	24
Riverside	Cedar Glan Apartments	9830 County Fam Road	7.41	100	13.5
Riverside	Mission Heritage Project	3933 Mission Inn Avenue	1.72	71	41.28
Rancho Cucamonga	Villa Pacifica II	7418 Archibald Avenue	2.27	60	26.43
Rancho Cucamonga	Day Creek Villas	12250 Firehouse Court	4.04	140	34.65
Fontana	Sierra Ave Apartments	16839 Ramona Avenue	4.31	60	13.92
Moreno Valley	Courtyards at Cottonwood	Cottonwood and Indian	6.78	80	11.80

Currently, state law requires that cities provide additional aid to housing developers to streamline the process for the development of affordable housing, specifically for the low income, and the very low-income housing categories. To comply with state law, in 2021, the City is in the process of developing a “by right” process for projects in the HHDR General Plan designation with a minimum of 20% of units affordable to affordable to lower income households during the 2021-2029 planning period to be processed without the need for discretionary review. This law intends to incentivize the development of affordable housing and minimize government constraints on developing affordable housing units in California.

Variety of Housing Opportunity

The Zoning Code provides for a range of housing types, including single-family, multi-family, accessory dwelling units, manufactured homes, mobile home parks, licensed community care facilities, employee housing for seasonal or migrant workers as necessary, assisted living facilities, emergency shelters, supportive housing, transitional housing, and single room occupancy (SRO) units. *Table 5.32* summarizes the types of housing allowed by Jurupa Valley’s Zoning Code to ensure a variety of housing opportunities continue to be available and the City continues to update the permitted uses of each zone as required by state law.

Table 5.32: Jurupa Valley Permitted Uses by Zone

Zoning District	One-Family Dwelling	Multiple Family Dwelling	Accessory Dwelling Unit	Congregate Care Facilities	Emergency Shelter	Transitional and Supportive Housing ¹	Farm Worker Housing ²	Employee Housing	SRO	Manufactured Housing/ Mobile Home	Mobile-Home Park	Planned Residential Development
R-R/R-R-O	P	NP	P	NP	NP	P	NP	NP	NP	P	CUP	P#
R-1/R-1A	P	NP	P	NP	NP	P	NP	NP	NP	P	CUP	P#
R-A	P	NP	P	NP	NP	P	NP	NP	NP	P	CUP	P#
R-2	P	P*	P	P*	NP	P	NP	P*	P*	P	CUP	P#
R-2A	P	P*	P	P*	NP	P	NP	P*	P*	P	CUP	P#
R-3	P*	P*	P	P*	NP	P	NP	P*	P*	P	CUP	P#
R-3A	P	NP	P	NP	NP	P	NP	NP	NP	P	CUP	P#
R-T	P	NP	P	NP	NP	P	NP	P*	P*	P	CUP	P#
R-T-R	P	NP	P	NP	NP	P	NP	NP	NP	P	-	P#
R-4	P*	P*	P	P*	NP	P	NP	P*	P*	P	CUP	P#
R-6	P	P	P	NP	NP	P	NP	P	P	P	CUP	P#
PUD	PUD	PUD	PUD	PUD	NP	PUD	PUD	PUD	PUD	PUD	PUD	P#
I-P	NP	NP	NP	NP	P	NP	NP	P*	NP	P*	NP	NP
A-1	P	NP	P	NP	NP	P	P*	NP	NP	P*	CUP	P#
A-2	P	NP	P	NP	NP	P	P*	NP	NP	P*	CUP	P#
W-2	P	NP	P	NP	NP	P	NP	NP	NP	NP	NP	P#
R-D	P	P*	P	NP	NP	P	NP	NP	NP	P	CUP	P#
N-A	P	NP	P	NP	NP	P	NP	NP	NP	P*	NP	P#

Source: City of Jurupa Valley Zoning Code, 2021

P = Permitted by Right; CUP = Conditional Use Permit Required; "NP" = Not Permitted; P* = Requires Site Development Permit; P# = Requires PC/CC review; PUD = Allowed with PUD; rezoning required.

Notes: 1 Transitional and Supportive housing subject to same requirements that apply to standard residential uses.

2 Employee housing for six or fewer persons is treated as a single-family structure and residential use.

Single- and Multi-Family Uses

One-family dwellings are permitted uses in most residential zones. Multi-family dwellings are permitted in the R-4 zone, as well as the R-2, R-3, and R-6 zones with the approval of a Site Development Permit. The Site Development Permit (SDP) process is a discretionary review process that differs from Conditional Use Permit (CUP) review in that a SDP is strictly concerned with design and the application of conditions to address traffic safety, parking, noise and other standards for uses that are allowed by right in those land uses. Conditions of approval may be imposed that must be met prior to or concurrent with project development. However, Site Development Permits are less costly and processed more quickly than Conditional Use Permits. Site Development Permits for residential projects are typically approved by the Community Development Director and generally do not require Planning Commission approval, except for special cases that are recommended to the Planning Commission Hearing by the Community Development Director.

Accessory Dwelling Units

Accessory dwelling units (ADU) are attached or detached dwelling units that provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation. Accessory dwelling units may be an alternative source of affordable housing for lower income households and seniors. These units typically rent for less than apartments of comparable size.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which Accessory Dwelling Units are permitted through a ministerial process (*California Government Code*, §65852.2). In December 2020, the City adopted an ordinance to amend its Accessory Dwelling Unit requirements to comply with state law.

To meet the requirements of state law, the City amended the Accessory Dwelling Units code in 2018 and 2020 to minimize requirements and to stay consistent with current code and to keep the process ministerial. A ministerial process is intended to reduce permit processing periods and development costs, because proposed accessory dwelling units that comply with local zoning regulations and standards can be approved without a public hearing.

Jurupa Valley permits Accessory Dwelling Units on parcels that have a legal, single-family dwelling existing on the site, subject to additional development standards and the approval of an Accessory Dwelling Unit Permit. Accessory Dwelling Unit Permits are reviewed by the Community Development Director and do not require discretionary review or a hearing. Current code also allows for Junior

Accessory Dwelling Units within existing single-family homes in addition to an Accessory Dwelling Unit, effectively allowing up to three units on a single parcel. The code also allows up to two Accessory Dwelling Units to be added to multi-family dwellings, subject to additional development standards and the approval by the Community Development Director.

Mobile Housing

State law requires local governments to permit mobile homes meeting federal safety and construction standards on a permanent foundation (and permanently connected to water and sewer utilities, where available), in all single-family residential zoning districts (§65852.3 of the *California Government Code*).

For purposes of permit issuance, Jurupa Valley permits mobile homes on a foundation system on all lots zoned to permit single-family dwellings. The installation of manufactured homes not on foundations is allowed whenever it is specifically provided for in the various zone classifications, and is subject to the requirements and standards set forth in those zones. A mobile home permitted in the R-R and R-A zones, however, is subject to additional development standards regarding minimum floor area and lot size. These requirements are standard for most California jurisdictions and are similar to those of Riverside County. Manufactured homes of 1,000 square feet or smaller are also allowed to be used for accessory dwellings units on sites with an existing single-family home, subject to additional requirements as required by the Jurupa Valley Municipal Code.

Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (§5115 and §5116 of the *California Welfare and Institutions Code*) declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer mentally disordered or otherwise handicapped persons is required by law. A state-authorized, certified, or authorized family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes (commonly referred to as “group” homes) for six or fewer persons than are required of other permitted residential uses in the zone. The Lanterman Act covers only licensed residential care facilities. California Housing Element law also addresses the provision of transitional and supportive housing, which covers non-licensed housing facilities for

persons with disabilities that meet the statutory definitions for those terms.

The City of Jurupa Valley defines congregate care facilities as “a housing arrangement, developed pursuant to Article XIX of the Zoning Code, where nonmedical care and supervision are provided, including meals and social, recreational, homemaking and security services.” As part of this housing element update, the City’s provisions for licensed residential care facilities will be amended as needed to ensure consistency with the Lanterman Act.

Emergency Shelters

An emergency shelter is a facility that provides temporary shelter and feeding of indigents or disaster victims, operated by a public or nonprofit agency. State law requires jurisdictions to identify adequate sites for housing that will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (§65583(c)(1) of the *California Government Code*). State law (SB 2) requires that local jurisdictions make provisions in their zoning codes to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may establish standards to regulate the development of emergency shelters.

The state also adopted State Housing Element Law restricting the requirements local jurisdictions can set as development standards for these emergency shelters. Housing Element Law requires that local governments impose only those development and management standards that apply to residential or commercial development within the same zone.

The City of Jurupa Valley permits emergency shelters in its Industrial Park (I-P) zone, subject to the development standards allowed under SB 2, such as minimum floor area for each client, minimum interior waiting and client intake areas, off-street parking and outdoor lighting requirements.

The City has a number of large, vacant I-P zoned sites totaling 439 acres. In February 2021, the City adopted an amendment to the existing emergency shelter codes to comply with the requirements and provisions of current state law.

Transitional and Supportive Housing

State law requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that

require the termination of assistance and reassignment of the assisted unit to another eligible program participant at a predetermined future point in time that shall be no less than 6 months from the beginning of the assistance (*California Government Code §65582(h)*). For example, a multi-family dwelling that is designated as a temporary (typically 6 months to 1 year) residence for abused women and children, pending relocation to more permanent housing.

State law addresses the requirements, local provisions and streamlining of transitional and supportive housing. State law currently requires local jurisdictions to address the provisions for transitional and supportive housing. It requires the city to address the criterion for assessing the need for emergency shelters and housing to a regional level, and requiring that to be accounted for as part of the Housing Element of a city to create an impactful change on the current homeless housing situation.

Currently, state housing law requires local jurisdictions to allow permanent supportive housing meeting specific conditions by right in all zones where mixed use and multi-family housing is permitted and to streamline the applications for permanent supportive housing. For such supportive housing located within half mile from transit, no minimum parking can be required.

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 commencing with §4500 of the *Welfare and Institutions Code*) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (*California Government Code §§65582(f) and (g)*).

Accordingly, state law establishes transitional and supportive housing as residential uses and therefore, local governments cannot treat these uses differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). As part of the development of this Housing Element, the City will include provisions for transitional and supportive housing, pursuant to current state law.

Single Room Occupancy (SRO)

AB 2634 mandates that local jurisdictions address the provision of housing options for extremely low-income households, including Single Room Occupancy units (SRO). SRO units are typically one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and a bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. There are minimum standards for SROs (including a minimum floor area requirement) under the *California Health and Safety Code*.

The City of Jurupa Valley's Zoning Code does not specifically address SROs, as part of this Housing Element, the City will include provisions to address SRO housing.

Farm Worker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. In general, the *California Health and Safety Code* §17008(a) defines "employee housing" as "any portion of any housing accommodation, or property upon which a housing accommodation is located, if all of the following factors exist:

- (1) The accommodations consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobilehome, manufactured home, recreational vehicle, travel trailer, or other housing accommodations, maintained in one or more buildings or one or more sites, and the premises upon which they are situated or the area set aside and provided for parking of mobile homes or camping of five or more employees by the employer.
- (2) The accommodations are maintained in connection with any work or place where work is being performed, whether or not rent is involved."

Section 17005 of the *California Health and Safety Code* identifies the few types of employees excluded, and Section 17008 provides a detailed definition of employee housing. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted.

The City of Jurupa Valley permits agricultural uses in a number of its residential zones, although there are no large-scale agricultural properties or businesses in the City at this time. The Zoning Code does not specifically address farm worker housing in residential zones, but does allow farm worker housing in the City's agricultural zones (A-1 and A-2) with Site Development Permit approval, and

single-family dwellings are permitted by right in these zones. As part of the implementation of this Housing Element, the City will amend the Zoning Code to address the requirements of the Employee Housing Act.

D. HOUSING OPPORTUNITIES AND RESOURCES

State housing law requires that each jurisdiction in the state quantify the need for housing within its jurisdiction as part of the periodic process of updating local housing elements of the General Plan. As such, the Southern California Association of Governments (SCAG) has allocated the City of Jurupa Valley housing production goals for the 6th Cycle Housing Element update. The paragraphs below outline how the City of Jurupa Valley will accommodate its share of regional housing needs during the planning period.

The Regional Housing Needs Allocation (RHNA) developed and adopted by SCAG covers the growth projection and planning period from October 15, 2021 through October 15, 2029. The RHNA assigns a housing production number to each jurisdiction in the region. Jurupa Valley must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need. The RHNA allocation is divided into four income categories: Very Low, Low, Moderate, and Above Moderate. *Table 5.33* outlines that Jurupa Valley’s share of regional future housing needs is a total of 4,497 new units between October 15, 2021 and October 15, 2029. This allocation is distributed into the four income categories identified above. The RHNA includes a fair share adjustment that allocates future (construction) need by each income category in a way that meets the state mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

Table 5.33: City of Jurupa Valley 6th Cycle RHNA Allocation

Income Category (% of County AMI)	Number of Units	Percent
Very Low (0 to 50%)	1,207*	26.8%
Low (51 to 80%)	749	16.7%
Moderate (81% to 120%)	731	16.3%
Above Moderate (Over 120%)	1,810	40.2%
Total:	4,497	100%

Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 2021

AMI = Area Median Income

*The City has a RHNA allocation of 1,207 very low income units (inclusive of extremely low income units). This allocation is evenly split between extremely low and very low income groups pursuant to state law (AB 2634)

Credits toward RHNA

Several categories of housing are combined to meet the City of Jurupa Valley's RHNA requirements. These include Approved Units, Units Pending Approval (Pipeline Projects), Accessory Dwelling Units, Specific Plans, and Vacant and Underutilized Sites. As outlined in detail below, when combined, these categories meet all of the City's Moderate and Above Moderate Income housing requirements and most of the Low and Very Low-Income requirements. Additional sites have been identified to meet the City's RHNA, and the City has committed to undertaking a general plan and rezone process following adoption of the 2021-2029 Housing Element to meet this requirement. For more detail about sites contributing to the City's RHNA, please refer to Appendix A – Sites Inventory and Appendix B– Proposed Redesignation/Rezone Sites.

Approved Units Built and/or Entitled Since June 30, 2021

The 6th Cycle RHNA covers an 8-year planning period, beginning on October 15, 2021. Housing units built, under construction, or receiving building permits from June 30, 2021 onward can be credited towards meeting the City's RHNA and subtracted from the City's share of regional housing needs. Between June 30, 2021 and September 30, 2021, the City entitled a total of **XX** housing units, including single-family units, multi-family units, and accessory dwelling units (ADUs). *(TO BE COMPLETED IN SEPTEMBER 2021)*. None of the units have been designated affordable. However, the ADUs are considered partially affordable to low- and very-low-income households based on a SCAG survey of ADU affordability in Riverside County and outlined below.

Units Pending Approval (Pipeline Projects)

As of September 30, 2021, ten proposed projects totaling 1,095 units are at various stages of review and approval (*Table 5.34*). These projects include eight single-family residential subdivisions and two apartment projects. None of the proposed projects include a guaranteed affordable housing component, although one, Madone Collection, is exploring the inclusion of three single-family units affordable to moderate income households. The two proposed apartment projects, Vernola Marketplace Phase B, and Rexco Apartments, propose densities of 24 and 26.7 dwelling units per acre (du/ac), respectively. Based on apartment rent levels in the City, the apartment units are considered affordable to moderate-income households. The single-family units are presumed to be affordable to above-moderate income households.

Table 5.34: Pipeline Projects (Units Pending Approval) as of September 30, 2021

Project	Unit Type	Income Level				Total
		Very Low	Low	Moderate	Above Moderate	
9640 Philadelphia (MA16161)	SF	–	–	–	44	44
Philadelphia & Country Village (MA19029)	SF	–	–	–	54	54
Montecito Subdivision (MA20090)	SF	–	–	–	25	25
Pearl Communities (MA14143)	SF	–	–	–	74	74
Appaloosa Springs (MA20065)	SF	–	–	–	254	254
Madone Collection (MA20086)	SF	–	–	–	36	36
Sequanata Partners (PAR1314)	SF	–	–	–	78	78
Paradise Knolls PA-5 (MA20211)	SF	–	–	–	220	220
Vernola Marketplace - Phase B (MA21046)	Apt.	–	–	200	–	200
Rexco (MA21083)	Apt.	–	–	110	–	110
Total		–	–	310	785	1,095

Accessory Dwelling Units (ADUs)

As previously identified, ADUs are units with complete independent living facilities for one or more persons built on the same lot as, or attached to, a primary residence. To promote ADUs as a means of providing affordable infill housing, the State of California enacted a number of laws since 2017 to streamline the ADU permitting processes and reduce restrictions on ADUs. The City of Jurupa Valley has modified its development regulations to meet state requirements and has experienced a corresponding increase in ADU activity. The City issued 15 ADU permits in 2018 and 10 permits in 2019 and saw an increase in inquiries about ADUs in 2020 although only 5 permits were issued. Nonetheless, the City anticipates increased ADU activity in the future and is also in the process of preparing sample building plans that property owners can use to facilitate ADU construction and reduce the cost of the ADU development process. Based on these trends, the City anticipates permitting at least 15 ADUs in each year of the 2021-2029 Cycle for a total of 120 projected ADU units. This Housing Element includes a policy (HE-1.3) to encourage the development of ADUs throughout the creation of sample plans and development information packets.

To assist cities and counties determine affordability levels for ADUs, the Southern California Association of Governments (SCAG) conducted an analysis of ADU affordability in the region. The analysis included a survey of ADU rents by subarea. Based on this analysis, SCAG publishes ADU affordability assumptions that can be used by jurisdictions preparing site inventory analyses for the 6th Housing Element Planning Cycle. The final affordability assumptions for Riverside County are outlined in *Table 5.35* below, together with a breakdown of projected 6th Cycle ADUs in Jurupa Valley by income level.

Table 5.35: ADU Affordability Assumptions, 2021-2029

	Riverside County ADU Affordability Assumptions (%)	Jurupa Valley Total Projected 2021-2029 ADUs Based on Affordability Assumptions
Extremely Low	15.0%	18
Very Low	7.7%	9
Low	34.8%	42
Moderate	34.8%	42
Above Moderate	7.7%	9
Total	100%	120

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020

Development Potential in Specific Plans

Specific Plans are planning documents that outline the land use and development plan for an area of a city or county. As of 2021, there are four Specific Plans in the City of Jurupa Valley with remaining residential capacity: the I-15 Corridor, Paradise Knolls, Emerald Meadows Ranch, and Rio Vista Specific Plans. The location of each Specific Plan is outlined in Appendix A. It is anticipated that the remaining development capacity within each Specific Plans will be developed during the 2021-2029 planning cycle and thus will contribute toward the City's ability to meet its RHNA allocation. The paragraphs below outline the current status of each Specific Plan and the assumptions for development within the planning cycle.

In considering market affordability of future development projects, the City has applied the following affordability categories, based on state and federal standards. The standards are based on surveys of local AMI and subject to adjustment using household size and other factors:

- Extremely Low Income (0-30% AMI)
- Very Low Income (31-50% AMI)
- Low Income (51-80% AMI)
- Lower Income: (0-80% AMI): Refers to a range of income levels that includes Extremely Low, Very Low and Low Income households. Based on the analysis of the adequacy of density and actual housing production in the West Riverside County region during the past several years, it is assumed that sites with a general plan designation of Highest Density Residential (HHDR - 20-25 dwelling units/acre or du/a) are adequate to facilitate the construction of housing affordable to Lower Income households in Jurupa Valley.
- Moderate Income (80-120% AMI): Based on the analysis of the adequacy of density and actual housing production in the West Riverside County region during the past several years, it is assumed that sites with a general plan designation of High Density Residential (HDR – 8-14 du/a)

or Very High Density Residential (VHDR – 14-20 du/a) are adequate to facilitate the construction of housing affordable to Moderate Income households in Jurupa Valley.

- Above Moderate Income (Over 120% AMI): Based on the analysis of the adequacy of density and actual housing production in the West Riverside County region during the past several years, it is assumed that sites with a general plan designation of Medium High Density (MHDR 5-8 du/acre or lower) are adequate to facilitate the construction of housing affordable to above-moderate income households in Jurupa Valley).

I-15 Corridor Specific Plan

The I-15 Corridor Specific Plan is an approved planned community of over 750 acres consisting of a mix of commercial and single-family detached and attached residential uses. It was adopted by the County of Riverside when Jurupa Valley was still a part of the unincorporated County. Upon buildout, the project will provide a total of 2,400 residential dwelling units—of which 1,100 units were originally approved within the boundaries of the City of Jurupa Valley. Most of the Jurupa Valley units have already been developed; however, there is a remaining capacity of 508 single-family units in Jurupa Valley north of Limonite Avenue based on the original Specific Plan. The units are expected to be market rate and thus could contribute to the City’s supply of above-moderate housing.

In addition, in 2015, the City approved an amendment to remove a 10.2-acre site from the southern limit of the Specific Plan that was designated for industrial use to accommodate the development of the Vernola Marketplace Project, a 397-unit luxury apartment project. As of the date of preparation of this Housing Element Update, the project is under construction and the property owner has submitted a second application the for the Vernola Marketplace – Phase B project on an adjacent 8.3-acre site within the Specific Plan area that is designated for industrial use. The project would remove the site from the Specific Plan and redesignate and rezone the site to accommodate 200 additional apartment units. Because these two projects have been removed from the boundaries of the Specific Plan, they are not included in Table 5.36.

Table 5.36: Approved I-15 Corridor Specific Plan

Planning Area	Number of Dwelling Units	Status
Units in Jurupa Valley 16, 17, 19 8	1,100 [319] [273]	Completed in 2014 — Lennar Harvest Village Completed in 2011
10 and 13	508	Remaining units to be developed

Source: City of Jurupa Valley (2021)

Emerald Meadows Ranch Specific Plan

The Emerald Meadows Ranch Specific Plan is located in the eastern portion of the City, south of SR-60, and was adopted prior to Jurupa Valley’s incorporation. The Plan area proposes a variety of uses, including a mix of residential single-family and multi-family uses. Upon buildout, the Specific Plan will add a total of 1,196 new dwelling units to the City, as shown in *Table 5.37*. Based on the densities proposed, 477 units, ranging from 12 to 16.2 du/ac, are considered moderate income with the remainder falling into the above-moderate category. As of May 2021, none of the units within the Specific Plan had been constructed, although the applicant is in preliminary negotiations with the City on revisions to the project’s land use distribution.

Table 5.37: Approved Emerald Meadows Ranch Specific Plan

Unit Type	Land Use	Density (du/ac)	Acres	Number of Dwelling Units
Single-family detached	Medium Density	4.5	85	379
Single-family detached	Medium High Density	6.0	56	340
Single-family detached or attached	High Density	12.0	23	272
Multi-family residential	Very High Density	16.2	13	205
Total units remaining to be built			177	1,196

Source: Emerald Meadows Ranch Specific Plan, 2005

Rio Vista Ranch Specific Plan

The Rio Vista Ranch Specific Plan located in the northeastern portion of the City was adopted prior to Jurupa Valley’s incorporation. The Plan area proposes a variety of uses, including a mix of residential single-family and multi-family uses, retail and commercial services, parks, and open space covering 918 acres. Upon buildout, the Specific Plan will add a total of 1,697 new dwelling units consisting of single-family and multi-family units, as shown in *Table 5.38*. As of April 2021, the property owner had an application on file with the City to revise the land use distribution of the plan. The unit counts below reflect the original Specific Plan land use designations approved by the County. Of these, 448 units fall into the moderate income category based on the proposed densities with the remaining in the above-moderate income category.

Table 5.38: Approved Rio Vista Specific Plan

Unit Type	Land Use	Density (du/ac)	Acres	Number of Dwelling Units
Single-family detached	Low Density	2.4	71	171
Single-family detached	Medium Density	2-5	332	1,078
Multi-family attached	High Density Townhomes/ Condos	8-14	5	60
Multi-family apartments	Very High Density	14-20	24	388
Total units remaining to be built		–	432	1,697

Source: Rio Vista Specific Plan

Paradise Knolls Specific Plan

Approved in 2016, the Paradise Knolls Specific Plan was approved for a master planned residential community for the development of 650 dwelling units, plus commercial, recreational, and open space uses on about 107 acres in the Pedley Town Center area. Of about 71 acres to be developed with housing, just over 10 acres (about 15% of the housing area) is planned for Highest Density Residential (HHDR) uses at a density of 28 du/ac and qualifies as lower income housing based on density. As of April 2021, 107 single-family dwelling units were under construction in Planning Area 1, as shown in *Table 5.39*. In addition, an application has been submitted to subdivide Planning Area 5 into 220 single-family lots, as outlined above under “Pipeline Projects.”

Table 5.39: Approved Paradise Knolls Specific Plan

Planning Area	Number of Dwelling Units	Status
Total units	650	
1	[107]	Under construction
5	[220]	Subdivision application in process
2, 4	323	Remaining units to be developed

Source: Paradise Knolls Specific Plan, 2016; City of Jurupa Valley 2021

Combined, the four Specific Plans outlined above have a remaining capacity of 3,944 dwelling units, which is broken down by income level in *Table 5.40*.

Table 5.40: Remaining Specific Plan Capacity

Specific Plan	Income Level				Total (DUs)
	Very Low (DUs)	Low (DUs)	Moderate (DUs)	Above Moderate (DUs)	
I-15 Corridor	–	–	–	508	508
Paradise Knolls	195	105	–	23	323
Emerald Meadows Ranch	–	–	477	719	1,196
Rio Vista	–	–	448	1,249	1,697
Total	195	105	925	2,499	3,724

Vacant and Underutilized Sites

The City of Jurupa Valley conducted a comprehensive inventory of vacant and underutilized sites to identify additional residential development during the 2021-2029 housing cycle. This analysis built upon the sites inventory conducted during the 5th Cycle Housing Element Update process, removed sites that had been developed or entitled and added sites identified for the production of housing. Sites were assigned a housing income category based on the allowable general plan and zoning designations. Development potential was determined by taking 70% of the maximum permitted density allowed by the General Plan to account for potential development constraints and infrastructure. Only sites designated Highest Density Residential (HHDR) with a density range of 20-25 du/ac were assumed to contribute to Very Low and Low income housing. Table 5.41 below summarizes the sites inventory for Jurupa Valley. Additional information on the sites inventory can be found in Appendix A.

Table 5.41: Sites Inventory

General Plan Land Use Designation	Income Level				Total (DUs)
	Very Low (DUs)	Low (DUs)	Moderate (DUs)	Above Moderate (DUs)	
Ranch Residential (EDR)	–	–	–	1	1
Country Neighborhood (LDR) & Rural Community – Low (RC-LDR)	–	–	–	274	274
Medium Density Residential (MDR)	–	–	–	207	207
Medium High Density Residential (MHDR)	–	–	–	109	109
High Density Residential (HDR)	–	–	58	–	58
Very High Density Residential (VHDR)	–	–	–	–	0
Highest Density Residential (HHDR)	452	243	–	–	695
Total	452	243	58	591	1,344

Progress in Meeting Housing Needs

Table 5.42 summarizes Jurupa Valley's progress in meeting the 6th Cycle RHNA and its capacity for housing development. Overall, the land use inventory indicates that the City has the existing capacity needed to accommodate its RHNA in the Moderate and Above-Moderate categories with a combined surplus of 2,782 units in those categories. However, there is an unmet need of 374 units in the Low-Income category and an unmet need of 561 units in the Very Low/Extremely Low-Income Category as shown on Table 5.42.

Table 5.42: Progress in Meeting 6th Cycle Regional Housing Need Allocation

Unit Capacity	Income Category				Total Units
	Extremely/ Very Low	Low	Moderate	Above Moderate	
RHNA	1,207	749	731	1,810	4,497
1. Units Built and/or Entitled Since 6/30/2021	TBD	TBD	TBD	TBD	TBD
2. Pipeline Projects			310	785	1,095
3. Accessory Dwelling Units ¹ Total ADUs 2021-2029 (15/year)	27	42	42	9	120
4. Development Potential in Specific Plans					
I-15 Corridor Specific Plan	-	-	-	508	508
Paradise Knolls Specific Plan	195	105	-	23	323
Emerald Meadows Ranch SP	-	-	477	719	1,196
Rio Vista SP	-	-	448	1,249	1,697
Subtotal	195	105	925	2,499	3,724
5. Development Potential on Vacant and Underutilized Parcels					
Ranch Residential (EDR)	-	-	-	1	1
Country Neighborhood (LDR) & Rural Community – Low (RC-LDR)	-	-	-	274	274
Medium Density Residential (MDR)	-	-	-	207	207
Medium High Density Residential (MHDR)	-	-	-	109	109
High Density Residential (HDR)	-	-	58	-	58
Very High Density Residential (VHDR)	-	-	-	-	-
Highest Density Residential (HHDR) ²	452	243	-	-	695
Subtotals	452	243	58	591	1,344
Total RHNA Credits (Built + Potential)	674	390	1,335	3,884	6,283
RHNA Surplus/[Deficit]	(561)	(374)	+598	+2,184	

¹ ADU affordability levels based on SCAG's 2020 Affordability Analysis for San Bernardino and Riverside Counties

² Assumes 65% of potential HHDR units on vacant or underutilized parcels applied to "Very Low/Extremely Low" housing need, with the remaining potential HHDR units allocated to meet "Low Income" need.

Additional Sites Needed to Meet RHNA

Based on the foregoing, the City identified additional sites to be redesignated and rezoned to make up for the shortfall of very low and low income housing units during the 2021-2029 cycle. As outlined in Action Item HE-1.1.1, following Housing Element adoption, the City will consider a proposal to redesignate 17 sites, totaling 81.7 acres, to the City's highest density, HHDR. Based on a density range of 20-25 du/ac, these sites are projected to accommodate a minimum of 1,161 units, including 755 units of very low income housing and 406 units of low income housing, which will make up for the anticipated shortfall. The summary of sites proposed to be redesignated is outlined in Attachment B. In addition, the City is in the process of formalizing a process to permit projects with 20% of the units designated for lower income households during the 2021-2029 planning period through a "by-right," non-discretionary process as outlined in Action Item HE-1.1.5.

E. FINANCIAL RESOURCES FOR HOUSING

As a young City with limited financial resources, Jurupa Valley has limited access to funding sources for affordable housing activities. In

In addition, the City does not have a housing authority. The Housing Authority of the County of Riverside (HACR) manages public housing programs in the City of Jurupa Valley and other participating jurisdictions in the County. The following paragraphs outline the three largest housing funding sources the City of Jurupa Valley can use for housing production, rehabilitation, or preservation.

SB2/LEAP Grants

In 2017, Governor Jerry Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. The package included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. The funding was made available until the beginning of March of 2019 to update planning documents and land-use ordinances to streamline and promote the development of housing. During the first year of the program, the City of Jurupa Valley received \$310,000 in state funds for planning efforts to facilitate housing production. Funding was allocated for the preparation of objective residential design standards, rezoning of sites to accommodate higher density, and preparation of a town center area plan for the Pedley area.

For the second year and onward, 70% of SB 2 funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). Year Two affordable housing funds will be available for:

- Increasing the supply of housing for households at or below 60% of AMI
- Increasing assistance to affordable owner-occupied workforce housing
- Assisting persons experiencing or at risk of homelessness
- Facilitating housing affordability, particularly for lower and moderate income households
- Promoting projects and programs to meet the local government's unmet share of regional housing needs allocation

Another source of funding to help local jurisdictions to update their planning documents and implement process improvements that will facilitate housing construction is the Local Early Action Planning (LEAP) grants. The City received \$500,000 in LEAP grants in 2020 for the 6th Cycle Housing Element, a general plan consistency program, and programs to incentivize the development of ADUs. LEAP grants are a one-time-only program and are not expected to be offered again in the future.

Section 8 Housing Choice Voucher Program

The Housing Authority of the County of Riverside manages the federally funded Section 8 Housing Voucher Program in the City of Jurupa Valley. The program provides rental assistance to very low income persons in need of affordable housing. The program offers a voucher to income-qualified tenants that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g., 30% of their income). A voucher allows a tenant to find their own housing that meets the requirements of the program, including housing that may cost above the payment standard, with the tenant paying the extra cost. Approximately 344 households in Jurupa Valley receive assistance through the Section 8 Housing Choice Voucher Program.

Community Development Block Grant (CDBG) Funds

In 2018, the City of Jurupa Valley became an “entitlement City” for the Community Development Block Grant (CDBG) Program. The CDBG program is a grant-funded effort administered by the U.S. Department of Housing and Urban Development (HUD). The CDBG program provides about \$1.2-\$1.3 million in funding for the City to carry out projects in three areas: infrastructure, social services, and housing initiatives. The City is utilizing its CDBG housing funding to assist households with housing rehabilitation through a grant program and also to support the Housing Authority of Riverside County implement the Voucher Program outlined above.

Additional Resources

Described below are public agencies, and private and nonprofit organizations that have been involved or are interested in housing activities in Jurupa Valley. These agencies play important roles in meeting the housing needs of the community. In particular, these agencies and organizations have been or are currently involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need in Jurupa Valley:

- Housing Authority of Riverside County
- Riverside Housing Development Corporation
- Habitat for Humanity
- Jamboree Housing
- Palm Communities

The City will continue to work with these and other qualified housing developers and service providers to create affordable housing

through new construction, acquisition/rehabilitation, and preservation.

F. OPPORTUNITIES FOR ENERGY CONSERVATION

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the 2021 through 2029 Housing Element planning period.

State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy-saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach, which requires proper solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- **Alternative 2:** Generally, requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low

Income Home Energy Assistance Program (LIHEAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences.

Private Sector Programs

The following private sector energy conservation programs are available to Jurupa Valley residents:

- **Energy Savings Assistance (ESA) Programs:** Lower-income customers enrolled in Southern California Edison's and/or Southern California Gas ESA program may be eligible to receive low- or no-cost products and installation: attic insulation; energy-efficient lighting; door weather-stripping; replacement of qualified appliances; caulking; minor home repairs; low-flow showerheads; and water heater blankets.
- **Gas Assistance Fund (GSF):** Lower-income residents having trouble paying their gas bill may receive a one-time grant up to \$200 through a joint program between Southern California Gas and United Way.

G. HOUSING CONSTRAINTS

Governmental Constraints

Governmental constraints are policies, standards, requirements, and actions imposed by the government that affect the development and provision of housing. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and federal agencies play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are therefore not addressed in this analysis. These governmental policies often have positive and negative effects on housing and thus contributing to the many constraints that are reviewed and used to developed housing objectives. While policies have the intention of encouraging availability and affordability of housing, these same policies can be seen as potentially constraining when met with other nongovernmental constraints.

Land Use Element

The Land Use Element of a General Plan designates the general distribution, location, and extent of uses for land planned for housing, business, industry, open space, and public or community facilities. As it applies to housing, the Land Use Element establishes a range of residential land use categories, specifies densities

(typically expressed as dwelling units per acre), and suggests the types and locations of housing appropriate in a community. Residential development is implemented through the zoning districts, use classifications, development regulations, and design standards specified in the jurisdiction's zoning code.

The City of Jurupa Valley adopted the County of Riverside General Plan upon the City's incorporation in 2011. In 2017, the City then developed and adopted the current General Plan.

Types of Residential Communities

The governmental factor that most directly influences the types and character of residential communities, as well as market conditions, is the allowable density range of residentially designated land. These densities reflect the type of housing expected in each development, allowing for developers to build in larger scale. In general, higher densities allow developers to take advantage of economies of scale, reduce the per-unit cost of land and improvements, and reduce developments costs associated with new housing construction. Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a community, increasing the feasibility of producing affordable housing, and offer a variety of housing options that meet the needs of the community.

Table 5.43 summarizes the City's 2017 General Plan land use designations that will allow residential uses, as well as their permitted net densities (without density bonus). The 2017 General Plan provides a range of densities for single-family (up to 14 units per acre) and multi-family (14-25 units per acre) housing development to accommodate a wide range of housing options. Maximum allowed densities are established for all residential designations, and minimum densities are established to help ensure that land zoned for residential use will be developed as efficiently as possible.

The Zoning Code is the primary tool for implementing the General Plan Land Use and Housing elements. It is designed to protect and promote public health, safety and welfare, as well as to promote quality design and quality of life. The City of Jurupa Valley's residential zoning districts control both the use and development standards of each residential site or parcel, thereby influencing the location, design, quality, and cost of housing. Title 9 (Zoning) works with Title 7 (Subdivisions) to ensure that all codes are met when developing new housing communities and neighborhoods.

Table 5.43: Jurupa Valley General Plan Residential Land Use Designations, 2017

Designation	Description	Density Range (du/acre)	
		Minimum "Target"	Maximum Allowed
Small Farm (Rural Residential - RR)	<ul style="list-style-type: none"> Single-family detached residences on large parcels of at least 5 acres. 	--	1 unit per 5 acres
Ranch (Estate Density Residential - EDR)	<ul style="list-style-type: none"> Single-family detached residences on large parcels of at least 2 acres. 	--	1 unit per 2 acres
Rural Neighborhood (Very Low Density Residential - VLDR)	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. 	--	1 unit per 1 acre
Country Neighborhood (Low Density Residential (LDR)	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ½ to 1 acre. 	--	1 unit per ½ acre
Medium Density Residential (MDR)	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. 	2	5
Medium High Density Residential (MHDR)	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. 	5	8
High Density Residential (HDR)	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes. 	8	14
Very High Density Residential (VHDR)	<ul style="list-style-type: none"> Single-family attached residences and all types of multi-family dwellings. 	14	20
Highest Density Residential (HHDR)	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-level (3+) structures are allowed. 	20	25
Mixed Use Overlay (MUO)	<ul style="list-style-type: none"> Allows a mix of residential, commercial, office and other compatible uses. Flexible residential density and development standards are applied to encourage compatible, attractive, high-quality development. 	8	20
*Town Center Overlay (TCO)	<ul style="list-style-type: none"> Applied to three historic core areas, namely Rubidoux, Pedley, and Glen Avon. Promotes infill and improvement of established town centers a more urbanized, pedestrian-oriented mix of residential, commercial, office, entertainment, civic, transit, educational, and/or recreational uses, or other uses is encouraged. Special Design Guidelines apply to the Pedley, Rubidoux and Glen Avon Town Centers 	5	25

Source: Jurupa Valley General Plan

Development Requirements

Upon incorporation as a city, Jurupa Valley adopted the Riverside County Zoning Code by reference. *Table 5.44* summarizes the City's residential zoning districts and their development standards, as established in the County Zoning Code adopted by the City. Jurupa Valley has historically been composed of much larger, ranch styled residential development, and the current larger lot development standards are typical to the more rural areas of the State of California. These current development standards can be considered a constraint because it can create underutilized sites through the City. And when applied to new subdivisions, where smaller lot sizes are a more compatible, the standards become restrictive to development. To resolve this issue, the City will be updating its Zoning Code to implement additional standards for multi-family and small lot subdivisions as part of the programs for this Housing Element.

Table 5.44: Summary of Residential Zoning Districts Development Standards

Zoning District	Minimum Lot Size (sq. ft.)	Minimum Lot			Maximum Building Height (stories/feet)	Minimum Front Yard (feet)	Minimum Interior Side Yard (feet)	Minimum Corner Side Yard (feet)	Minimum Rear Yard (feet)	Lot Coverage
		Width (feet)	Depth (feet)	Frontage (feet)						
RR	21,780	80	--	--	40-50	--	--	--	--	--
R-1/R-1A	7,200	60	100	60	3-story/40	20	10% of lot width	10	10	50%
R-A	20,000	100	150	--	40-50	20	--	--	--	--
R-2	7,200	--	--	--	3-story/40	20	10% of lot width	10	10	60%
R-2A	7,200	--	--	--	2-story/30	20	5	--	10	60%
R-3	7,200	60	100	--	50-75	10	5	10	10	50%
R-3A	9,000	--	--	--	50-75	10	5	10	10	50%
R-4	3,500	40	80	--	40-50	20	5	10	10	--
R-5	None	n/a	n/a	n/a	50-75	50	50	50	50	--
R-6	5,000	--	--	30	35-50	10	--	--	10	--
R-T	3,600/7,200	40/60	100	30/45	40	20	5	5	5	--
PUD	--	--	--	--	--	10	5	10	10	varies

Parking Requirements

Table 5.45 summarizes the residential parking requirements in Jurupa Valley. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. The City determines the required number of parking spaces based on the type and size of the residential unit and has found the required parking spaces to be necessary to accommodate the number of vehicles typically associated with each residence.

Table 5.45: Residential Parking Requirements

Type of Residential Development	Required Parking Spaces (off street)
Single-family	2 spaces per dwelling
Multi-family	Studio or 1 BR: 1.25 spaces per unit; 2 BR: 2.25 spaces per unit 3 BR: 2.75 spaces per unit (add 1 space per employee); Multi- Family Planned Residential Development: 1.5 spaces per unit
Planned residential development	1 BR: 1.5 spaces per unit; 2 BR or more: 2.5 spaces per unit
Senior housing	See Single-Family and Multi-Family requirements
Mobile home parks	2 spaces per trailer or mobile home space* (add 1 guest space per 8 mobile home spaces)
Accessory dwelling units	1 space per unit

Source: Jurupa Valley Municipal Code, 2021

Density Bonus Ordinance

California Government Code §65915 requires local governments to grant a density bonus and additional incentives and reductions in parking requirements to a developer of a qualifying housing project - for example, applicants that agree to provide a certain percentage of very low-income units, low-income units, or moderate income units. The density bonuses that the City has are the same as state law and will continue to be included in new housing developments.

Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

The City of Jurupa Valley has adopted the 2019 California Building Standards Code. Other codes commonly adopted by reference within the region include the California Mechanical Code, the California Plumbing Code, the California or National Electric Code, the Uniform Housing Code, and the California Fire Code. Less common are the California Uniform Code for the Abatement of Dangerous Buildings, the Urban-Wildland Interface Code, and the Uniform Code for Building Conservation. The City has not adopted any local amendments that constrain the development, maintenance, or preservation of housing.

Housing for Persons with Disabilities

Land Use Controls

As previously noted, the City will address the provision of residential care facilities as part of the action plan for this Housing Element through a Zoning Code update. After the update, Jurupa Valley will be able to accommodate all persons with disabilities as required by state law.

Reasonable Accommodation

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. Currently, the City considers requests for reasonable accommodation when requests are made, without a formal application and approval process. As part of this Housing Element's Programs, the City will adopt a formal reasonable accommodation ordinance into the Zoning Code.

Building Code

As indicated above, the City of Jurupa Valley has adopted the 2019 California Building Standards Code and routinely adopts updates as they become available. The City has not adopted any special amendments to this Code that would impede housing for persons with disabilities.

Planning and Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. The City of Jurupa Valley relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Current planning fees for Jurupa Valley, which may be updated by the City Council by resolution from time to time, are summarized in Table 5.46.

Table 5.46: Planning Fees

Application	Initial Deposit Fee
General Plan Amendment	\$7,479.66
Conditional Use Permit	\$9,646.14+\$5.10 per lot or site
Variance (filed alone)	\$2,625.48
Site Development Permit (Plot Plan)	\$4,791.96
Tentative Tract Map (Single-Family Residential)	\$11,368.92 + \$102 per unit
Tentative Tract Map (Multi-Family Residential)	\$11,368.92 + \$102.00 per lot + \$19.38 per acre
Tentative Parcel Map (without waiver of Final Parcel Map)	\$5,621.22 + \$104.04 per lot
Zone Change	\$3,648.54
Accessory Dwelling Unit	\$550

Source: City of Jurupa Valley, January 1, 2021
Fees vary due to location of the units.

A funding source widely used among local governments in California is the development impact fee, which is collected for a variety of improvements including street and drainage improvements. The City of Jurupa Valley collects development impact fees from developers of new housing units, as well as commercial, office, retail, and industrial development. These fees are used to offset

costs primarily associated with traffic impacts and City street improvements that are necessitated by the proposed developments. *Table 5.47* summarizes the development impact fees required by the City and by other relevant agencies in 2017 for residential developments. Based on 2020 development applications, development impact fees are in the order of \$15,500 per unit for a market-rate single-family development and \$12,000 per unit for market-rate multi-family apartment projects.

Table 5.47: Residential Development Impact Fees (Per Unit)

Fee Type	Area 1: Jurupa			
	Single-Family		Multi-Family	
Public Facilities Fee	\$1,207		\$1,011	
Fire Facilities Fee	\$705		\$590	
Transportation (Roads, Bridges) Fee	\$1,001		\$791	
Transportation (Signals) Fee	\$420		\$378	
Regional Parks	\$563		\$472	
Regional Trails Fee	\$316		\$264	
Libraries Fee	\$341		\$286	
Program Administration Fee	\$60		\$50	
Transportation Uniform Mitigation Fee (TUMF)	Single-family: \$8,873		Multi-family: \$6,231	
Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee	Less than 8.0 units per acre: \$1,952/unit Between 8.0-14.0 units per acre: \$1,250/unit Greater than 14.0 units per acre: \$1,015/unit			
Mira Loma Road and Bridge Benefit District (RBBB) Fee	Zone A: \$1,667 MF*: \$417	Zone B: \$884 MF*: \$612	Zone D: \$2,681 MF*: \$1,857	Zone E: \$1,644 MF*: \$1,139

Source: City of Jurupa Valley, reassessed in 2021
Fees for senior single-family units are reduced by 33%.

Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. At times, these holding costs are passed through to renters and homeowners in the price/rent of housing, thus affecting affordability. The City of Jurupa Valley's development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. Currently, state law requires specific review times and project completion for certain types of ministerial housing related applications. These laws streamline the time and review process each project can go through, but the timelines still depend on the type of housing and size of the overall development and total units proposed.

Most larger housing projects require planning permits often including parcel maps and elevation approvals. A parcel map will be required if the project either spans multiple small parcels that need to be merged or for projects that are on large parcels and need to be subdivided for single family homes. Permits for a tract home or

an apartment complex will require elevation approvals through a professional services application with the City. These applications often review the color, design, and style sheets associated with each development. In some cases, these elevation reviews include landscaping, materials, design elements, and wall/fence designs. This process, if it does not include environmental review, can take about 3 to 5 months for staff review and approval at public hearing. Then it goes through the Building Permit process. If the project is for a multi-family development, it can take about 6 months to 1 year including interagency review of the Site Development Permit, parcel maps, and environmental studies before it goes to building permitting. After the approval of the planning permits, developers will move forward with grading permits and environmental surveys, and will serve letters prior to obtaining the building permits, which typically take 3 to 5 months of processing and analysis by Engineering and outside agencies.

New single-family houses typically take 3 to 6 months to complete the Building Permit plan check process, sometimes longer depending upon the size of the project. The City's permit procedures expedite planning and building approvals where possible and are not likely to unduly constrain housing development. The following discussion describes in detail the City's administrative development review procedures (such as Site Development Plan Review) as well as discretionary review and approval processes.

Pre-Application Review

Prospective applicants are encouraged to meet with a City Planner prior to submitting an application. This preliminary meeting helps to expedite the development process. Applicants may also request a more detailed, formal pre-application review. This type of review can be helpful for large or more complex projects, and when the applicant desires review by multiple City departments, such as Engineering, Building, and Public Works. Pre-Application Review requires submittal of an application, fee, plans, and background information and can take from 5 to 8 weeks to process depending on the complexity of the project.

Following submittal, the application is routed to all City departments and outside agencies that would review the formal entitlement application. For example, a Tentative Tract Map would be transmitted to utility companies (e.g., Southern California Edison, SoCal Gas), special districts (JCSD/RCSJ/JARPD) and the County of Riverside.

Site Development Permit (SDP)

As previously indicated, the City of Jurupa Valley requires a Site Development Permit for all multi-family residential projects, except

those within the R-3 zone. Site Development Permits (SDPs), at a minimum, require submittal of an application, fee, checklist, site plan and other exhibits, and supporting information to the Community Development Department. Minor Site Development Permits, such as for accessory dwelling units, or accessory structures, are exempt from environmental review and can be acted upon by the Community Development Director without a public hearing. SDPs requiring environmental review under CEQA require a public hearing held by the Community Development Director. All SDPs require written notice to owners of property located within at least 300 feet of the proposed project boundaries. The time for processing an SDP varies with the complexity of the proposal. However, the review process for a minor SDP that is exempt from CEQA can usually be accomplished within 90 to 120 days. This process usually includes one to two rounds of plan reviews, which can last about 30 days each plan resubmittal, and a 21-day noticing period for public comments, after which the Community Development Director will take action. The review times can often be perceived as a constraint to the development by prolonging the processing of projects.

In 2021, the State of California passed new state law requiring that cities allow for expedited plan review for projects that include the development of affordable housing units. Cities are mandated to develop informational material and processes to assist developers in building affordable housing through meeting a specialized qualification list. Jurupa Valley is in the process of developing a “by right” process for projects in the HHDR General Plan designation with a minimum of 20% of units affordable to affordable to lower income households during the 2021-2029 planning period to be processed without the need for discretionary review.

Land Use Controls Analysis

The City of Jurupa Valley’s development approval process is designed to accommodate, not hinder, residential development. For example, developments of single-family homes and manufactured homes on existing, individual lots in any residential zones that meet development standards (setbacks, lot size and coverage, building height, parking) do not require discretionary approval. They require only a building permit - a ministerial process - to allow construction. Similarly, multi-family housing is allowed “by right” in the R-3 Zone (General Residential). In all residential zones that do not allow multi-family by right would require a Site Development Permit (SDP). As described above, the SDP process provides a discretionary review process that allows most residential development projects to be evaluated for compliance with General Plan and Zoning Ordinance standards. The SDP will review the architectural designs and

materials, landscaping, fencing, lighting, and parking in the process before evaluating for the necessary findings for the permit approval. The primary decision-making criteria to approve an SDP are:

1. The proposed use must conform to all the requirements of the Jurupa Valley General Plan and with all applicable requirements of state law and the ordinances of the city.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land, and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
3. All site development permits that permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition that prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map is recorded in accordance with Title 7 in such a manner that each building is located on a separate legally divided parcel. The City's processing and permit procedures are consistent with state planning and zoning law and are not considered to be an unreasonable constraint on the cost or supply of housing.

As part of the 5th Cycle Programs, the City amended the Zoning Code to eliminate the requirement for discretionary review for multi-family development in multi-family residential zones in 2020. All applications that conform with "Sec. 9.240.545. - Development standards—Multiple family dwellings" would need to apply for a building permit that staff would review for approval to the General Plan and Zoning Ordinance development standards. This expedited process eliminates the need for a Site Development permit and CEQA, but still requires impact studies.

Conditional Use Permits (CUP)

A CUP is required for certain limited residential uses that are conditionally permitted in non-residential districts (e.g., General Commercial "C-1/C-P" zone district), such as congregate care residential facilities. CUPs can be approved, approved with conditions, or denied based on specific findings. Typically, the Planning Commission reviews and takes final action on CUPs, and appeals are considered by the City Council, who would then take

final action on the matter. Any permit that is granted is subject to such conditions of approval as may be necessary to protect the health, safety, or general welfare of the community. Conditions of approval may include, but are not limited to, hours of operation, duration, site improvements (e.g., access, parking, landscaping, fencing, signage), off-site improvements (e.g., trails, frontage improvements, street trees), and architectural design. The City's CUP process typically allows the Planning Commission to consider conditional uses within approximately 90 to 150 days if the project is exempt from environmental review requirements.

Environmental Constraints

Potential environmental constraints to future development in the City include seismic and liquefaction hazards, urban and limited wildland fire hazards, and historical contamination by hazardous materials such as the Stringfellow property in the northern portion of the City. All sites identified in the Sites Inventory (Appendix A) that are intended to meet the City's RHNA needs are not within these areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, seismic events, or hazardous material contamination).

The sites inventory has land use designations that were determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the typical constraints mentioned above, there are no additional constraints that would impede the development of new housing units in the future on the identified sites.

Seismic Hazards

As stated in the General Plan Community Safety, Services and Facilities Element, the entire City, as well as all of Southern California, is a seismically active region that has been subject to major earthquakes in the past. There are no known active faults in Jurupa Valley. However, the Rialto-Colton, San Jacinto, and Chino Faults are all located close to the City (i.e., within 5 miles). The greatest damage from earthquakes results from ground shaking. Although ground shaking is generally most severe near a quake epicenter, property not immediately adjacent to the epicenter may be subject to extreme damage due to liquefaction. The greatest potential danger is the collapse of older residential units constructed from unreinforced masonry, and explosions of petroleum and fuel lines. Some parts of the City have a combination of silts and sandy soil types and a relatively high water table that are conducive for liquefaction to occur during intense ground shaking. The State Mining and Geology Board has designated some areas in the City within a liquefaction zone. Most of these areas are along the Santa

Ana River, but the far eastern and southwestern portions of the City are also susceptible to liquefaction. Much of the northern portion of the City, north of the SR 60 freeway, has moderate to very high susceptibility to landslides and soil slumps. There are also areas in the central portion of the City with steeper slopes that may be subject to soil block slides.

Development in much of the City will require geotechnical or soil constraints reports to mitigate the potential undermining of structural integrity during earthquakes or due to geologic or soil limitations.

Flooding

The Federal Emergency Management Agency (FEMA) publishes maps that identify areas of the City subject to flooding in the event of a major storm. These Flood Insurance Rate Maps (FIRMs) indicate areas that may be inundated in the event of a 100-year or a 500-year storm. In addition, the maps indicate the base flood elevations at selected intervals of the floodway. The City had been subject to periodic and historic flooding and flood insurance requirements imposed by FEMA until improvements were constructed by the Army Corps of Engineers on the Santa Ana River and other major flood control channels within the City. FEMA Flood Maps show that the City's main flood hazard zone lies in the southern portions of the City near the Santa Ana River, along Pyrite Creek, and in the far northwestern and western portions of the City just east of the I-15 freeway.

Some areas of the City that are designated for future residential development fall within the 100-year floodplain and would be subject to specialized flood construction requirements.

Fire Hazards

The most serious fire threat within the City is building and structure fires. However, like most southern California cities adjacent to wildland areas (e.g., steep hills in the northern portion of the City), the late summer fires that result from the accumulation of this brush have the potential to spread into the City proper. Since the City center is largely developed, there is less potential for wildland fires in the more central portions of the City. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson. Only a small portion of the City is located within a designated Very High Fire Hazard Zone; and the sites identified to accommodate the City's 2021-2029 RHNA allocation are located outside of the high fire hazard zone and in largely developed urban or suburban areas that are not generally prone to wildland fire hazards.

Noise

Noise generated from mobile sources such as traffic will continue to have the greatest potential impact on land use (e.g., I-15 and SR 60 freeways, Mission Boulevard). In addition, noise from rail and aviation sources will also affect some community residents. The General Plan Noise Element describes the existing noise environment using maps that indicate high levels of noise and also contains goals and policies to reduce the effects of noise, if not the actual intensity of noise. Land use policy discourages the placement of noise-sensitive land uses in areas that are subject to high noise levels. The City regulates noise through the Jurupa Valley Ordinance No. 2012-01: Noise Regulations, under the authority of §50022.9 of the *California Government Code*.

Each potential development that would occur as a result of the Housing Element and subsequent implementation would be evaluated on a case-by-case basis and be required to adhere to the noise regulations set forth in the General Plan, and when applicable, mitigation measures as part of the CEQA documentation process, which would identify potentially significant impacts and appropriate mitigation measures at the individual project level.

Hazardous Materials

The City contains a number of industrial uses that produce, handle, store, or transport various hazardous materials at various times. However, the use and handling of these materials are governed by a variety of federal, state, and local laws and regulations, and should not pose a significant impediment to development in non-industrial portions of the City.

Portions of the City overlie an historical plume of groundwater contamination from the Stringfellow Class I Site located in Pyrite Canyon in the northern portion of the City at the headwater of Pyrite Creek. The Pyrite Channel runs through the central portion of the City in a northeast-southwest direction toward the Santa Ana River. The Stringfellow site is a major historical regional source of contamination in the Jurupa Valley, and was one of the first designated federal “Superfund” sites. It is listed on many governmental databases regarding hazardous materials (e.g., NPL, CERCLIS, U.S. Engineering Controls, ROD, RCRA-SQC, CONCENT, and PRP databases). According to the Chino Basin Watermaster, the Stringfellow groundwater contamination plume consists primarily of volatile organic compounds (VOCs) and perchlorate; however, the VOCs extend approximately 1 mile from the source area in the down-gradient direction with the remainder of the plume consisting of perchlorate. The presence of perchlorate represents a potential health hazard if the public were to come in contact with the

contaminated Stringfellow groundwater plume; however, none of the sites identified to accommodate the City's 2021-2029 RHNA allocation would be directly affected by the Stringfellow groundwater plume.

Infrastructure Constraints

The 2021-2029 Housing Element promotes the production of housing, which in turn may result in population growth. The Southern California Association of Governments (SCAG) is responsible for producing socioeconomic projections and developing, refining, and maintaining the SCAG regional and small area forecasting models. These forecast numbers are used to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the Air Quality Management Plan, and the Regional Housing Needs Assessment (RHNA) allocations. The U.S. Census as reported by the California Department of Finance estimates the City's 2015 population was 98,855 persons. SCAG's most recently adopted demographics and growth forecast projects that the City's population will grow to 117,800 persons by the year 2045.

With the exception of public streets, Jurupa Valley's infrastructure, including parks, flood control, sewer and domestic water treatment and facilities are provided and maintained by the County of Riverside and by community service districts (CSDs), primarily the Jurupa Community Services District (JCSD) and the Rubidoux Community Services District (RCSD). These agencies were asked to provide input and received the 2021 Housing Element, as required by law. In addition, the City refers all pertinent development applications to the CSDs and requires that they be reviewed for adequate infrastructure and service capacity. Applications are evaluated on a case-by-case basis to ensure there is enough capacity to service new developments. The CSDs' development requirements and comments are addressed as part of City approvals of planning applications.

The City has established standard street widths for different road types and *Table 5.48* summarizes these requirements. In addition to requiring improvements to public streets, the City may also require on- and off-site improvements related to water supply, fire protection, sewage disposal, fences, and electrical and communication facilities.

Table 5.48: Street Design Standards

Street Type	Street Width (feet)	Number of Lanes
Expressway	184 to 220	6 to 8
Urban Arterial	152 minimum	6 to 8
Arterial	128 minimum	4 to 6
Major	118 minimum	4
Secondary	100 minimum	4
Collector	74 minimum	2
General Local	44-60	2

Source: City of Jurupa Valley Municipal Code, (2015)

Water Supply

Jurupa Valley’s domestic water is supplied primarily by the Jurupa Community Services District (JCSD), the Rubidoux Community Services District and the Santa Ana Water Company. The JCSD service area comprises about 26,000 acres within Jurupa Valley and the eastern portion of the City of Eastvale. The District’s recorded potable water production was 24,285 acre-feet (AF) or 21.7 million gallons per day (MGD) in 2009. Water sources for the JCSD come primarily from the Chino Groundwater Basin and the Chino Basin Desalter Authority, with the remainder made up of transfers from the Rubidoux Community Services District.

In June 2016, the JCSD adopted its 2015 Urban Water Management Plan (UWMP), which details the JCSD’s current and future water supply. The UWMP found that with all of its existing and planned supplies, the JCSD can meet 100% of projected demand of growth in the City through 2039 under normal year, single dry year, and multiple dry year demand conditions for expected growth (i.e., even with a repeat of a severe drought conditions). It should be noted that in 2009, the state passed Senate Bill 7 of the Senate’s 7th Extraordinary Session also known as the “Water Conservation Bill of 2009”. Key provisions include ordering the State Water Resources Control Board to impose restrictions to achieve a 20% reduction in potable urban water usage by the year 2020. The bill calls upon local urban water suppliers and municipalities to implement their local water shortage contingency plans immediately to avoid or forestall outright restrictions that could become necessary later in the drought season and now include the submittal of a UWMPs at least once every 5 years to the Department of Water Resources for review. The JCSD is evaluated under the requirements identified in the California Water Code to determine its impact on our service area and the community. JCSD is currently in Level 2 (Drought Caution) of its Water Shortage Contingency Plan. JCSD is evaluating whether amendments to the plan are necessary to meet the state’s mandates and to help increase water efficiency. As a result of the Water Conservation Bill of 2009, the State Water Resources Control Board’s updated regulations in which JCSD and its customers are

mandated to meet a total 20% district-wide reduction in potable water usage.

Some properties within the City do not have piped water systems immediately available to them. As development occurs within the City, water supplies and distribution systems may have to be expanded to adequately serve future development. The current building standards identify the need to connect to utilities when the water system is available for connection within 200 ft. of the new development. Due to this standard, some properties that are accessed through private roads to remain on well and septic.

Established in 1952, Rubidoux Community Services District (RCSD) was the first community services district to be formed in California. RCSD provides water and wastewater services to over 6,500 homes, with the capacity to serve an additional 3,000 new homes with existing wells and water treatment facilities. Additional services include trash collection and disposal, street lighting, weed abatement and fire prevention programs. The District's water supply and distribution system can produce over 8.0 million gallons of potable water per day from groundwater sources in six wells. The District delivers 2.0 million gallons a day to the Regional Wastewater Treatment Plant located in the City of Riverside and supplies a portion of JCSD's water needs. All of RCSD's water production comes from 11 active wells (6 potable and 5 non-potable), with a distribution system consisting of approximately 50 miles of pipeline, four storage reservoirs, and two booster stations. Average daily water use for retail customers is approximately 10.8 acre-feet or 3.5 million gallons.

In the current COVID-19 pandemic, the water districts and community service districts have seen an increase in average daily water use by retail customers, due to the statewide Stay at Home Order, signed by the Governor. Water use continues to fluctuate as the pandemic has no foreseeable end, however the higher water use should have minimal effect on the allocated potable water for the community of Jurupa Valley.

Wastewater Treatment

The Jurupa Community Services District (JCSD) and the Rubidoux Community Services District (RCSD) provide wastewater service to most of Jurupa Valley. However, some areas in the City, particularly in Old Mira Loma and Sky Country, still rely on private septic systems. JCSD's sewer system serves the residents of the western portion of the City of Jurupa Valley and the adjacent City of Eastvale. The City of Riverside, the Western Riverside County Regional Wastewater Authority, and the Orange County Sanitation District are responsible for treatment of wastewater in the JCSD service

area. Wastewater from the project will be conveyed to the City of Riverside Water Quality Control Plant (RWQCP), located in the City of Riverside at 5950 Acorn Street. Currently, the RWQCP treats 40 million gallons per day. A plant-wide expansion, completed in 2015, increased treatment capacity by approximately 46 million gallons per day.

Rubidoux Community Services District's wastewater treatment capacity is 3 million gallons per day; current need is 2 million gallons per day. Total treatment capacity of the two districts is believed adequate to meet wastewater treatment needs for 100% of the City's anticipated housing and population growth. Some properties in the City are on septic systems and are not connected to a piped sewage collection system. To protect regional water quality objectives, it is likely that future development, even larger individual lots and especially larger residential projects, may be required to connect to piped wastewater collection systems. This will require coordination with the JCSD and the City of Riverside to ensure adequate sewage collection and treatment services will be available as growth occurs in the City.

Market Constraints

Land Prices

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases.

According to Lennar Homes, in 2020 unentitled multi-family land in the region typically sells for about \$400,000 per acre. By comparison, unentitled single-family land costs between \$300,000 and \$500,000 per acre, which only increases when developed. However, land cost is very site-specific; many factors such as location, size, shape, entitlement processes required, and environmental factors can impact land cost significantly. In general, land costs in Riverside County are significantly lower than in more urbanized counties of San Diego, Orange, and Los Angeles counties.

Construction Costs

Current construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. However, construction costs are set by regional and national factors that rarely impede housing development in specific localities.

In Jurupa Valley, construction costs vary for single-family homes and multi-family homes. Different types of buildings are often considered when developing in Jurupa Valley, and there is a trend to develop housing through master planned and prefabricated units, where the cost is minimized. The California Building Standards Code 2019 adopted by the City of Jurupa Valley is updated to include the option to recertify older prefabricated or manufactured homes as long as they have been updated to meet the adopted Building Standards Code.

Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in lower monthly payments for the homebuyer and can increase the buyer’s purchasing ability. With the market being affected by the COVID-19 pandemic, the current mortgage interest rates have dropped while price of homes holding steady in the medium range of \$540,000.

The 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 by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements, and refinancing, whether financed at market rate or with government assistance.

Table 5.49 summarizes the disposition of loan applications submitted to financial institutions in 2017 for home purchase, refinance, and home improvement loans in Jurupa Valley and the County of Riverside. Included is information on loan outcomes (i.e., the number of applications that were approved and originated, denied, withdrawn by the applicant, and incomplete).

Table 5.49: Disposition of Home Loans, 2019

Loan Type	Total Applicants	Percent Approved	Percent Denied
Jurupa Valley			
Government-backed	460	91.1%	8.9%
Conventional	1,637	82.6%	17.4%
Refinance	2277	73.2%	26.8%
Home improvement	401	63.6%	36.4%
Total	4,775	77.3%	22.7%
Riverside County (Unincorporated)			
Government-backed	995	21.6%	78.4%
Conventional	1143	72.4%	27.6%
Refinance	2590	56.3%	43.7%
Home improvement	512	42.0%	58.0%
Total	5,420	62.7%	37.4%

Source: www.LendingPatterns.com™, July 2019

Home Purchase Loans

In 2019, 1,637 Jurupa Valley households applied for conventional loans to purchase homes, as shown in *Table 5.49*. Approximately 83% of these applications were approved and 17% were denied. The City's approval rate was moderately higher than the approval rate for Riverside County. By comparison, 72% of conventional home loan applications countywide were approved while 28% were denied.

460 applications were submitted for the purchase of homes in Jurupa Valley through government-backed loans (e.g., FHA, VA) in 2019. Among applications for government-backed home purchase loans in the City, 91% were approved and 9% were denied. Again, the City's approval rate for this loan type was much lower than that of Riverside County, where the approval rate for government-backed home purchase loans was 22%.

Refinance Loans

The vast majority of loan applications filed by Jurupa Valley residents in 2019 were for home refinance loans (2,277 applications). About 73% of these applications were approved, while 27% were denied. For the County, 56% of refinancing applications were approved.

Home Improvement Loans

Within the City of Jurupa Valley, home improvement loans were the least likely to be approved. Approximately 36% of home-improvement loan applications were denied and 64% were approved by lending institutions in 2019. The high proportion of denials may be explained by the nature of these loans. Most home improvement loans are second loans and therefore more difficult to qualify for due to high income-to-debt ratio requirements.

Energy Conservation Constraints

The City of Jurupa Valley is committed to conserving energy and reducing pollution associated with the production of electricity. The City continues to require compliance with Title 24 of the *California Administrative Code* on the use of energy efficient appliances and insulation. Through compliance with Title 24, new residential development has produced reduced energy demands. While local governments are limited in the impact they can have in this area, there are some significant steps cities can take to support this goal. The state mandate in 2019 started the implementation of solar panels inclusion on new structures and buildings in the California as of January 2020. Legislation like this includes aids in the City's effort to ensure that development in the community continues to grow in a sustainable fashion.

To further its energy conservation objectives, in September 2015, the City adopted an ordinance that establishes an expedited, streamlined permitting process for small residential rooftop solar energy systems.

The Jurupa Unified School District improved the energy efficiency of school campuses by implementing a comprehensive organizational behavior-driven energy conservation program in partnership with Energy Education starting in December of 2009.

Southern California Edison, which provides electrical service in Jurupa Valley, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides a number of rebate programs for energy efficient new construction and home improvements. Property Assessed Clean Energy (PACE) financing is also available in Southern California to help homeowners finance energy efficiency upgrades or renewable energy installations.

In January 2020, the state mandated that all new construction required solar panels unless it was in a qualifying category of exemption. As a result, with this housing developers have started to offer solar packages as part of the sale price for a new single-family home with some exemptions when roof area and solar is not possible. The associated Green Code requirements should not constrain the developer; however, the cost of this requirement will likely be shouldered by the consumer, making the cost of purchasing a home increase.

H. HOUSING ELEMENT GOALS, AND POLICIES

The condition, availability, and cost of Jurupa Valley's housing stock are of vital importance to its residents and employers, and the City's economy as a whole. The primary housing goals are meeting housing needs for all income groups, including market rate housing needs, housing conservation and improvement, equal housing opportunity, neighborhood improvement and removal of blight, energy conservation, and housing policy implementation. Policies and programs for each goal are described below.

Goals

HE 1 Encourage and, where possible, assist in the development of quality housing to meet the City's share of the region's housing needs for all income levels and for special needs populations.

- HE 2 Conserve and improve the housing stock, particularly housing affordable to lower income and special housing needs households.
- HE 3 Promote equal housing opportunities for all persons.
- HE 4 Maintain and enhance residential neighborhoods and remove blight.
- HE 5 Reduce residential energy and water use.

Policies

HE 1 – Encourage Development of Quality Housing That Meets the City’s Affordable Housing Needs

Policies

- HE 1.1 **Regional Housing Needs Allocation.** Changes to the General Plan and the Zoning Ordinance and Map shall provide and/or maintain sufficient land at appropriate densities to meet the City’s Regional Housing Needs Allocation for the 2021-2029 Planning Period.
- HE 1.2 **Affordable Housing.** Encourage affordable residential development on sites zoned to allow multi-family residential uses and identified in the vacant land inventory, the City will adopt development incentives and standards to encourage lot consolidation, and to allow residential development at a density of up to 25 dwelling units per acre in the Highest Density Residential (HHDR) designation, where appropriate.
- HE 1.3 **Accessory Dwelling Unit.** Encourage the development of accessory dwelling units on residentially zoned parcels, where appropriate through the creation of sample plans and development information packets.
- HE 1.4 **Housing Diversity.** Encourage the development of diverse housing types and housing densities to best meet the needs of the community.
- HE 1.5 **Preservation of Affordable Housing.** All residential development projects that receive City financial incentives shall be required to remain affordable, in compliance with the specific requirements of the program in which they participate.
- HE 1.6 **Availability of Suitable Sites.** Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including special needs populations.

- HE 1.7 **Housing for Mentally Disabled.** Encourage the development of additional housing for the mentally disabled.
- HE 1.8 **Housing for Homeless Persons.** In cooperation with other cities and/or the County of Riverside, assist in the development of emergency, transitional, and permanent supportive housing for homeless persons and families.
- HE 1.9 **Self-Help Housing.** City will promote self-help housing programs (e.g., Habitat for Humanity) and, as budget allows, provide financial assistance.
- HE 1.9 **Innovative Housing.** Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing, improve energy efficiency, and reduce housing costs.
- HE 1.10 **Starter Housing.** Consider allowing construction of high quality “starter housing” (single-family units up to 1,600 square feet) on smaller lots in Medium-High Density and High-density zones, and consider providing incentives such as flexible development standards, permit fast tracking, and City fee reductions.

HE 2 – Conserve and Improve the Housing Stock, Particularly Housing Affordable to Lower Income and Special Housing Needs Households

Policies

- HE 2.1 **Retain Housing.** Where feasible and appropriate, older, sound housing should be retained, rehabilitated, and maintained as a significant part of the City’s affordable housing stock, rather than demolishing it. Demolition of non-historic housing may be permitted where conservation of existing housing would preclude the achievement of other housing objectives or adopted City goals.
- HE 2.2 **Removal of Affordable Housing.** Discourage the removal or replacement of sound housing that is affordable to extremely low, very-low, low- and moderate income households, and avoid discretionary approvals or other municipal actions that remove or adversely impact such housing unless: 1) it can be demonstrated that rehabilitation of lower-cost units at risk of replacement is financially or physically infeasible, or 2) an equivalent number of new units comparable or better in affordability and amenities to those being replaced is provided, or 3) the project will remove substandard, blighted, or unsafe housing.

- HE 2.3 **Public Housing.** Encourage the Riverside County Housing Authority to pursue federal and state funds to modernize public housing affordable to very low and low-income households.
- HE 2.4 **Tax-Exempt Bonds.** Consider using tax-exempt private activity bonds for the financing of multi-family housing rehabilitation.
- HE 2.5 **Historic Residential Properties.** Consider adopting incentives for the preservation of historic residential structures, such as the Mills Act Program, which provides property tax relief for rehabilitation of historic properties, as well as grants for the identification of historic structures.
- HE 2.6 **Housing Rehabilitation Funding.** Pursue all available federal, state, and local funds to assist housing rehabilitation.
- HE 2.7 **Neighborhood Quality.** The condition and quality of residential neighborhoods is a key measure of a community's housing health. The City will consider and promote the safety, appearance, and quality of residential neighborhoods by preserving the fabric, amenities, spacing (i.e., building heights and setbacks), and overall character and quality of life in established neighborhoods.
- HE 2.8 **At-Risk Housing Preservation.** Work with Riverside County Housing Authority and other housing agencies to preserve the affordability of assisted housing and other affordable housing resources at risk of conversion to market rate housing utilizing federal, state, and local financing and subsidies, as City resources allow.

HE 3 – Promote Equal Housing Opportunities for All Persons

Policies

- HE 3.1 **Fair Housing Program.** Continue to support fair housing laws and organizations that provide fair housing information and enforcement.
- HE 3.2 **Housing Information.** Provide referrals to low-income households and households with special housing needs on how to obtain housing counseling, financing, and other housing information.
- HE 3.3 **Housing Opportunities for Seniors, Disabled Persons and Veterans.** Encourage and, as budget allows, help support programs and activities that promote affordable

housing opportunities for seniors, disabled persons, and veterans.

HE 4 – Maintain and Enhance Residential Neighborhoods and Remove Blight

Policies

- HE 4.1 **Removal of Blight.** As part of development approvals, City budget and Capital Improvement Plan (CIP) program and other municipal actions, give high priority to removing and reversing the effects of blight, particularly in residential neighborhoods and highly visible locations along major street and highway corridors. Within established neighborhoods, new residential development shall be of a character, scale, and quality that preserve the neighborhood character and maintain the quality of life for existing and future residents.
- HE 4.2 **Design Compatibility.** Higher density housing should maintain high quality standards for unit design, privacy, security, on-site amenities, and public and private open space. Such standards should be flexible enough to allow innovative and affordable design solutions and shall be designed to enhance prevailing neighborhood architectural and site character.
- HE 4.3 **Neighborhood Integration.** New neighborhoods should be an integral part of an existing neighborhood or should establish pedestrian, bicycle, and, where appropriate, equestrian linkages that provide direct, convenient, and safe access to adjacent neighborhoods, schools, parks and shopping.

HE 5 – Reduce Residential Energy and Water Use

Policies

- HE 5.1 **New Construction.** Encourage the development of dwellings with energy-efficient designs, utilizing passive and active solar features and energy-saving features that exceed minimum requirements in state law.
- HE 5.2 **Sustainable Design.** Residential developments should promote sustainability in their design, placement, and use. Sustainability can be promoted through a variety of housing strategies, including the following:
1. Maximize use of renewable, recycled-content and recycled materials, and minimize use of building materials that require high levels of energy to

produce or that cause significant, adverse environmental impacts.

2. Incorporate renewable energy features into new homes, including passive solar design, solar hot water, solar power, and natural ventilation and cooling.
3. Minimize thermal island effects through reduction of heat-absorbing pavement and increased tree shading.
4. Avoid building materials that may contribute to health problems through the release of gases or glass fibers into indoor air.
5. Design dwellings for quiet, indoors and out, including appropriate noise mitigation for residential uses near noise sources such as highways, major streets, railroad tracks, and industrial uses.
6. Design dwellings to be economical to live in due to reduced energy or resource use, ease of maintenance, floor area, or durability of materials.
7. Help inform residents, staff, and builders of the advantages and methods of sustainable design, and thereby develop consumer demand for sustainable housing.
8. Consider adopting a sustainable development rating system, such as the LEED® or Green Globes program.

HE 5.3

Site and Neighborhood Design. Residential site, subdivision, and neighborhood designs should consider sustainability. Some ways to do this include:

1. Design subdivisions to maximize solar access for each dwelling and site.
2. Design sites so residents have usable outdoor space with access to sun and shade.
3. Streets and access ways should minimize pavement devoted to vehicular use.
4. Use multi-purpose neighborhood “pocket parks”/ retention basins to purify street runoff prior to its entering creeks. Retention basins shall be designed to be visually attractive as well as functional. Fenced-off retention basins should be avoided.
5. Encourage cluster developments with dwellings grouped around significantly sized, shared open space in return for City approval of smaller individual lots.
6. Treat public streets as landscaped parkways, using continuous plantings at least 6 feet wide and, where feasible, median planters to enhance, define, and

buffer residential neighborhoods of all densities from the effects of vehicle traffic.

I. HOUSING ACTION PLAN



Figure 5-6: Housing construction in Jurupa Valley

An important component of the Housing Element is the City's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of goals, policies, actions, and quantified objectives on the maintenance, preservation, improvement, and development of housing to help meet

the housing needs of all residents.

This section of the Housing Element presents the City's Housing Action Plan for the period 2021- 2029. The objectives and actions described in *Table 5.50* reflect the assessment of the City's housing needs and summarize Housing Element programs, responsible parties, and anticipated time frames for their implementation. Time frames are intended to be achieved unless determined by the City Council to be infeasible due to budget or staffing constraints. All items in *Table 5.50* are developed to further the goals set forth by the city and to meet newly implemented state and federal housing laws for the requirements of the 6th cycle and the needs of the growing community.

Table 5.50: Housing Action Plan Summary 2021-2029

Objective	Action	Responsible Party	Time Frame
Goal HE 1: Encourage and where possible, assist in the development of quality housing to meet the City's share of the region's housing needs for all income levels and for special needs populations.			
Ensure that the General Plan and Zoning Ordinance and Map designate sufficient land at appropriate densities and in appropriate locations to accommodate the City's fair share of regional housing needs.	HE 1.1.1. General Plan and Zoning Amendments. Amend General Plan and Zoning Ordinance and Map to designate at least 54 acres for residential use at HHDR density (up to 25 du/acre) to help meet Lower Income RHNA needs. Zoning Ordinance amendments shall be initiated within 3 years of adopting the new Housing Element.	Community Development Department	Initiate and adopt within 3 years of the adoption of the Housing Element 6 th cycle
Provide incentives to encourage development of Opportunity Sites and adaptive reuse of properties in all Residential Zones, with emphasis on Medium-High, High, Very High, and Highest Density Residential zones.	HE 1.1.2. Housing Authority Coordination. Coordinate with the Riverside County Housing Authority to pursue grant funding and other incentives to promote and assist the nonprofit and/or private production of housing affordable to lower income households. Utilize public financing tools when available, including revenue bonds, Community Development Block Grant (CDBG), HOME, and Low-Income Housing Tax Credit (LIHTC) program funds.	Community Development Department	Ongoing, 2021- 2029
Preserve mobile homes and encourage their maintenance and improvement as affordable housing for seniors, disabled persons and lower income households, and to maintain and enhance neighborhood quality and safety.	HE 1.1.3. Mobile Homeowner Assistance. As resources allow, use federal and state grant funds, when available, to assist seniors, veterans and other lower income households purchase and/or improve mobile homes.	Community Development Department	Ongoing, 2021- 2029
Encourage and assist the feasibility of private development of affordable housing for lower income households and special needs groups, including the development of multi-family affordable units.	HE 1.1.4. Affordable Housing Incentives. Consider establishing incentives for developers of new housing that is affordable to lower income households and special needs groups, such as: fast track/priority application and permit processing, density bonuses and/or fee waivers, assist affordable housing developers with right-of-way acquisition, off-site infrastructure improvements and other development costs, and assist in securing federal or state housing financing resources. Incentives should be considered for new housing developments of 100 or more units in which at least 15% of total units are sold or rented at prices affordable to households with incomes below 80% of the Riverside County Area Median Income (AMI).	Community Development Department	Initiate within 18 months of Housing Element Adoption, Ongoing, 2021- 2029

Objective	Action	Responsible Party	Time Frame
Encourage and assist in the expedited housing development of affordable housing through state law qualification process to promote the production of affordable housing.	HE 1.1.5 Affordable Housing Development Review. Develop SB35 expedited review process guide and qualification checklist for the development of affordable housing units in the City for developers.	Community Development Department	Initiate within 6 months of Housing Element Adoption, Ongoing 2021-2029
Encourage the development of Accessory Dwelling Units (ADUs) in appropriate locations to expand housing opportunities for all income levels.	HE 1.1.6 Accessory Dwelling Units. Develop ADU informational materials and 'as built' sample plans to promote the development of ADUs in the City.	Community Development Department	Initiate within 12 months of Housing Element adoption, Ongoing 2021- 2029
Maintain consistency with state law and encourage production of smaller, affordable housing where appropriate.	HE 1.1.7. Density Provisions. Update the Jurupa Valley Municipal Code and General Plan density provisions to ensure consistency with government codes, including minimum density requirements and density bonuses, as required by state law, to encourage production of smaller, affordable housing, particularly in Town Centers and in higher density, mixed-use and other areas where appropriate and compatible with adjacent development.	Community Development Department	Ongoing, 2021- 2029
Encourage and assist the feasibility of private development of affordable housing for lower income households and special needs groups.	HE 1.1.8. Affordable Housing In-Lieu Fees. Work with private housing developers to include affordable units and/ or make In-Lieu contribution to City's affordable housing F	Community Development Department	Ongoing, 2021- 2029
	HE 1.1.9. City Development Fees. Develop a sliding scale Fee Assistance program where the amount and type of City development fees may be waived by the City Council based on the number of affordable units proposed (i.e., as the number of affordable units increases, the amount of fee waiver increases).	Community Development Department	Ongoing, 2021- 2029
Utilize grant funding to assist in the development of affordable housing and to improve neighborhoods.	HE 1.1.10. Assistance Programs. Create programs and grant application program to provide the CBDG funds obtained by the City to the community for neighborhood development.	Community Development Department	Ongoing, 2021- 2029 in Coordination annually with CDBG
Encourage and assist the feasibility of private development of affordable housing for lower income households and special needs groups.	HE 1.1.11. Site Identification. Work with public, private and nonprofit housing entities to identify candidate sites for new construction of rental housing for seniors and other special housing needs, and take all actions necessary to expedite processing and approval of qualified projects determined by the City.	Community Development Department	Ongoing, 2021- 2029

Objective	Action	Responsible Party	Time Frame
Assist developers, decision makers and the public in identifying housing opportunities.	HE 1.1.12. Updated Land Use Inventory and Map. Establish and maintain a Land Use Inventory and a map that provide a mechanism to monitor a) acreage and location by General Plan designation, b) vacant and underutilized land, and c) build-out of approved projects utilizing the City's GIS system and supported by mapping. Maintain the Land Use Inventory on a regular basis, as frequently as budget allows.	Community Development Department	Ongoing, 2021- 2029
Assist developers, decision-makers and the public in identifying housing opportunities.	HE 1.1.13. Candidate Sites Mapping. Collaborate with developers to identify vacant and underutilized properties as candidate sites for affordable or mixed market rate/affordable housing development and identify them in the Land Use Inventory.	Community Development Department	
Establish a shelter to help meet local needs for safe housing for homeless adults and children.	HE 1.1.14. Homeless Shelter. In cooperation with nonprofit organizations, adjacent cities, and with Riverside County, encourage the development of a homeless shelter to meet Jurupa Valley's and adjacent communities' homeless shelter needs.	Community Development Department	Ongoing, 2021-2029
Address the broad range of needs of homeless persons.	HE 1.1.15. Homelessness Strategy. Until a permanent shelter or shelters can be established within the City, the City shall work with Riverside County and local housing agencies to help prepare a homelessness strategy to address immediate needs dealing with safety, health and sanitation, environmental health, temporary housing, and access to homeless services.	Community Development Department	
Provide government incentives to promote creative, private- and public sector housing products, particularly for lower income households.	HE 1.1.16. Creative Housing Solutions. Provide incentives to encourage development of a range of creative and affordable housing types to accommodate homeless persons, seniors, disabled persons, and other low and extremely low-income populations, such as single room occupancy dwellings (SROs), pre-fabricated housing, so-called "tiny houses," and other emerging housing products. Potential incentives include priority permit processing, fee waivers or deferrals, flexible development standards, supporting or assisting with funding applications, and coordinating with housing developers.	Community Development Department	
Encourage and coordinate activities of nonprofit housing providers in Jurupa Valley.	HE 1.1.17. Coordination with Non-Profit Housing Providers. Continue to work with non-profit organizations, such as National Community Renaissance, Mary Erickson Housing, and Habitat for Humanity, in the production of affordable and self-help housing for moderate- and lower-income households.	Community Development Department	Ongoing, 2021-2029 City will consult with nonprofit housing providers at least annually and on an on-going basis as part of its annual CDBG outreach.

Objective	Action	Responsible Party	Time Frame
Encourage and assist the feasibility of developing high-quality housing that meets a wide range of housing needs, tenure and budgets including those for mobile homes, special development and multifamily dwellings.	HE 1.1.18. Flexible Standards. Continue to provide for flexibility in the design of residential development through the processing of planned unit developments (PUDs), area and specific plans, and town center plans, and through the application of Zoning Ordinance provisions allowing flexible lot sizes and development standards.	Community Development Department	Ongoing, 2021-2029
	HE1.1.19 Inclusionary housing Ordinance. Study the feasibility of adopting an Inclusionary Housing Ordinance.	Community Development Department	Initiate study within 18 months of adoption of 6 th cycle housing element
Encourage and assist the development of high-quality housing that meets a wide range of housing needs, tenure and budgets, including needs for disabled persons and other persons with special needs.	HE 1.1.20. Mixed Housing Types and Densities. Continue to work with residential developers to develop a range of housing types and densities for all income levels, including affordable housing, using creative planning concepts such as traditional neighborhood design, small lot subdivisions, planned unit developments, area and specific plans, and mixed-use development.	Community Development Department	Ongoing, 2021-2029
	HE 1.1.21 Lanterman Act Ordinance. Update the Jurupa Valley Municipal Code disability accessibility provisions to ensure consistency with state law, including all requirements for the Lanterman Act.		Initiate in 18 months of adoption of 6 th cycle housing element
Promote accessible housing that meets the needs of disabled persons and other persons with special needs.	HE 1.1.22. Affordable Housing for Disabled Persons. Apply for grant money and as budget allows, help support programs providing increased opportunities for disabled persons in affordable residential units rehabilitated or constructed through City or County programs.		Ongoing, 2021-2029
GOAL HE 2: Conserve and improve the housing stock, particularly housing affordable to lower income and special housing needs households.			
Conserve housing resources, particularly for historic resources and to provide cost- and resource-efficient, high quality affordable housing.	HE 2.1.1. Adaptive Housing Strategies. Develop program to assist in creative strategies for the rehabilitation and adaptive reuse of residential, commercial, and industrial structures for housing, if appropriate.	Community Development Department	Ongoing, 2021-2029
	HE 2.1.2. Code Enforcement. Ensure that housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate unsafe, illegal, and substandard conditions in residential neighborhoods and residential properties.	Building and Safety Department and Code Enforcement Department	

Objective	Action	Responsible Party	Time Frame
Preserve mobile homes and encourage their maintenance and improvement as affordable housing for seniors, disabled persons and lower income households, and to maintain and enhance neighborhood quality and safety.	HE 2.1.3. Affordable Mobile Homes Conservation. Conserve affordable mobile home housing stock and help bring such housing up to code through mobile home loan and improvement grants funded by CDBG and other funds, as available.	Community Development Department	Ongoing, 2021-2029
Offer all persons an equal opportunity to participate in planning and housing decisions that affect them.	HE 2.1.4. Bilingual Outreach. As resources allow, provide bilingual outreach materials and activities to educate and inform the community about available housing rehabilitation programs and resources.	Community Development Department	Ongoing, 2021-2029
Preserve publicly assisted affordable housing that is at risk of being converted to market-rate and losing its affordability provisions.	HE 2.1.5. Monitor Assisted Units. Help ensure that affordable housing assisted with public funds remains affordable for the required time through maintenance of an inventory of assisted units which is monitored for expiration of assisted housing.	Community Development Department	Ongoing, 2021-2029
	HE 2.1.6. Preserve At-Risk Housing Units. Preserve grant-assisted, bond-financed, density bonus or other types of affordable units at risk of conversion to market rate during the planning period by working with the Riverside County Housing Authority or other nonprofit housing entities to 1) purchase the units using state, federal or local financing and/or subsidies, 2) assist with low or no interest loans for rehabilitation, as budget allows, 3) support bond refinancing, and 4) refer the project sponsor to other federal or local sources of below-market financing. City shall also ensure compliance with state noticing and tenant education requirements.	Community Development Department	Ongoing, 2021-2029
Preserve affordable housing as required by the funding agency or source of funds providing assistance to the project.	HE 2.1.7 Affordability Covenants. As a condition of project approval, require new affordable housing projects to remain affordable for a specific time, consistent with and as required by the funding program(s) in which they participate, through covenants with the project proponent, Housing Authority or other housing agency.	Community Development Department	Ongoing, 2021-2029

Objective	Action	Responsible Party	Time Frame
Remove or mitigate governmental constraints to housing such as outmoded, unnecessary, conflicting and excessive requirements.	HE 2.1.8 Remove Government Constraints. Evaluate the zoning ordinance, subdivision requirements, and other City regulations to remove governmental constraints to the maintenance, improvement, and development of housing, where appropriate and legally possible. Evaluate and revise as appropriate the City's density requirements for the Highest Density Residential land use designation (HHDR) to address constraints for housing development including impacts on feasibility of proposals.	Community Development Department, assisted by Building and Safety Department and Engineering Departments	Ongoing, 2021-2029 Annually Assessed.
GOAL HE 3: Promote equal housing opportunities for all persons.			
Help ensure that all persons are treated fairly and have access to housing which meets their needs and budget.	HE 3.1.1. Fair Housing Council. Utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1) audits of lending institutions and rental establishments, 2) education and training of City staff, and 3) fair housing outreach and education regarding fair housing laws and resources.	Community Development Department	Ongoing, 2021-2029
Help ensure that all persons are treated fairly and have access to housing which meets their needs and budget.	HE 3.1.2. Education and Outreach. Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (also see HE 3.1.1 above).	Community Development Department	Ongoing, 2021-2029
Preserve existing public housing.	HE 3.1.3. Public Housing and Rental Assistance. Develop program to assist in creative strategies for the rehabilitation and adaptive reuse of residential, commercial, and industrial structures for housing, if appropriate.	Community Development Department	Ongoing, 2021-2029
Explore innovative financing strategies to assist first time homebuyers.	HE 3.1.4. First-Time Homebuyers Assistance. Explore the feasibility of developing a new First Time Home Buyer Down Payment Assistance Program, utilizing tax-exempt mortgage revenue bonds to finance mortgages and down payment assistance for single-family homes for very low and low income first time homebuyers.	Community Development Department	Ongoing, 2021-2029
Ensure new multi-family housing meets the same high quality standards for safety, quality and environmental health that other housing types must meet for all income levels.	HE 3.1.5 Multi-Family Dwellings Standards. Establish standards for multiple-family dwellings that will achieve comparable recreation and open space opportunities, protection from sources of noise and degraded air quality, adequate access to public services and facilities and parking,	Community Development Department	Ongoing, 2021-2029
Ensure fair treatment of all persons in securing safe housing and to	HE 3.1.6. Fair Housing Council. Collaborate with the Fair Housing Council of Riverside County to continue to provide	Community Development Department	Ongoing, 2021-2029

Objective	Action	Responsible Party	Time Frame
promote equal housing opportunities.	services to the community and accept requests, complaints and assistance for fair housing needs.		
GOAL HE 4: Maintain and enhance residential neighborhoods and remove blight.			
Enhance the quality of life in all residential areas and promote residents' active involvement in and support for neighborhood pride and improvement activities.	HE 4.1.1. Neighborhood Participation. Implement varied strategies to ensure residents are aware of and able to participate in planning decisions affecting their neighborhoods early in the planning process, such as neighborhood meetings, City Council member visits, and town hall meetings.	Community Development Department	Ongoing, 2021-2029
	HE 4.1.2. Neighborhood Needs. Identify specific neighborhood needs, problems, trends, and opportunities for improvements. Work directly with neighborhood groups and individuals to address concerns.		
	HE 4.1.3. Neighborhood Improvements. As budget allows, help fund neighborhood improvements, such as street paving or repairs, sidewalks, pedestrian and equestrian trails, crosswalks, parkways, street trees and other public facilities to improve aesthetics, safety, and accessibility.		
Establish a proactive code enforcement program to identify housing in need of repair and make owners aware of resources for financial assistance	HE 4.1.4. Neighborhood Pride. Working with Riverside County, CSDs and nonprofit housing entities, develop and promote a Neighborhood Pride Program including cooperative projects with Code Enforcement staff, and Public Works projects in target areas, as funding allows.	Community Development Department, Code Enforcement Department and Engineering Department	Within 18 months of Housing Element certification, Ongoing, 2021-2029
GOAL HE 5: Reduce residential energy and water use.			
Conserve resources, reuse and recycle solid waste, and improve environmental sustainability.	HE 5.1.1. Incentives. Consider establishing incentives for energy conservation above and beyond the requirements of Title 24, such as priority permit processing or reduced permit fees on a sliding scale Fee Assistance Program, as budget allows.	Building and Safety Department, Community Development Department, and Engineering Department	Ongoing, 2021-2029
	HE 5.1.2. Energy Programs for Lower Income Households. Encourage and participate in Riverside County's and utility providers' programs to reduce maintenance and energy costs for households with low incomes, and increase efforts to inform the public about available cost-saving, energy conservation programs.	Engineering Department, assisted by Community Development Department and Building and Safety Departments.	
	HE 5.1.3. Energy Conservation Grants. Pursue grant funds for energy rehab costs and consumer education.		Ongoing, 2021-2029

Objective	Action	Responsible Party	Time Frame
	HE 5.1.4. City Requests for Proposals. City RFPs, contracts, and bidding procedures capital projects and programs shall incorporate energy conservation and sustainability measures.		Ongoing, 2021-2029
	HE 5.1.5. Sustainable Design. Adopt sustainable design policies, standards and codes that result in attractive, energy efficient, neighborhoods.		

###

APPENDICES

Appendix A – Sites Inventory

Appendix B – Proposed Redesignation/Rezone Sites

Appendix C – Public Participation

Appendix D – Past Accomplishments

Appendix E – Impediments to Fair Housing Analysis

Appendix A – Sites Inventory

1. Specific Plans

As outlined in the Housing Element, as of 2021, there are four Specific Plans in the City of Jurupa Valley with remaining residential capacity: the I-15 Corridor, Paradise Knolls, Emerald Meadows Ranch, and Rio Vista Specific Plans. It is anticipated that the remaining development capacity within each Specific Plans will be developed during the 2021-2029 planning cycle and thus will contribute toward the City’s ability to meet its RHNA allocation. Table 5A.1, below, outlines the remaining development capacity in these Specific Plans. The location of each Specific Plan is identified on Figure 1.

Table 5A.1: Remaining Specific Plan Capacity

Specific Plan	Income Level				Total (DUs)
	Very Low (DUs)	Low (DUs)	Moderate (DUs)	Above Moderate (DUs)	
I-15 Corridor	–	–	–	508	508
Paradise Knolls	195	105	–	23	323
Emerald Meadows Ranch	–	–	477	719	1,196
Rio Vista	–	–	448	1,249	1,697
Total	195	105	925	2,719	3,724

2. Vacant Sites and Underutilized Sites

Table 5A.2 contains an inventory of vacant underutilized sites to identify additional residential development during the 2021-2029 housing cycle. The vast majority of the sites are vacant, although a few are used intermittently for storage. Sites were assigned a housing income category based on the allowable general plan and zoning designations. Development potential was determined by taking 70% of the maximum permitted density allowed by the General Plan to account for potential development constraints and infrastructure. Only sites designated Highest Density Residential (HHDR) with a density range of 20-25 du/ac were assumed to contribute to Very Low and Low income housing. Figure 1 illustrates the location of each site.

Table 5A.2: Existing Site Designations/Zones

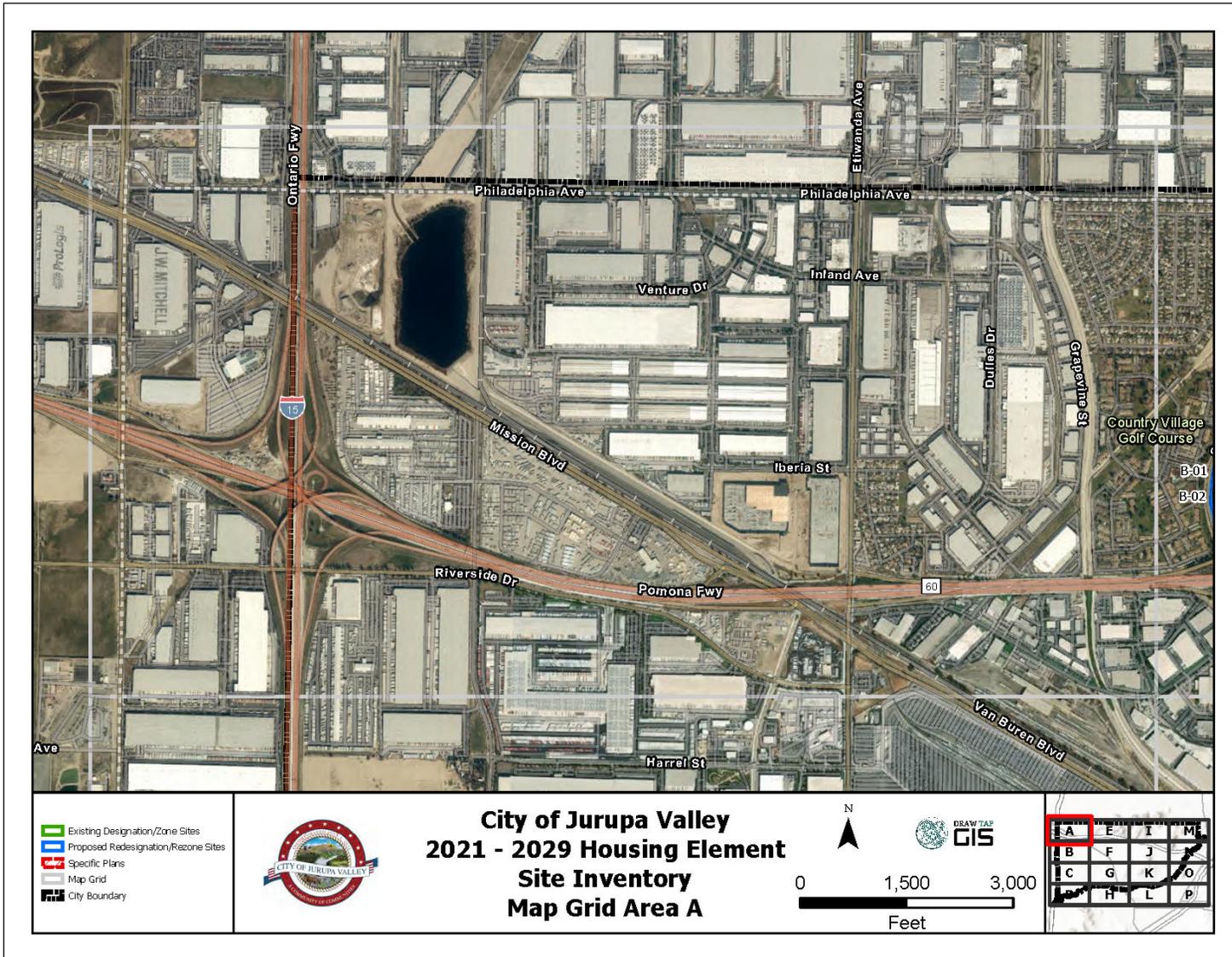
Jurupa Valley Housing Element										
Sites Inventory										
Existing Site Designations/Zones										
5/26/2021										
Site No.	Site Size (acres)	Assessor Parcel No.	Factors Affecting Development	Exist. GP Desig.	Exist. Zone	Developable Acreage	Min Density	Max Density	Reduced Density 70% ¹	Potential Units ²
RANCH (EDR)										
62	3.70	181210015	in Flabob Airport Compatibility Zone C, in 55-60 dB CNEL contour	EDR	A-1	3.7	0.2	0.5	0.35	1
SUBTOTAL EDR:										1
COUNTRY NEIGHBORHOOD and RURAL COMMUNITY-LOW (LDR)										
1	8.04	183080021		LDR	R-R	7.8	1	2	1.4	11
2	2.61	166120003	soil block slides and slumps	LDR	A-1-4	2.7	1	2	1.4	3
3	3.92	183080024		LDR	A-1	3.8	1	2	1.4	5
9	1.33	186260018	soil block slides, in Flabob Airport Compatibility Zone E	LDR	R-2A	1.3	1	2	1.4	1
13	2.89	166090029		LDR	A-1	2.9	1	2	1.4	4
14	5.01	173130001	moderate landslide risk	LDR	W-2	5	1	2	1.4	7
15	1.09	157190008		LDR	A-1	1	1	2	1.4	1
16	1.07	161260008		LDR	A-1	1.1	1	2	1.4	1
17	0.95	157190009		LDR	A-1	1	1	2	1.4	1
18	4.86	162110004		LDR	R-A-20	5	1	2	1.4	6
19	1.49	165020004	moderate landslide risk	LDR	A-1-4	1.5	1	2	1.4	2
20	0.97	159202014		LDR	A-1	1	1	2	1.4	1
21	1.06	157190007		LDR	A-1	1	1	2	1.4	1
22	2.47	170220013		LDR	R-1	0.7	1	2	1.4	3
23	3.52	173082016	soil block slides and slumps	LDR	W-2	3.2	1	2	1.4	4
24	0.97	157041015	in 100-year flood zone	LDR	A-1	1	1	2	1.4	1
25	1.63	173050014	soil block slides	LDR	A-1	1.7	1	2	1.4	2
26	2.64	173090008	soil block slides and slumps, moderate landslide risks	LDR	W-2	2.8	1	2	1.4	3
27	4.91	159242011		LDR	C-1/C-P	4.9	1	2	1.4	6
28	0.96	159322004		LDR	A-1	1	1	2	1.4	1
29	1.02	161300015		LDR	A-1	1	1	2	1.4	1
30	2.46	161082008		LDR	A-1	2.4	1	2	1.4	3
31	1.08	162170041		LDR	R-A-20	1.1	1	2	1.4	1
32	1.92	159030002		LDR	A-1	2.1	1	2	1.4	2

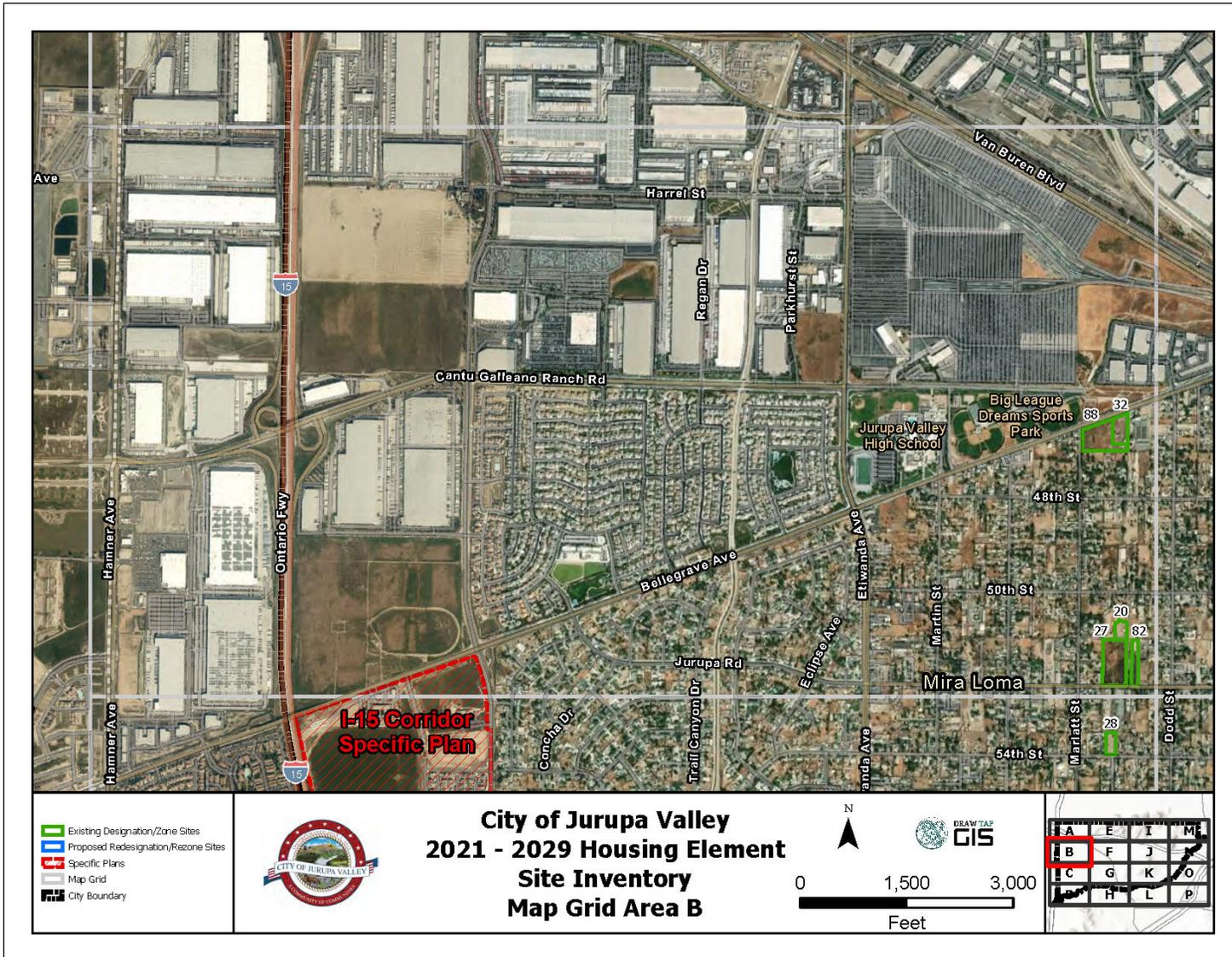
33	2.41	170220012		LDR	R-1	0.7	1	2	1.4	3
34	4.68	162170001		LDR	A-1-4	4.7	1	2	1.4	6
35	1.51	165020007		LDR	A-1-4	1.5	1	2	1.4	2
36	4.16	165080002	in Riverside Airport Compatibility Zone E	LDR	R-1	4.4	1	2	1.4	5
37	2.53	169290003	soil block slides	LDR	R-A	3	1	2	1.4	3
38	9.09	169290013		LDR	A-1	10	1	2	1.4	12
39	2.81	165070005		LDR	A-1-4	2	1	2	1.4	3
40	3.12	169310040		LDR	A-1	3.1	1	2	1.4	4
41	3.23	165150021	in Riverside Airport Compatibility Zone E	LDR	R-1	3.2	1	2	1.4	4
42	5.01	169290012		LDR	BP	5	1	2	1.4	7
43	4.61	171150008		LDR	A-1	4.6	1	2	1.4	6
44	2.72	165140027	in Riverside Airport Compatibility Zone E	LDR	R-1	2.7	1	2	1.4	3
45	2.20	165150022	in Riverside Airport Compatibility Zone E	LDR	R-1	2.1	1	2	1.4	3
48	21.45	169300012	in 100-year flood zone, soil block slides	LDR	R-A	11	1	2	1.4	30
49	2.31	165060015	in Riverside Airport Compatibility Zone E	LDR	R-2	2.4	1	2	1.4	3
50	4.78	165080008	in Riverside Airport Compatibility Zone E	LDR	A-1-1	5	1	2	1.4	6
51	1.47	174250003		LDR	W-2	1.4	1	2	1.4	2
53	8.33	169300005	in 100-year flood zone	LDR	A-1	8.4	1	2	1.4	11
55	3.31	165140028	in Riverside Airport Compatibility Zone E	LDR	R-1	3.3	1	2	1.4	4
57	1.16	169300006		LDR	A-1	1.2	1	2	1.4	1
59	9.56	166120001	soil block slides	LDR	A-1	9.7	1	2	1.4	13
64	3.73	166070035		LDR	A-1	3.8	1	2	1.4	5
71	1.50	165020010		LDR	A-1-4	1.5	1	2	1.4	2
75	0.98	183132013	moderate landslide risk	LDR	A-1	0.9	1	2	1.4	1
77	1.05	183131010	moderate landslide risk	LDR	A-1	1.1	1	2	1.4	1
80	0.95	169181018		LDR	A-1	1	1	2	1.4	1
81	2.77	161332003		LDR	A-1	2.8	1	2	1.4	3
82	1.34	159242013		LDR	C-1/C-P	0.3	1	2	1.4	1
83	1.46	157150001		LDR	A-1	1.5	1	2	1.4	2
86	4.07	173090003	moderate landslide risk	LDR	W-2	4.2	1	2	1.4	5
87	1.47	157240001	Flood zone	LDR	W-1	1.4	1	2	1.4	2

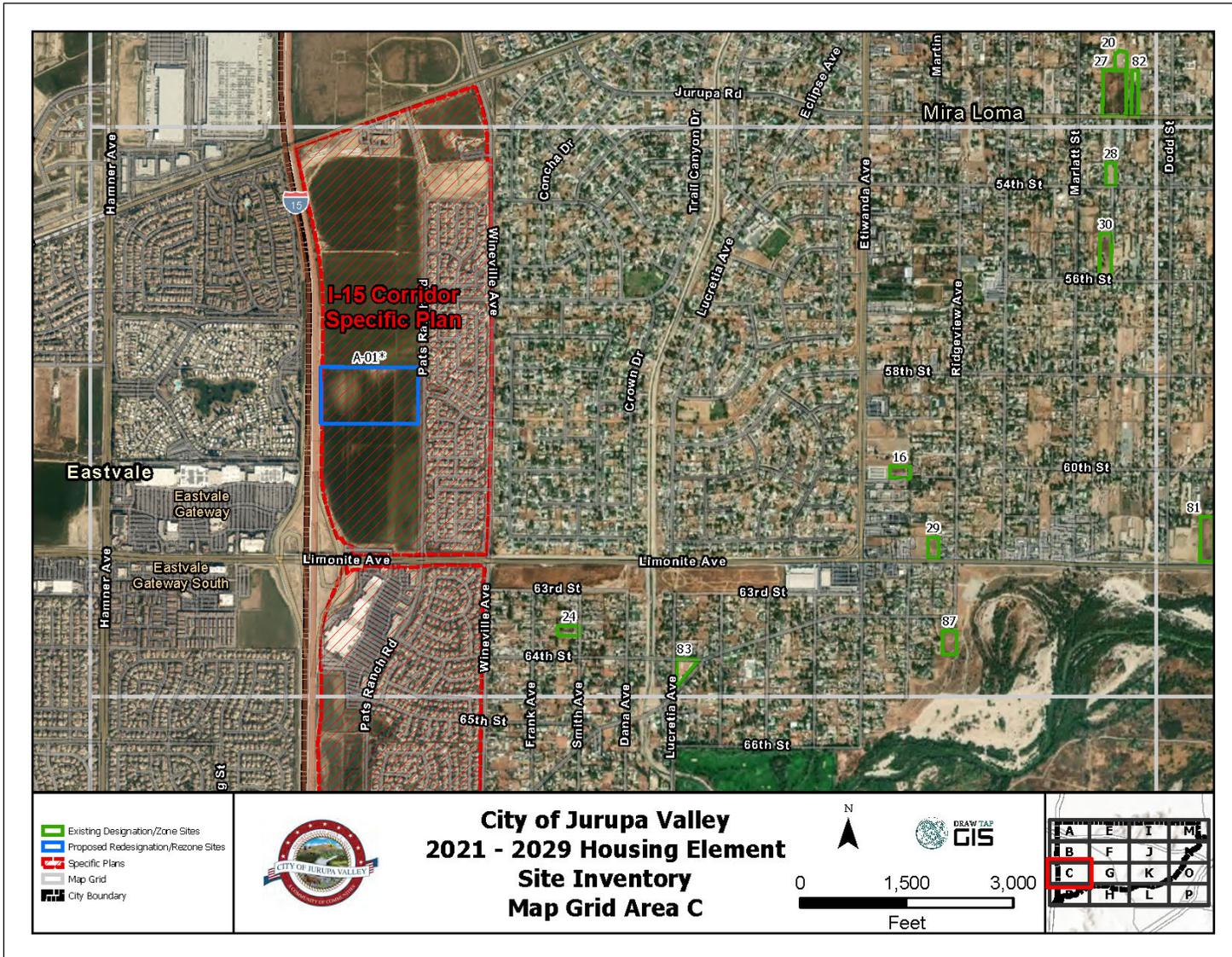
88	4.21	159030001		LDR	A-1	4.2	1	2	1.4	5
91	6.13	183230002	moderate landslide risk, in Flabob Airport Compatibility Zone E	LDR	A-1	6.6	1	2	1.4	8
92	1.06	174250001	soil block slides	LDR	W-2	1.1	1	2	1.4	1
93	2.98	183230001	moderate landslide risk	LDR	A-1	2.8	1	2	1.4	4
94	2.81	174260016	soil block slides	LDR	W-2	2.9	1	2	1.4	3
95	8.15	183220006	moderate landslide risk	LDR	A-1	7.2	1	2	1.4	11
96	1.35	183131011	moderate landslide risk	LDR	A-1	1.4	1	2	1.4	1
97	5.27	162032008		LDR	R-A-20	5.3	1	2	1.4	7
98	6.81	166090030		LDR	A-1	6.7	1	2	1.4	9
SUBTOTAL LDR:										274
MEDIUM DENSITY RESIDENTIAL (MDR)										
6	1.18	183112058		MDR	C-P-S	1.2	2	5	3.5	4
7	3.85	186080011	in Flabob Airport Compatibility Zone D	MDR	R-3	3.5	2	5	3.5	13
8	4.35	183173001	in Flabob Airport Compatibility Zone E	MDR	R-1	4.35	2	5	3.5	15
12	8.58	186172001	in Flabob Airport Compatibility Zone D and has drainage.	MDR	R-1-100	6	2	5	3.5	30
47	1.83	171082018		MDR	A-1	1.83	2	5	3.5	6
56	0.96	177231019		MDR	R-1	0.96	2	5	3.5	3
65	1.00	183090009		MDR	C-P-S	1	2	5	3.5	3
66	21.68	177110016	paved, former lumberyard (LUA?15B)	MDR	M-SC	21.68	2	5	3.5	75
67	2.06	182242009	in Flabob Airport Compatibility Zone D	MDR	R-1	2.06	2	5	3.5	7
68	1.31	182190015	in Flabob Airport Compatibility Zone D	MDR	R-1	1.31	2	5	3.5	4
69	1.24	182190017	in Flabob Airport Compatibility Zone D	MDR	R-1	1.24	2	5	3.5	4
72	1.51	182244006	in Flabob Airport Compatibility Zone D	MDR	R-1	1.51	2	5	3.5	5
76	1.30	182190016	in Flabob Airport Compatibility Zone D	MDR	R-1	1.3	2	5	3.5	4
89	1.95	173020026		MDR	R-2	1.95	2	5	3.5	6
90	3.07	170030004		MDR	R-3	3.07	2	5	3.5	10
102	2.72	171040044	Topo/rocks, freeway noise.	MDR	R-T	2.73	2	5	3.5	9
103	2.68	183030045		MDR	A-1	2.68	2	5	3.5	9
SUBTOTAL MDR:										207
MEDIUM-HIGH DENSITY RESIDENTIAL										

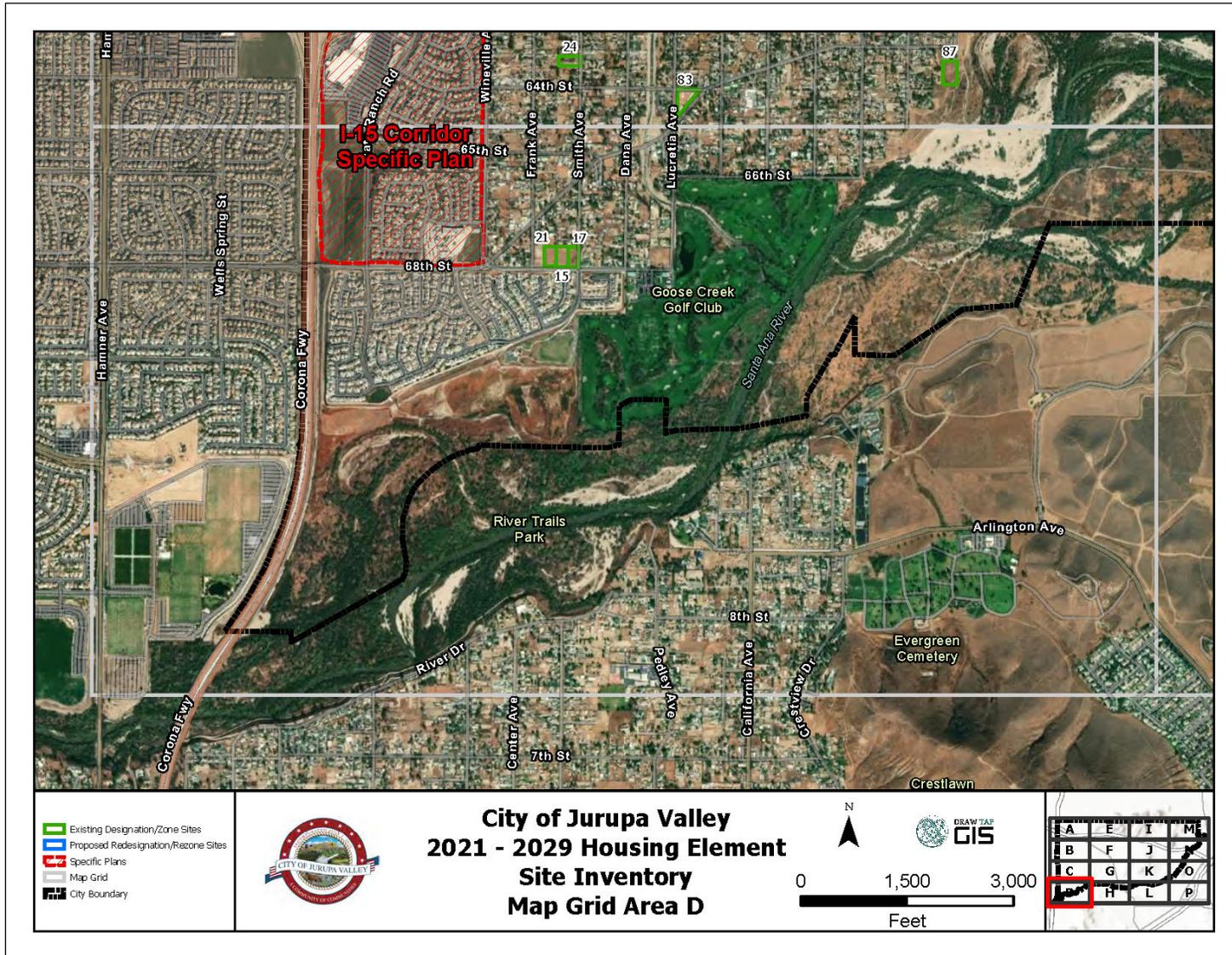
4	1.02	179082013	in Flabob Airport Compatibility Zone E	MHDR	R-1	1	5	8	5.6	5
10	2.53	169070006		MHDR	R-T	2.5	5	8	5.6	14
54	1.11	177250029	in Flabob Airport Compatibility Zone E	MHDR	R-3	1.1	5	8	5.6	6
61	2.03	178271001	soil block slides	MHDR	R-3	2	5	8	5.6	11
63	0.98	179330002	owned by County Housing Authority, in Flabob Airport Compatibility Zone C	MHDR	R-3	0.6	5	8	5.6	5
79	1.25	169080003		MHDR	R-1	1.2	5	8	5.6	6
84	2.74	185470001	owned by County Housing Authority, in Riverside Airport Compatibility Zone E. May be in VHFHZ.	MHDR	R-3	2.7	5	8	5.6	15
85	3.07	185470002	owned by County Housing Authority, in Riverside Airport Compatibility Zone E. May be in VHFHZ.	MHDR	R-3	3.1	5	8	5.6	17
106	5.38	179060027		MHDR	R-1	5.4	5	8	5.6	30
SUBTOTAL MHDR:										109
HIGH DENSITY RESIDENTIAL										
70	1.82	182331007	in Flabob Airport Compatibility Zone D	HDR	R-1	1.7	8	14	9.8	17
74	2.27	182342010	soil block slides, in Flabob Airport Compatibility Zone D	HDR	R-3	1.9	8	14	9.8	22
78	2.00	182350005	in Flabob Airport Compatibility Zone D, in 55-60 dB CNEL contour	HDR	R-3	1.7	8	14	9.8	19
SUBTOTAL HDR:										58
HIGHEST DENSITY RESIDENTIAL										
5	9.92	171020030		HHDR	R-3	8.9	20	25	17.5	173
11	1.23	171020028	flood ctrl channel	HHDR	R-3	0.9	20	25	17.5	21
52	2.67	177210005	freeway noise	HHDR	R-3	2.2	20	25	17.5	46
58	4.07	177210003	freeway noise	HHDR	R-3	3.9	20	25	17.5	71
60	4.38	177210002	building on north end of parcel	HHDR	R-3	3.9	20	25	17.5	76
73	3.27	179021001	freeway noise	HHDR	R-1	3	20	25	17.5	57
99	1.20	181041014	owned by County Housing Authority, in Flabob Airport Compatibility Zone D	HHDR	R-3	1.2	20	25	17.5	20
100	0.82	181030011	owned by County Housing Authority, in Flabob Airport Compatibility Zone D	HHDR	R-3	0.8	20	25	17.5	14

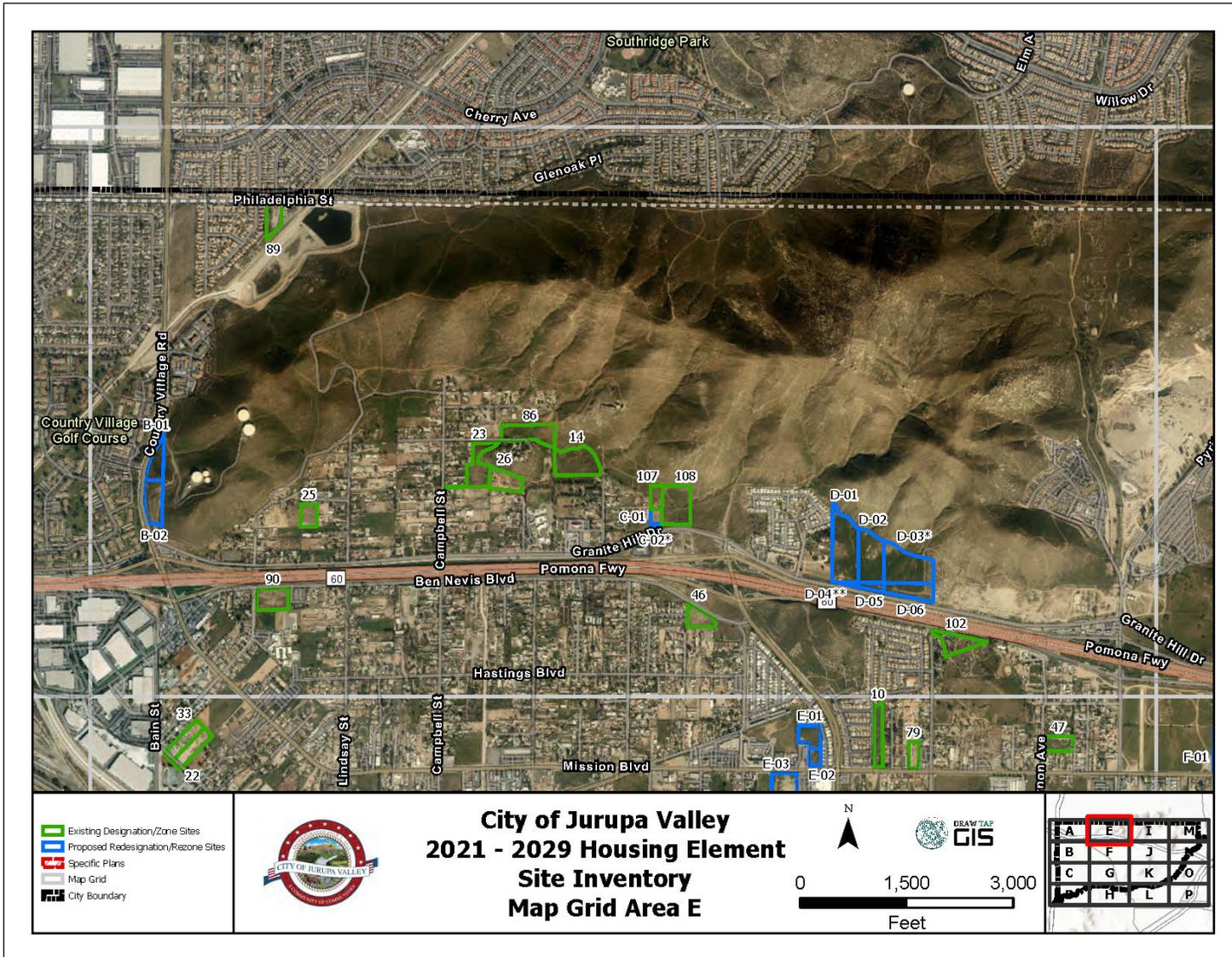
101	1.42	181041013	owned by County Housing Authority, in Flabob Airport Compatibility Zone D	HHDR	R-3	1.4	20	25	17.5	24
104	2.28	181030010	owned by County Housing Authority, in Flabob Airport Compatibility Zone D	HHDR	R-3	2.2	20	25	17.5	39
105	2.73	181030012	owned by County Housing Authority, in Flabob Airport Compatibility Zone D	HHDR	R-3	2.7	20	25	17.5	47
107	1.23	173160001		HHDR	R-3	1.2	20	25	17.5	21
108	4.94	173160004		HHDR	R-3	4.9	20	25	17.5	86
SUBTOTAL HHDR:										695
TOTAL:	348.72									1344
¹ Reduced density assumes 70% of the maximum allowable density to offset requirements for roads, infrastructure and site constraints.										
² Potential units = site size multiplied by reduced density (70%) with all numbers rounded down.										

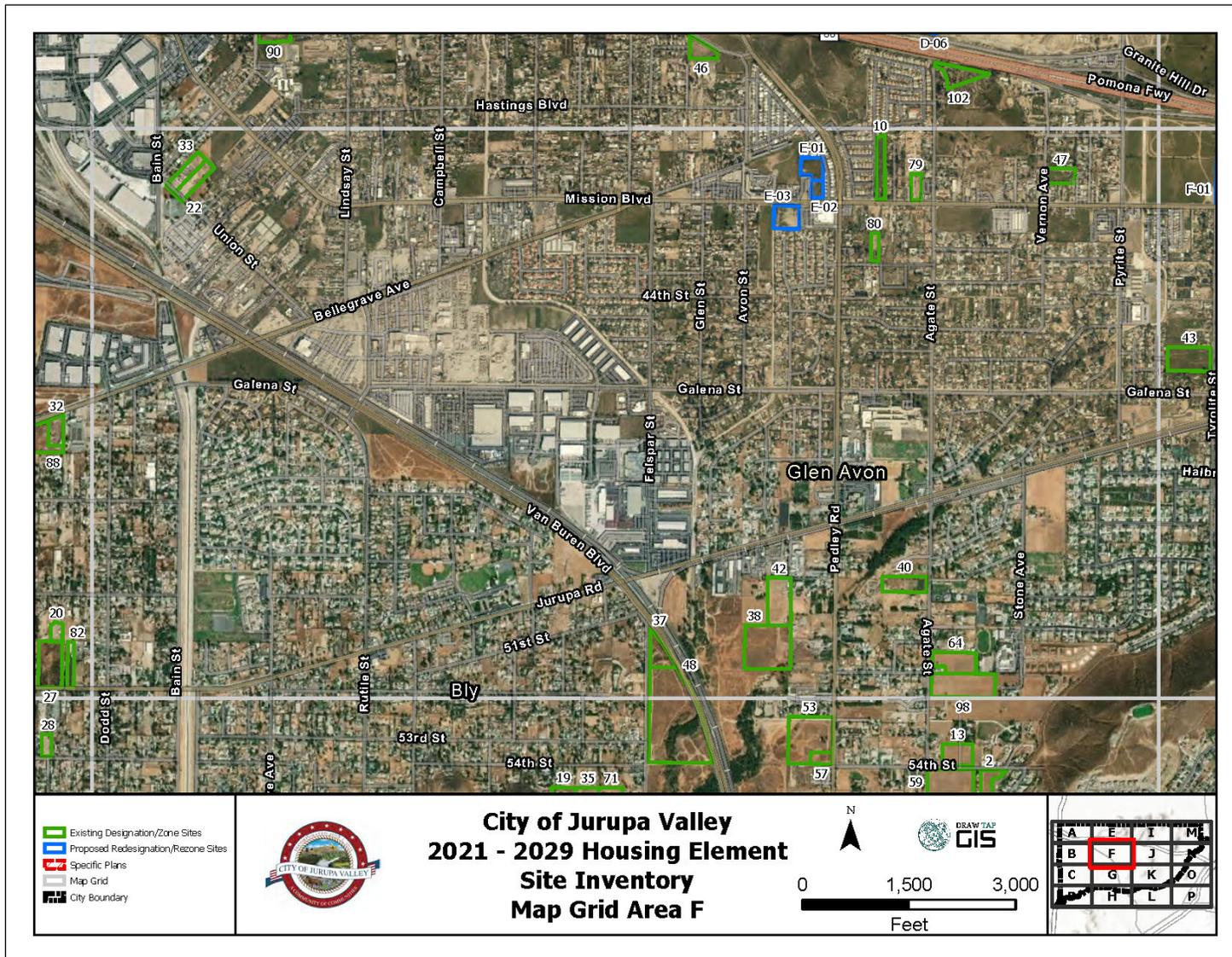


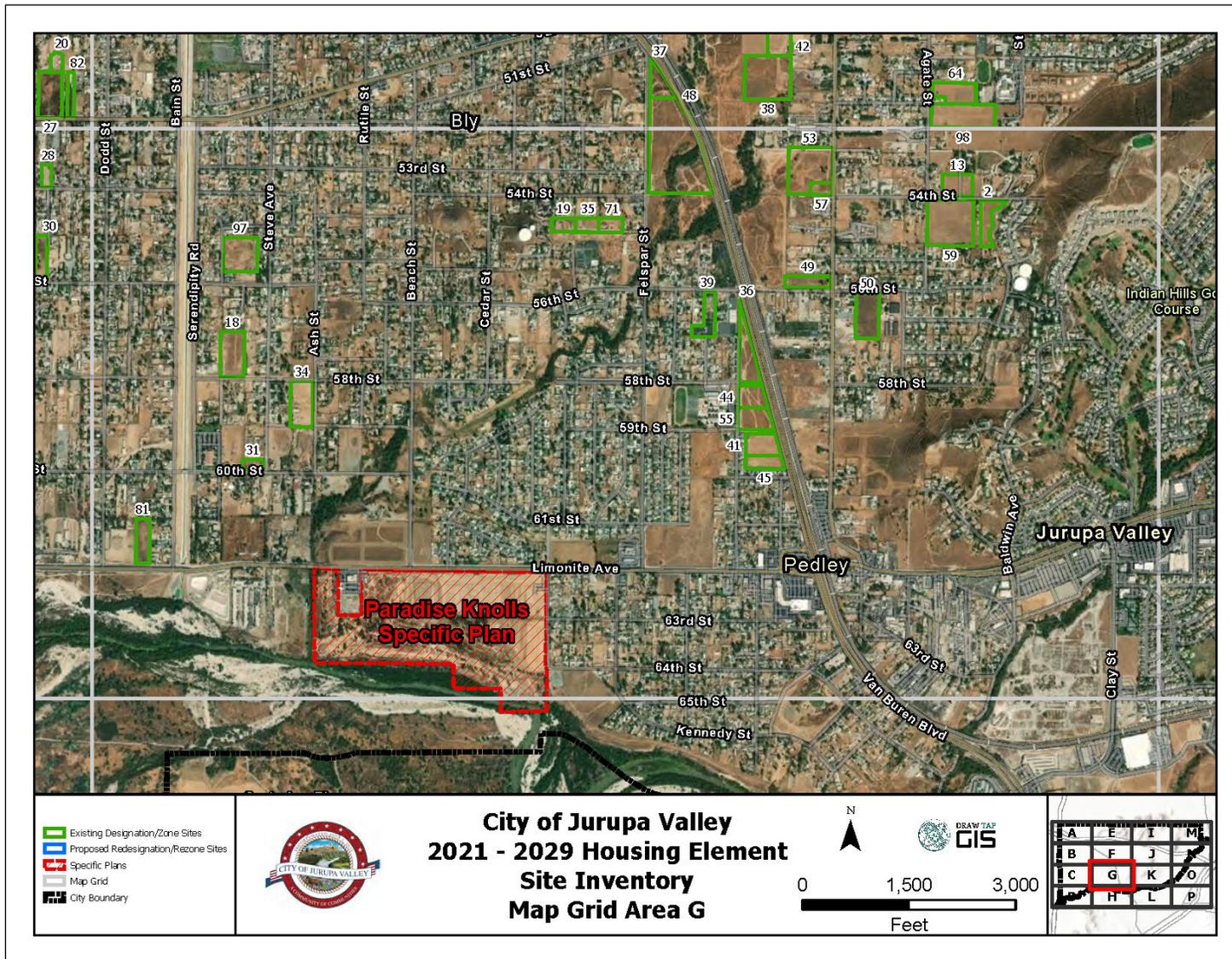


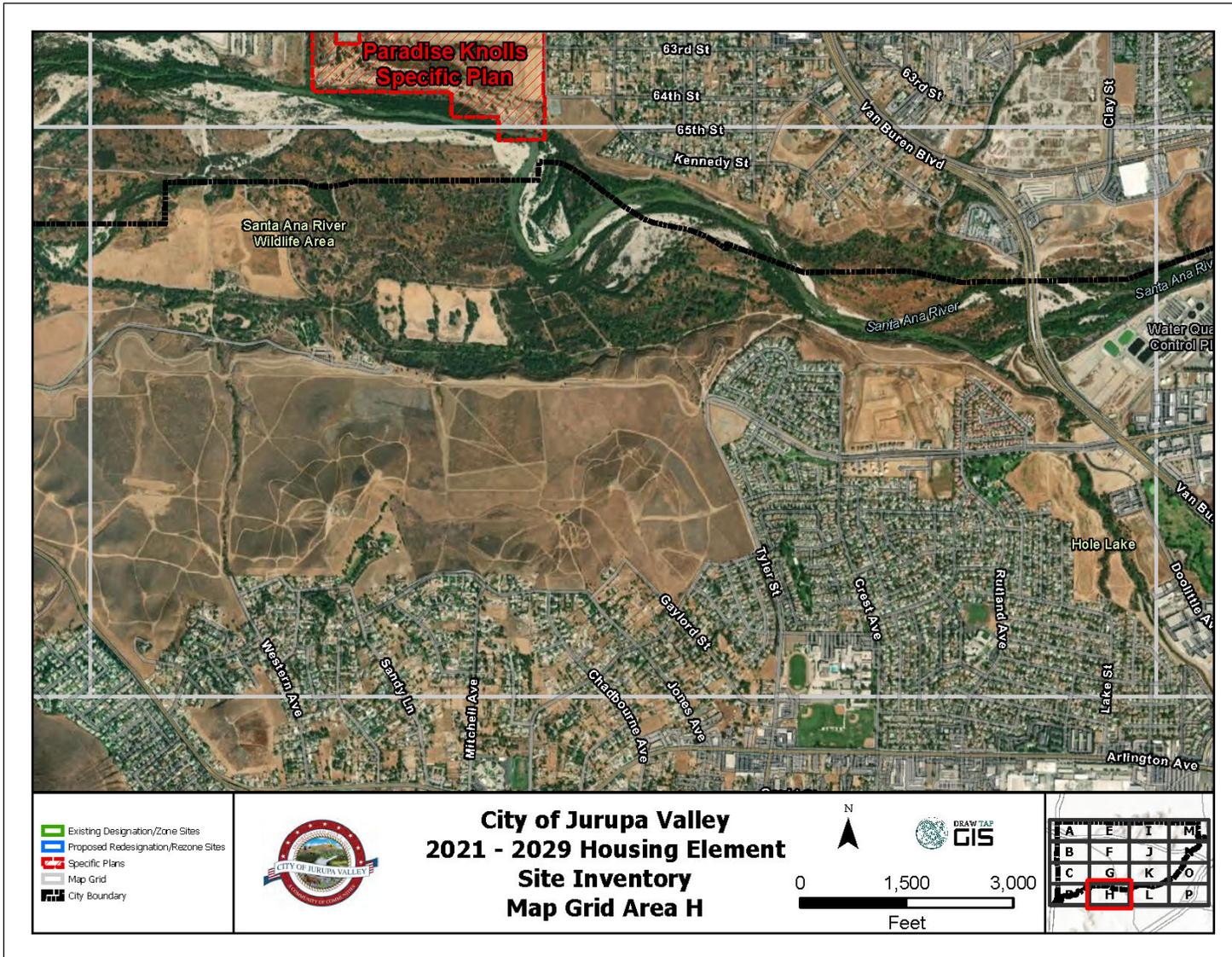


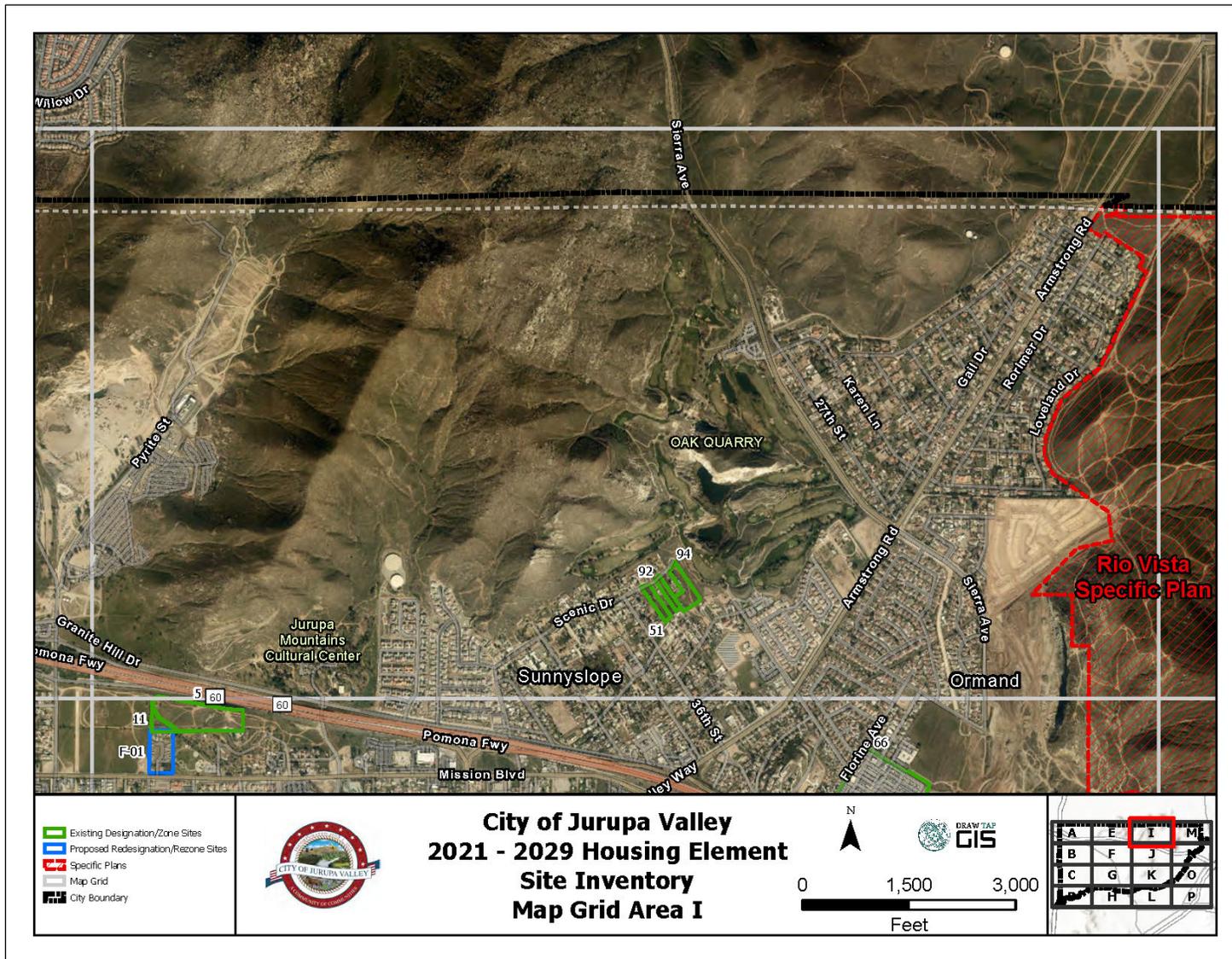


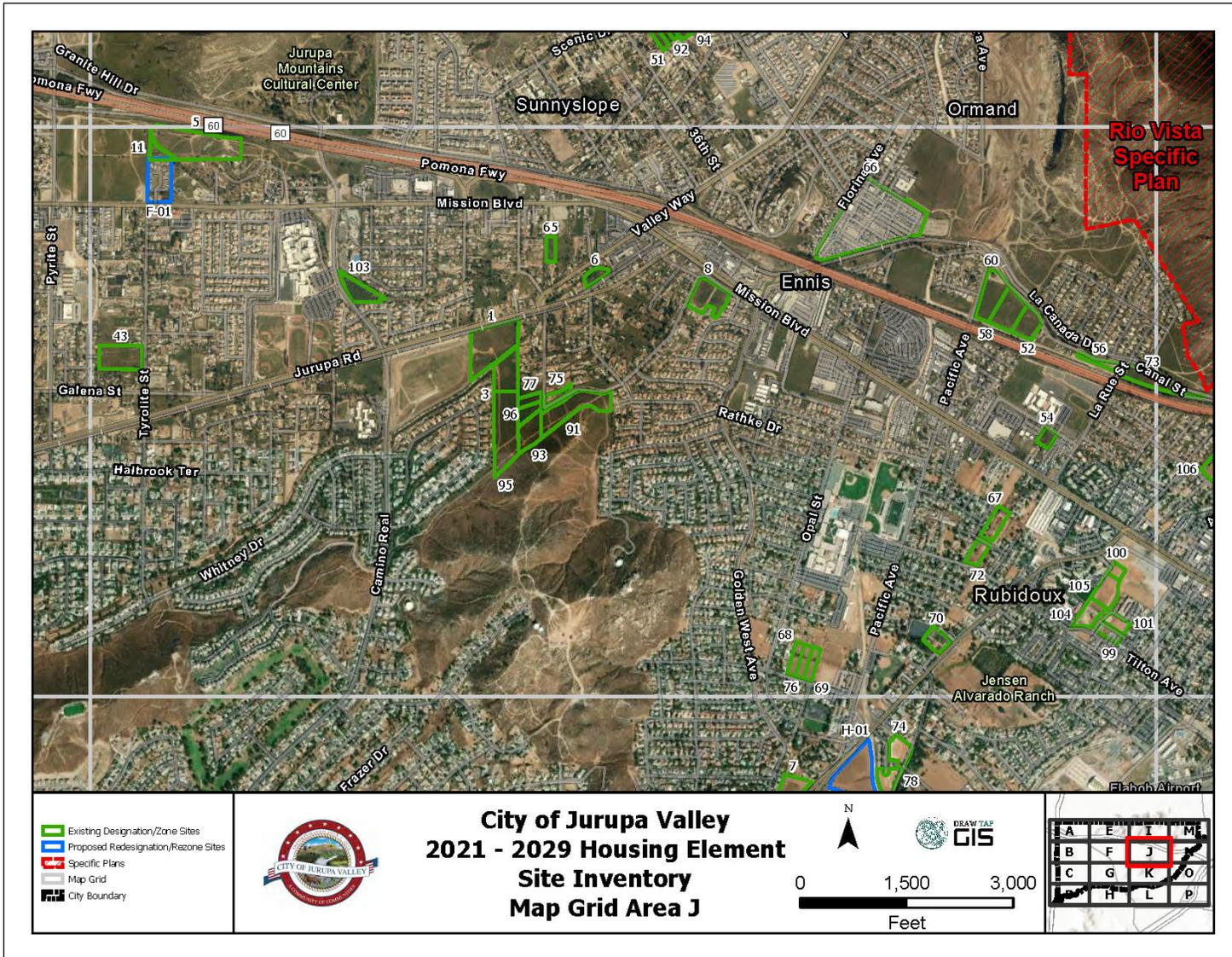


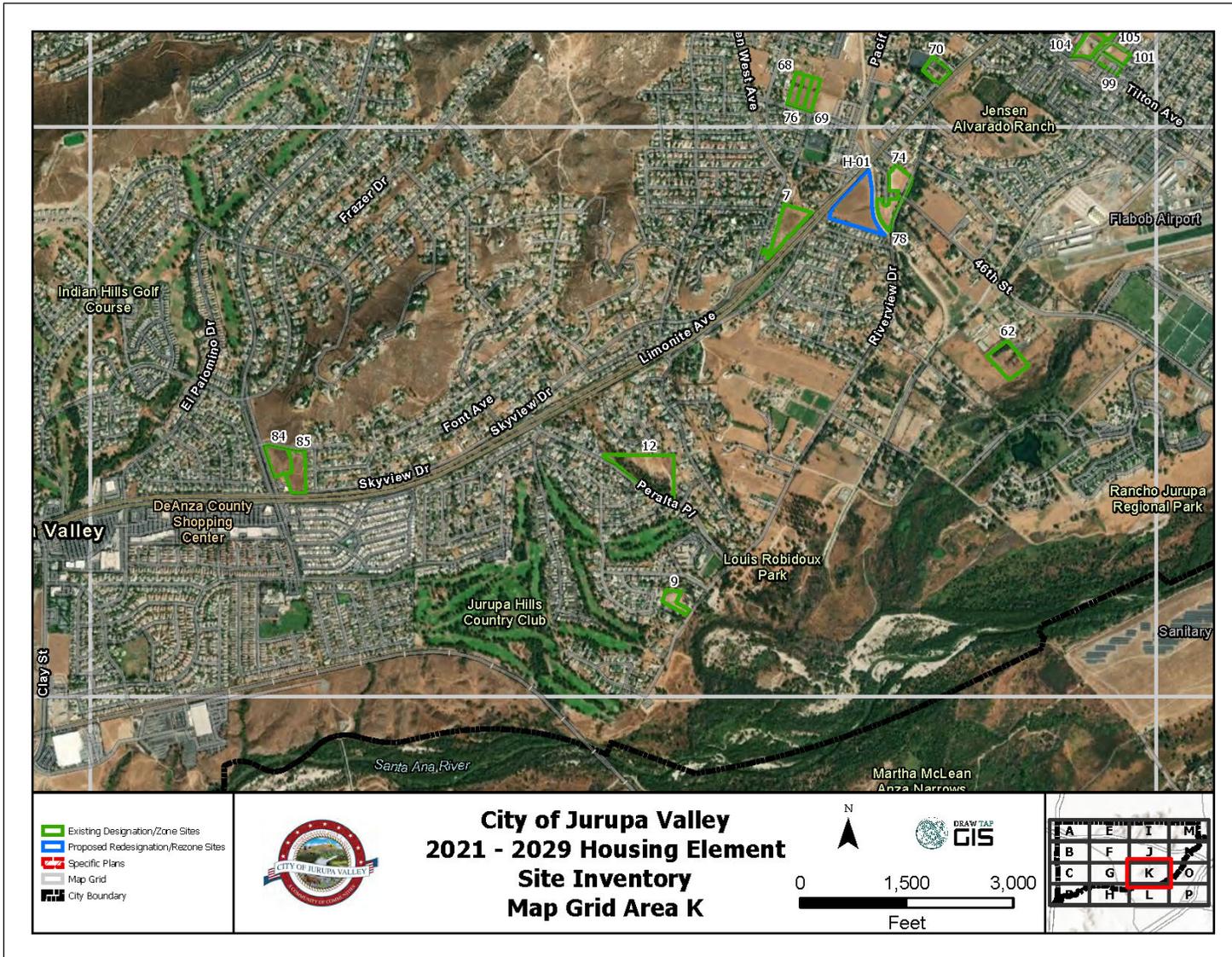


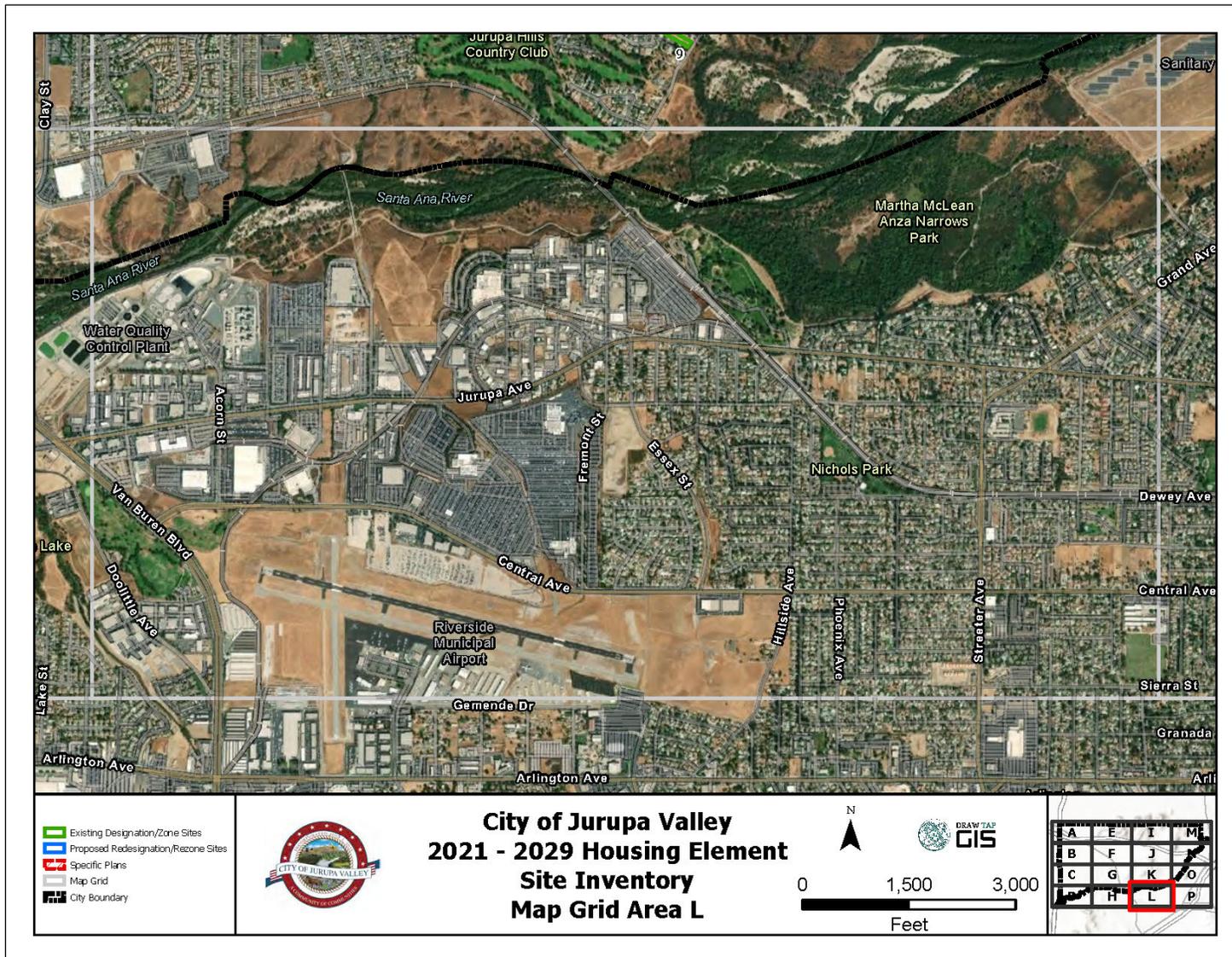


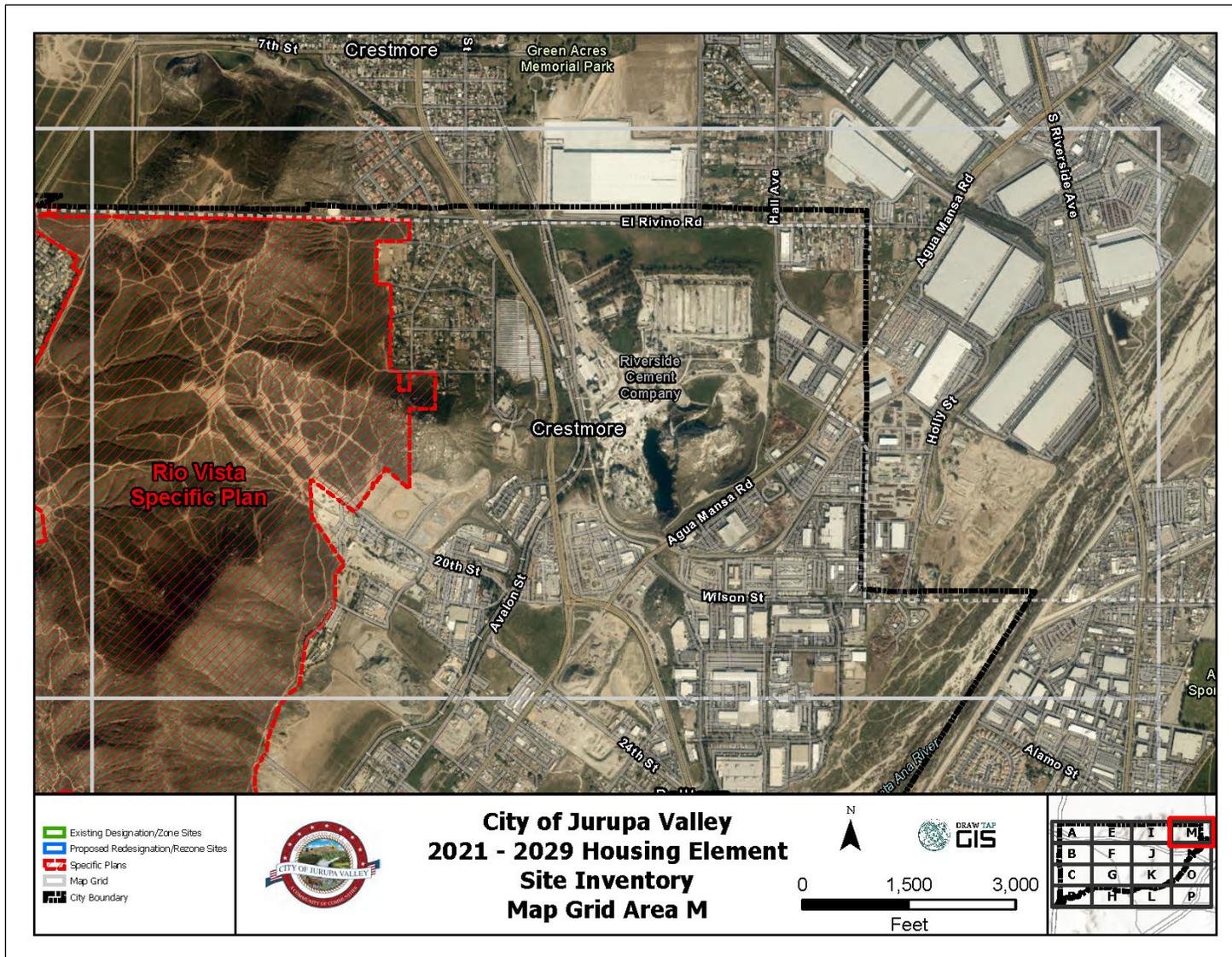


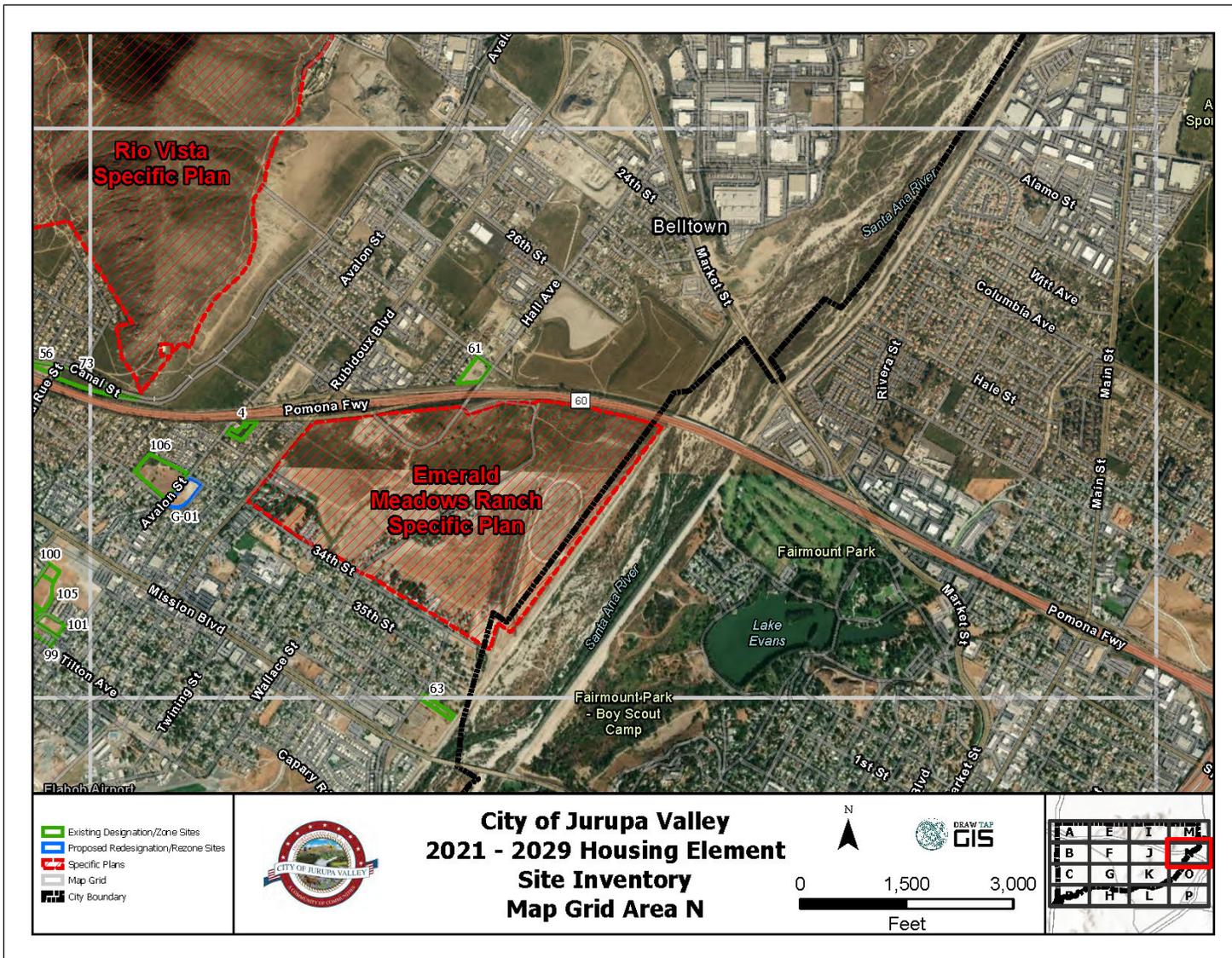


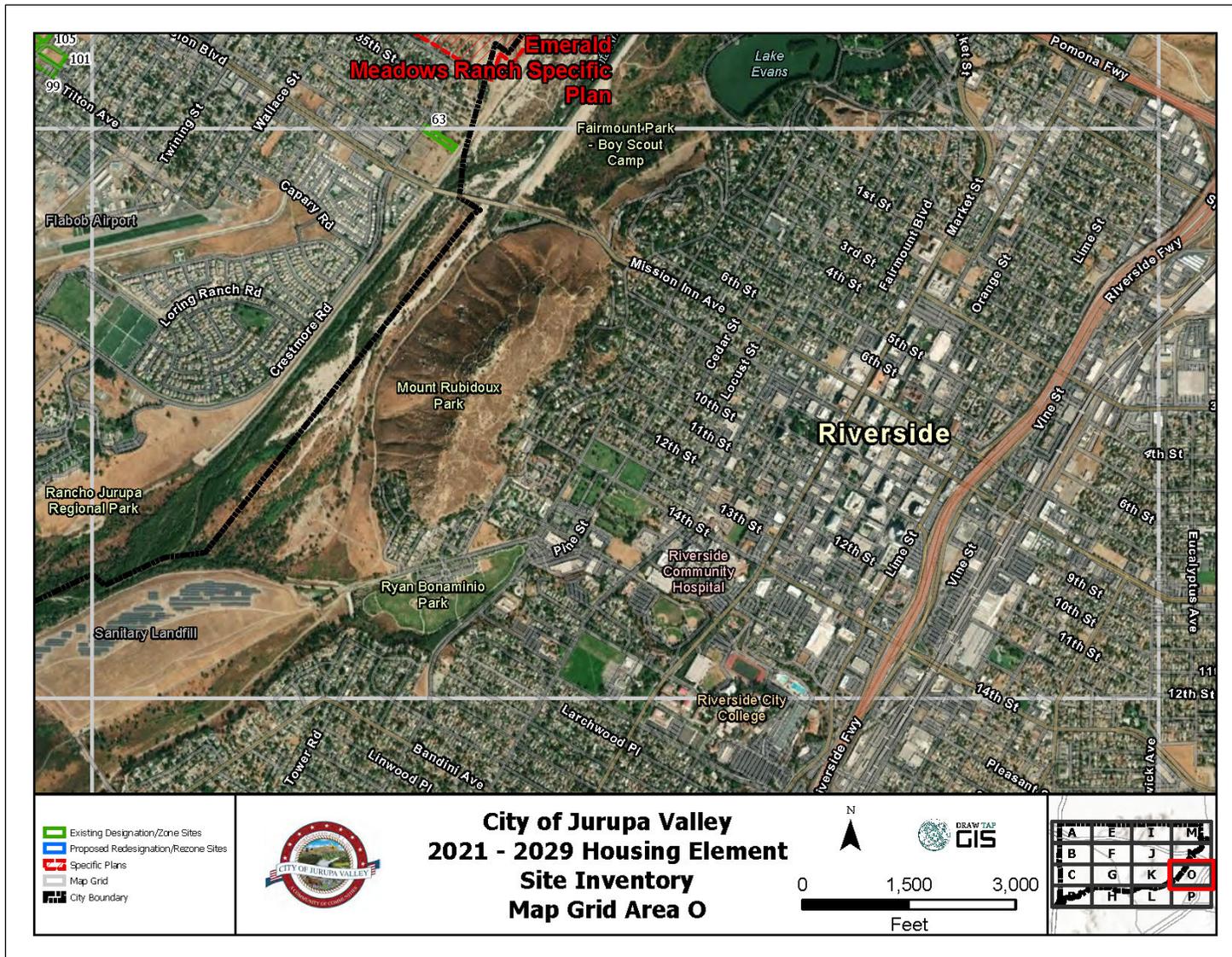


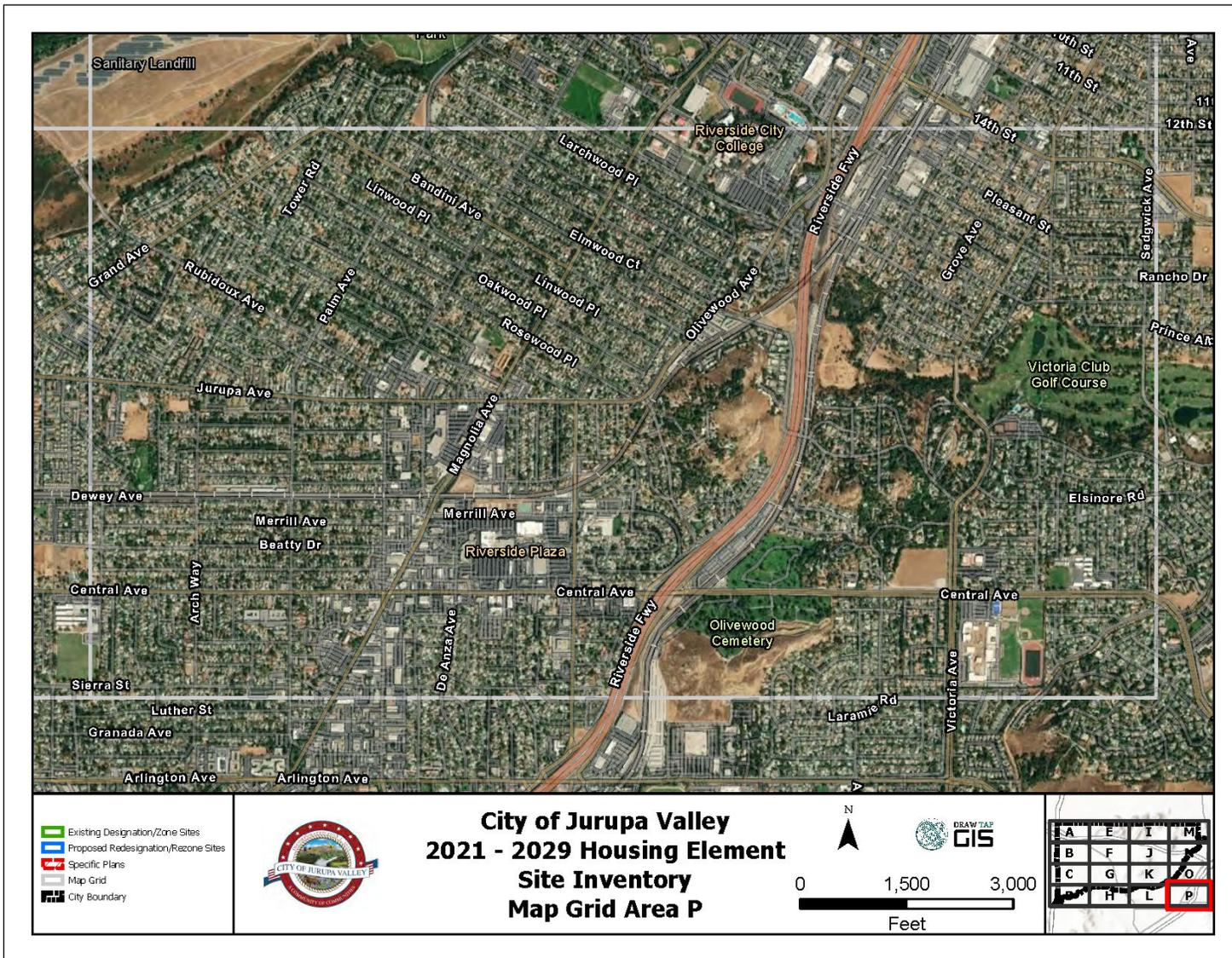










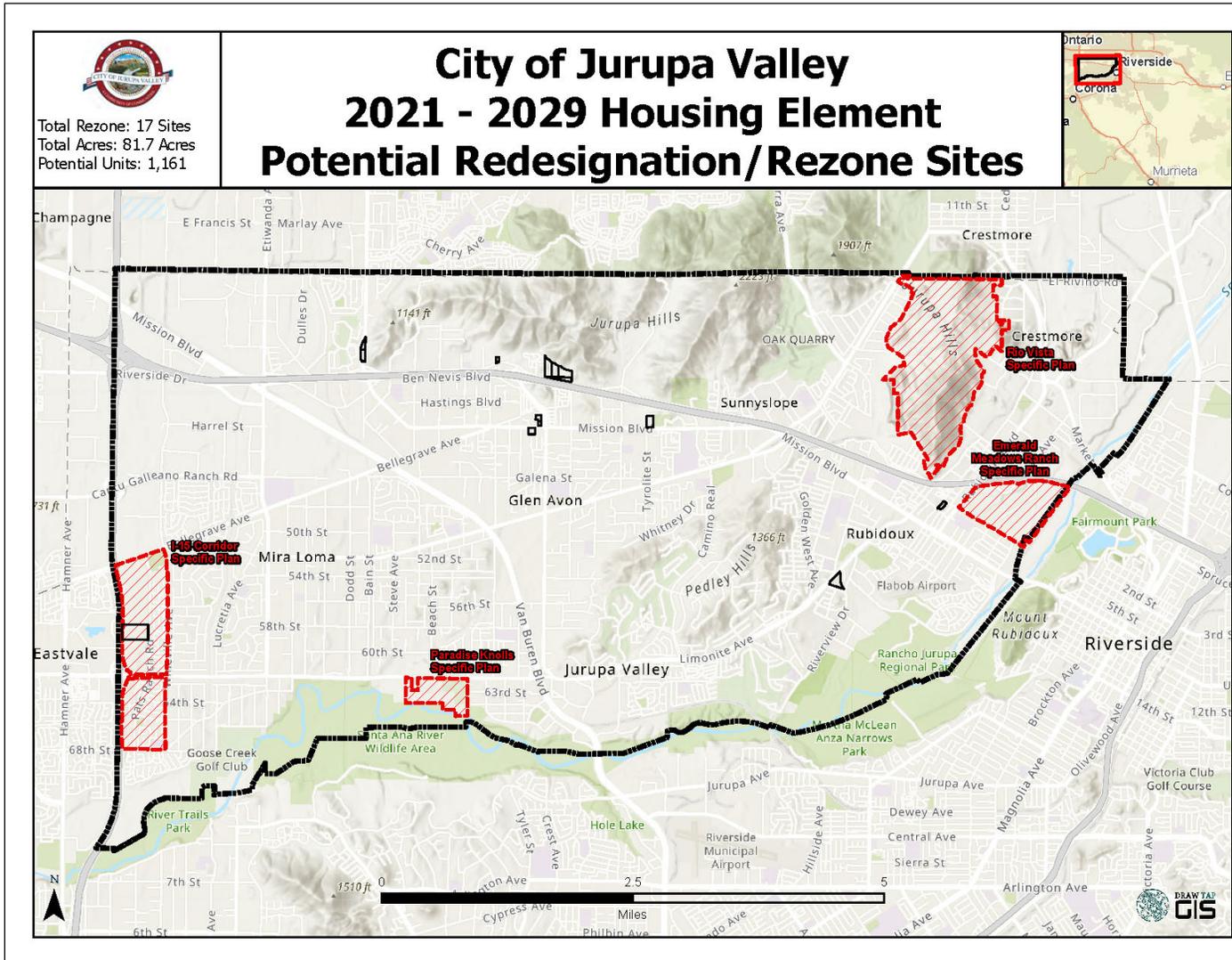


Appendix B – Proposed Redesignation/Rezone Sites

As outlined in the Housing Element, the City has identified 17 sites, totaling 81.7 acres, for redesignation to the City’s highest density, HHDR (20-25 du/ac) and rezoning to R-3. These sites are projected to accommodate a minimum of 1,161 units, including 755 units of very low-income housing and 406 units of low-income housing, which enable the City to adequately meet its RHNA in all income levels. Table 1 below outlines the City’s ability to meet its RHNA. The sites proposed for redesignation are outlined on the following pages. The City will consider the redesignation and rezoning of these sites within three years following adoption of the Housing Element, as outlined in Action Item HE-1.1.1.

Table 5.B-1: Jurupa Valley RHNA Summary

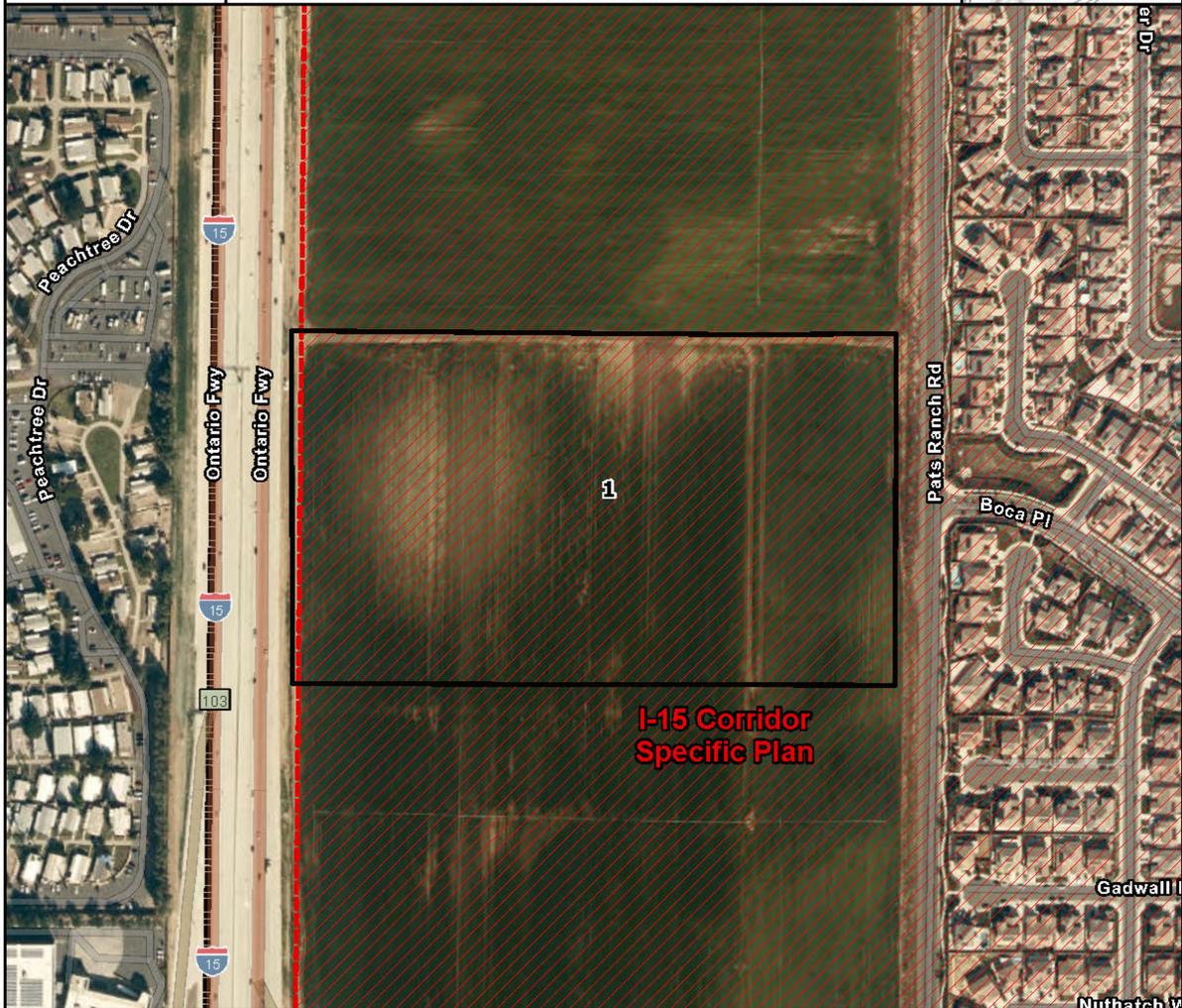
	Very Low Income Housing (DUs)	Low Income Housing (DUs)	Moderate Income Housing (DUs)	Above Moderate Income Housing (DUs)	Total (DUs)
RHNA	1,207	749	731	1,810	4,497
Pipeline Projects, ADUs, Specific Plans, Site Inventory	674	390	1,335	3,884	6,283
Proposed Redesignation Sites	755	406			1,161
Surplus Dwelling Units Over RHNA:	+222	+47	+604	+2,074	+2,947





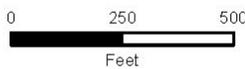
Rezone Area: A
 Total Acres: 25.0
 Potential Units: 250

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area A



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
A-01*		25	BP	SP ZONE	HHDR	I-15 Corridor	20	25	17.5	250	Vacant

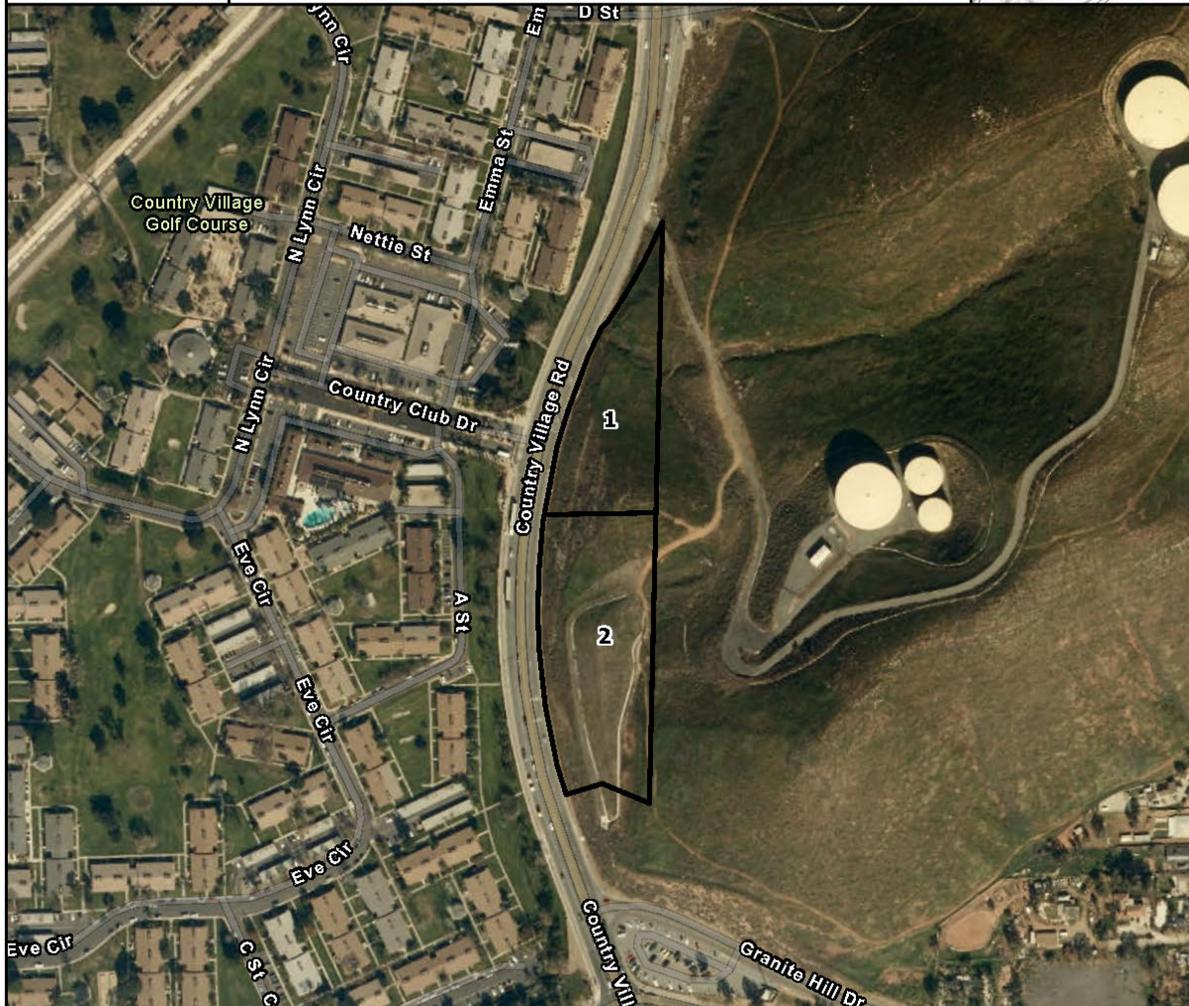
* Although site size (25 ac) results in a potential unit count of 437 under the HHDR designation (at 70% build-out), HCD has indicated that affordable housing projects over 150 units are unlikely, but they are willing to consider projects up to 250 dus. Thus, a yield of 250 dus has been assumed.



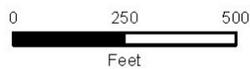


Rezone Area: B
 Total Acres: 5.8
 Potential Units: 101

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area B



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
B-01	156230004	2.3	PF	R-A-20	HHDR	R-3	20	25	17.5	40	Vacant
B-02	156220002	3.5	PF	R-A-20	HHDR	R-3	20	25	17.5	61	Vacant





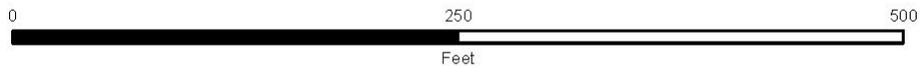
Rezone Area: C
 Total Acres: 1.1
 Potential Units: 19

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area C



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
C-01	173160002	0.8	LDR	WF-2	HHDR	R-3	20	25	17.5	14	Vacant
C-02*	173160003	0.3	LDR	WF-2	HHDR	R-3	20	25	17.5	5	Vacant

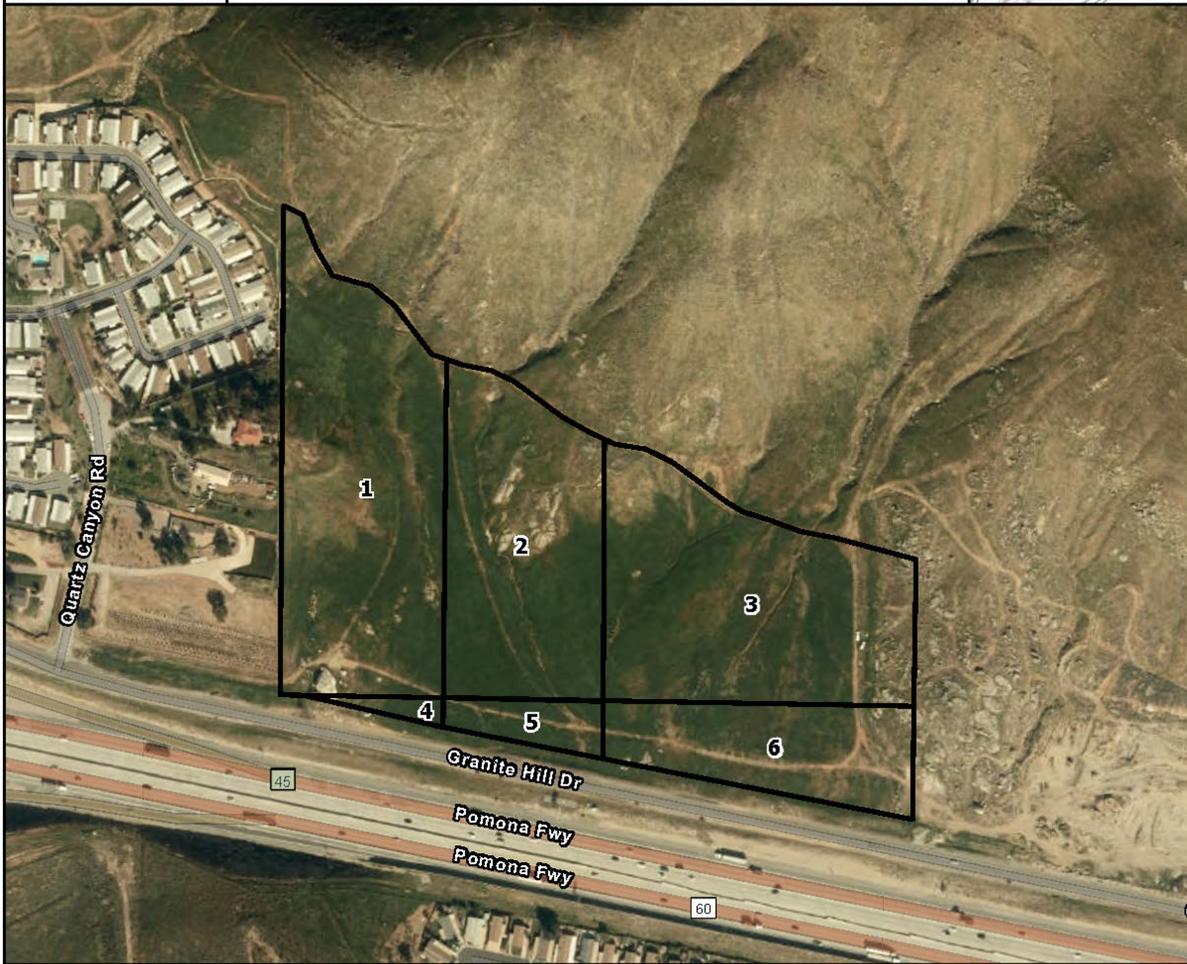
Although < 0.5 acres, this analysis assumes site would be consolidated with Site C-01 directly to the north





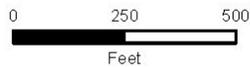
Rezone Area: D
 Total Acres: 29.9
 Potential Units: 445

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area D



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
D-01	173120005	6.4	LI	W-2	HHDR	R-3	20	25	17.5	112	Vacant
D-02	173120006	6.4	LI	W-2	HHDR	R-3	20	25	17.5	112	Vacant
D-03*	173120007	13	LI	W-2	HHDR	R-3	20	25	17.5	150	Vacant
D-04**	169040003	0.2	LI	W-2	HHDR	R-3	20	25	17.5	3	Vacant
D-05	169040004	0.8	LI	W-2	HHDR	R-3	20	25	17.5	14	Vacant
D-06	169040005	3.1	LI	W-2	HHDR	R-3	20	25	17.5	54	Vacant

* Although site size could result in unit count of 228 under the HHDR a more realistic unit count of 150 has been assumed.
 ** Although < 0.5 acres, this analysis assumes site would be consolidated with D-01.



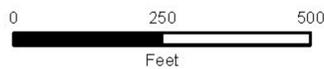


Rezone Area: E
 Total Acres: 5.4
 Potential Units: 93

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area E



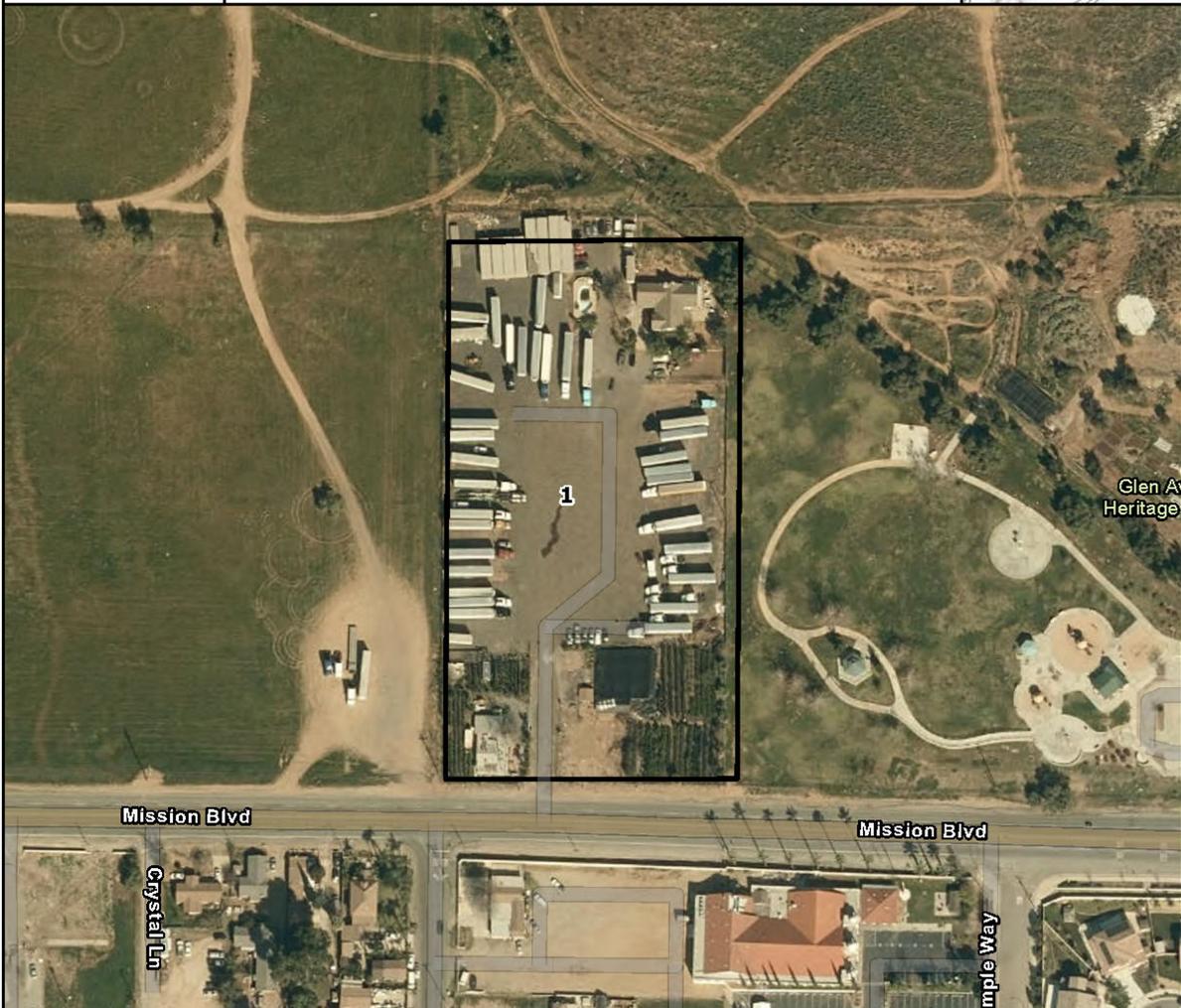
Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
E-01	169070002	1.9	MHDR	R-D	HHDR	R-3	20	25	17.5	33	Vacant
E-02	169070031	1	CR	C-1/C-P	HHDR	R-3	20	25	17.5	17	Vacant
E-03	169172075	2.5	CR	C-P-S	HHDR	R-3	20	25	17.5	43	Vacant



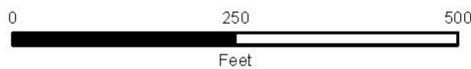


Rezone Area: F
 Total Acres: 4.7
 Potential Units: 82

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area F



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
F-01	171020006	4.7	BP	A-1	HHDR	R-3	20	25	17.5	82	Vacant



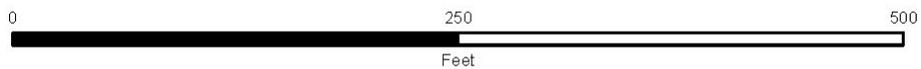


Rezone Area: G
 Total Acres: 2.4
 Potential Units: 42

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area G



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
G-01	179101002	2.4	MHDR	R-2	HHDR	R-3	20	25	17.5	42	Vacant



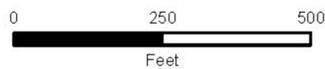


Rezone Area: H
 Total Acres: 7.4
 Potential Units: 129

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area H



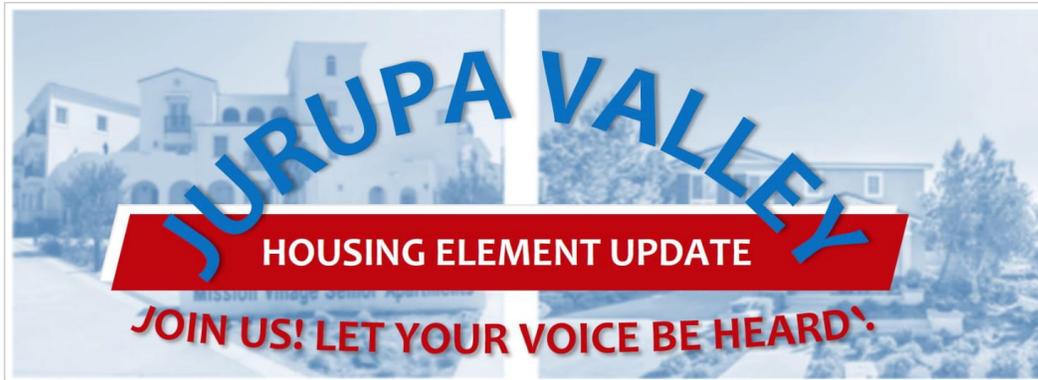
Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
H-01	182350002	7.4	MDR	R-3	HHDR	R-3	20	25	17.5	129	Vacant



Appendix C– Public Participation

The following materials were used to promote the Housing Element website, public participation opportunities include the community housing survey and two virtual community housing outreach meetings. These materials included promotional posters and flyers for the different public participation opportunities throughout the process of the Housing Element Update. These materials were posted in the City Hall, Facebook, and libraries, and sent to local agencies, utility companies, community groups and nonprofits in Jurupa Valley.

1. Housing Element Update Webpage on the City of Jurupa Valley Website



Housing Element Community Workshops

Two virtual Housing Element Community Workshops were held on April 5th and 6th, 2021 via Zoom. These meetings were designed to inform community members about the Housing Element Update for the 2021 to 2029 planning period, and discuss housing needs and opportunities in Jurupa Valley. Please click below for presentations from the Community Workshops (English and Spanish).

View the presentation(s) here: [English](#)

View the virtual Housing Element Community Workshop(s) here: [Spanish Workshop](#)

What is the Housing Element?

The Housing Element is one of nine State-required components of every city's General Plan, and a city's primary planning document to address its housing needs for the future. California state law requires that in order for the private market to adequately address housing needs, local governments must adopt plans that provide opportunities for, and do not unduly constrain, housing development, and demonstrate how the City's share of regional growth will be accommodated for in the planning period that the Housing Element addresses.

As Jurupa Valley continues to grow, we need to plan for where future residents will live by updating the City's housing policies and designating space by 2021 to accommodate the City's share of regional housing allocation of 4,485 new housing units for the 2021-2029 planning period. This includes designating sites for market rate housing, and housing that is affordable to very low, low and moderate incomes. The City doesn't have to build the housing units but must provide appropriate zoning on sites that offer real development potential, fair process and fees.

The Housing Element sets goals, policies, and programs that are implemented after the plan is adopted to achieve this objective. The Housing Element must remain consistent with the other elements of the General Plan, which was adopted in 2017.

Why Update the Housing Element?

The Housing Element must be updated every eight years and certified by the State, and this update will address the period from 2021 to 2029. The current [Jurupa Valley Housing Element](#) addresses the City's

Select Language

housing needs for the period from 2013 to 2021, and provides a baseline for this update. This update gives us the opportunity to evaluate the current goals, policies, and programs, and determine the revisions needed to improve the effectiveness of the City's housing plan.

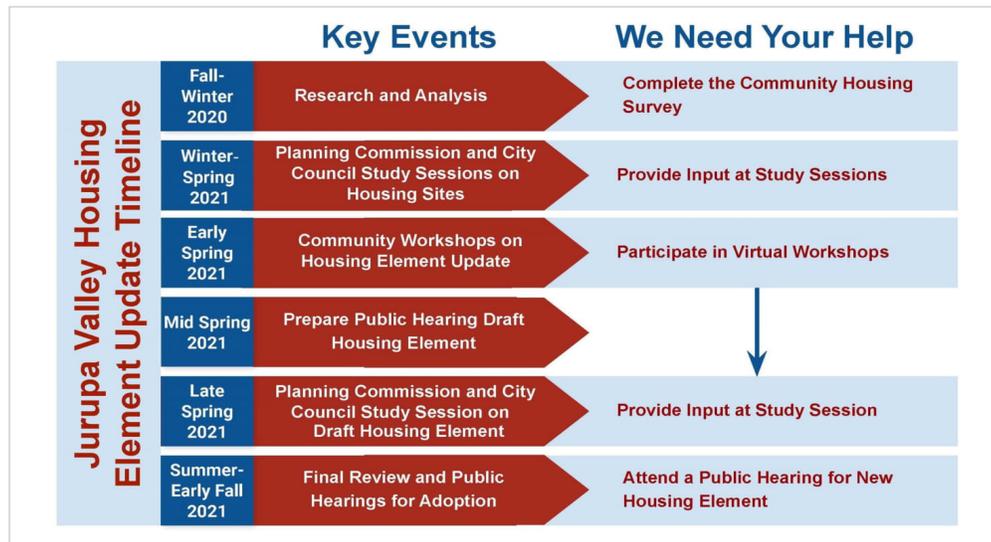
It is important to note that if we don't update our Housing Element or fall significantly behind on our housing targets, the City could be deemed out of compliance and risk losing important sources of funding currently provided by the State. In addition, by proactively planning for new housing and identifying potential sites where new housing development should occur, Jurupa Valley maintains local control to regulate housing development in a manner consistent with our local character and quality of life. The outcome of successfully planning for housing is to provide for housing choice and viable neighborhoods where the attainment of a decent home and suitable living environment for every member of our community is possible.

We Want to Hear from You!

Public input is important to help the City develop a plan that best meets our community's needs and priorities when it comes to providing housing for all members of our community. There will be multiple opportunities to participate throughout the update process. Please [sign up](#) to be notified of the next meeting or opportunity for online input. Please respond to the online housing survey below.

- [Housing Element Update Survey Here.](#)
- [En Español Aquí.](#)

Process/Schedule



Select Language

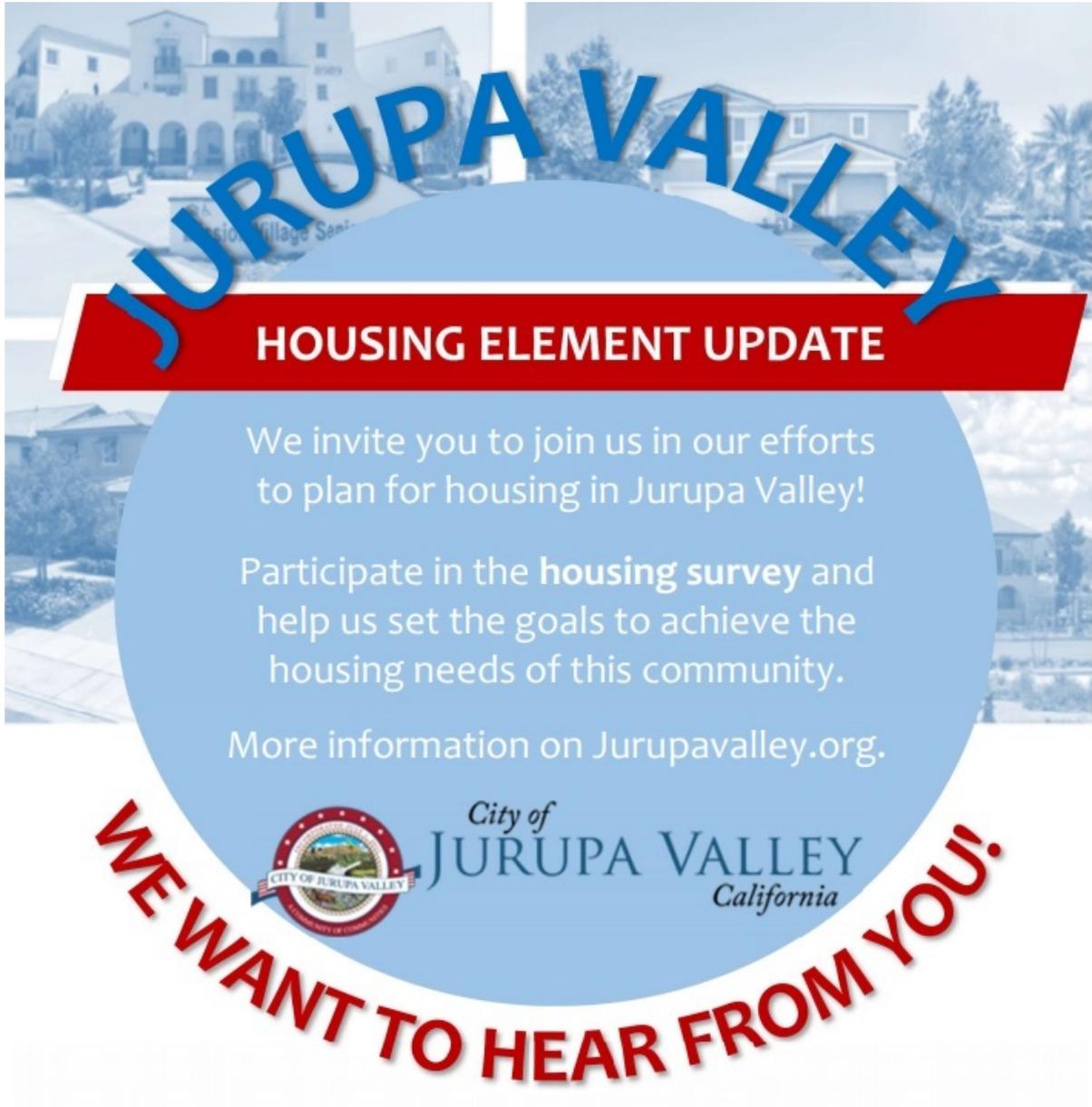
Related Information

- [California Department of Housing & Community Development - Regional Housing Needs Allocation and Housing Elements](#)
- [Southern California Association of Governments \(SCAG\) - Regional Housing Needs Assessment](#)

Project Contact

Jean Ward
 Housing Element Update Manager
 P: 949-489-1442
 E: jward@jurupavalley.org

2. Community Survey Facebook and Email Image- 1st Push



3. Community Survey Flyer- 1st Push

JURUPA VALLEY

HOUSING ELEMENT UPDATE

As Jurupa Valley continues to grow, we need to plan for you and future residents by updating the City’s housing policies and designating space to accommodate the City’s share of regional housing for the 2021-2029 planning period.

This update helps set goals, policies, and programs to achieve the housing needs of this community.

We invite you to join us in our efforts to plan for our city’s housing. Join us and seize your opportunity to participate in the ongoing conversation on housing.

JOIN US! LET YOUR VOICE BE HEARD!

WAYS TO PARTICIPATE:

1. TAKE OUR SURVEY [HERE](#) OR [AQUI](#)
2. ATTEND PUBLIC MEETINGS
3. COMMENT ON DRAFT HOUSING ELEMENT IN 2021.

MORE INFORMATION:

[HOUSING ELEMENT WEBSITE](#)



City of
JURUPA VALLEY
California

4. Community Survey Facebook and Email Image- 2nd Push

JURUPA VALLEY

HOUSING ELEMENT UPDATE

More than 100 of you have already participated in this survey but we want to hear from more of you!

Participate in the housing survey and help us set the goals to achieve the housing needs of this community.

More information on Jurupavalley.org.

 *City of*
JURUPA VALLEY
California

TAKE THE HOUSING SURVEY TODAY!

5. Community Survey Flyer- 2nd Push (English and Spanish)

JURUPA VALLEY

HOUSING ELEMENT UPDATE

As Jurupa Valley continues to grow, we need to plan for you and future residents by updating the City’s housing policies and designating space to accommodate the City’s share of regional housing for the 2021-2029 planning period.

This update helps set goals, policies, and programs to achieve the housing needs of this community.

We invite you to join us in our efforts to plan for our city’s housing. Join us and seize your opportunity to participate in the ongoing conversation on housing.

WE WANT TO HEAR FROM YOU! TAKE THE SURVEY TODAY!

WAYS TO PARTICIPATE:

1. TAKE OUR SURVEY HERE:
<https://forms.gle/fypuwHbpodkWttLS7>
2. ATTEND PUBLIC MEETINGS
3. COMMENT ON DRAFT HOUSING ELEMENT IN 2021.

MORE INFORMATION:

HOUSING ELEMENT WEBSITE:
<https://www.jurupavalley.org/CivicAlerts.aspx?AID=140>



City of
JURUPA VALLEY
California



JURUPA VALLEY

HOUSING ELEMENT UPDATE

WE WANT TO HEAR FROM YOU! TAKE THE SURVEY TODAY!

As Jurupa Valley continues to grow, we need to plan for you and future residents by updating the City’s housing policies and designating space to accommodate the City’s share of regional housing for the 2021-2029 planning period.

This update helps set goals, policies, and programs to achieve the housing needs of this community.

We invite you to join us in our efforts to plan for our city’s housing. Join us and seize your opportunity to participate in the ongoing conversation on housing.

WAYS TO PARTICIPATE:

1. TAKE OUR SURVEY HERE:
<https://forms.gle/fypuwHbpodkWttlS7>
2. ATTEND PUBLIC MEETINGS
3. COMMENT ON DRAFT HOUSING ELEMENT IN 2021.

MORE INFORMATION:

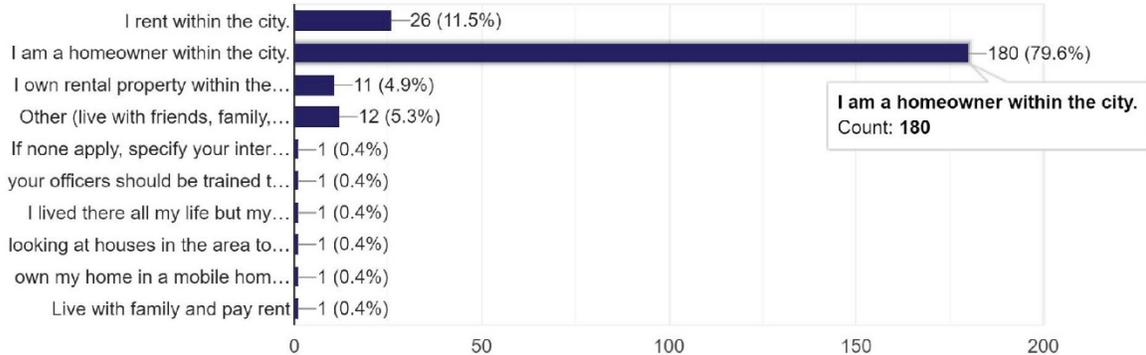
HOUSING ELEMENT WEBSITE:
<https://www.jurupavalley.org/CivicAlerts.aspx?AID=140>



6. Community Survey (English and Spanish)

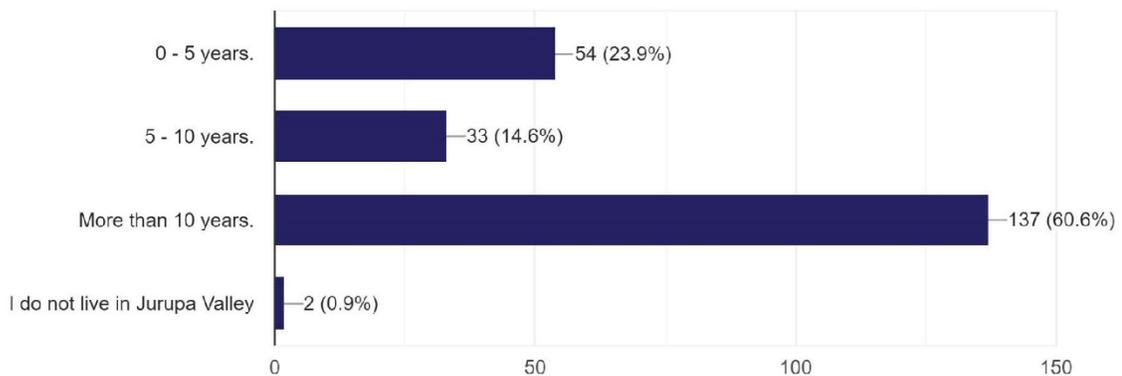
1. Do you rent, own a home, or own rental property within the City of Jurupa Valley?

226 responses



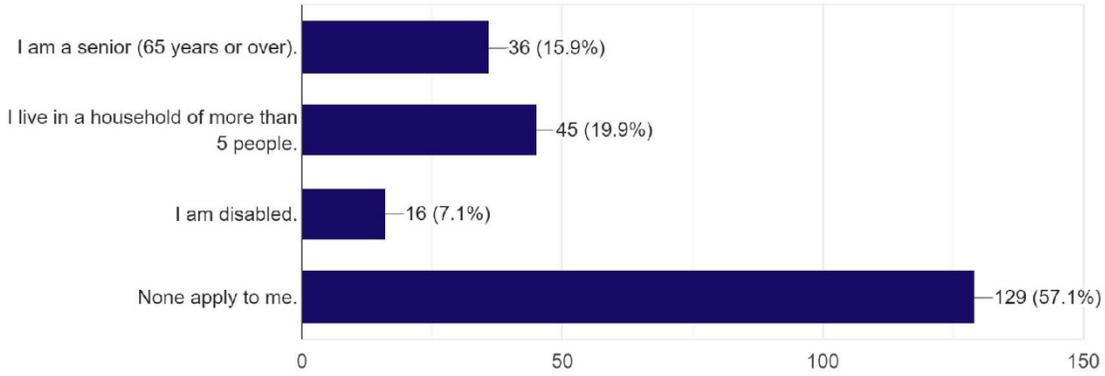
2. How long have you lived in the City of Jurupa Valley?

226 responses



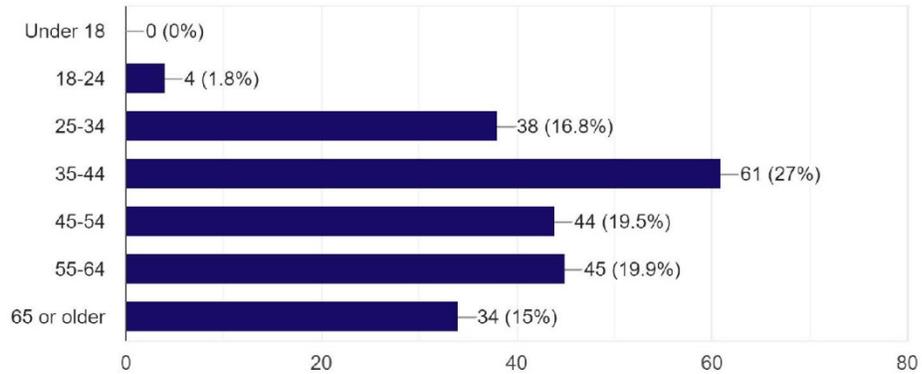
3. Please select all that apply to you.

226 responses



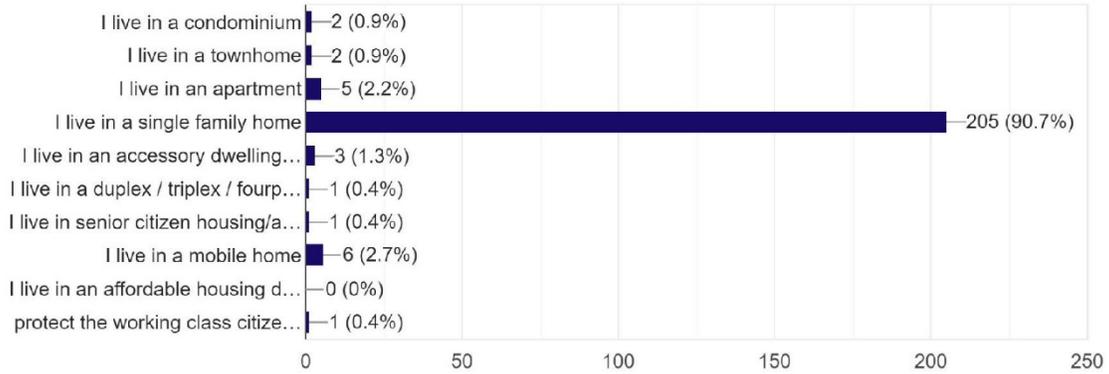
4. What is your age range?

226 responses



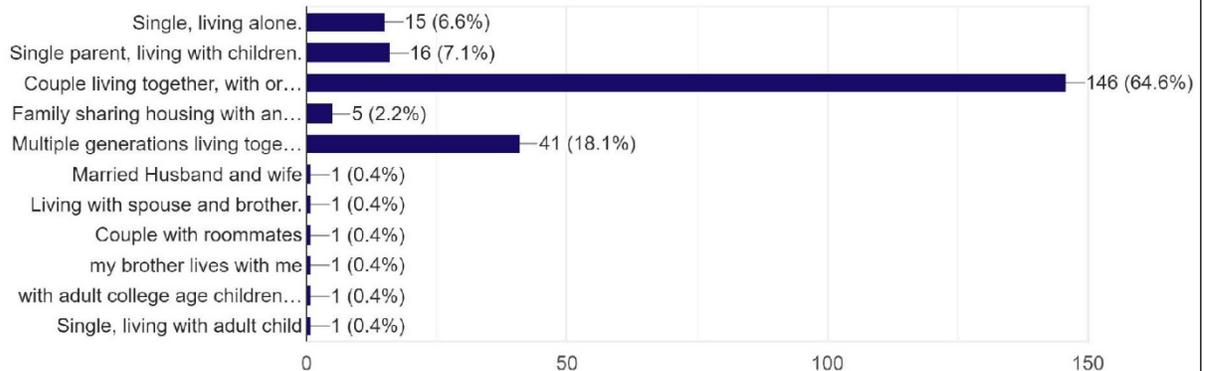
5. Which best describes your current living situation?

226 responses



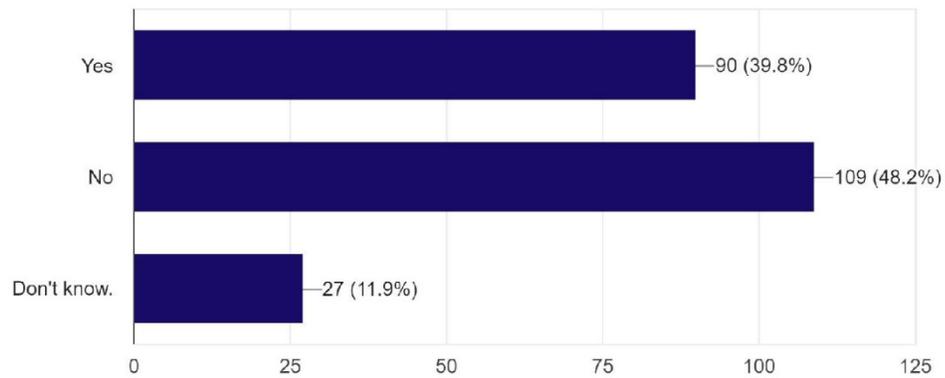
6. Which best describes your household composition?

226 responses



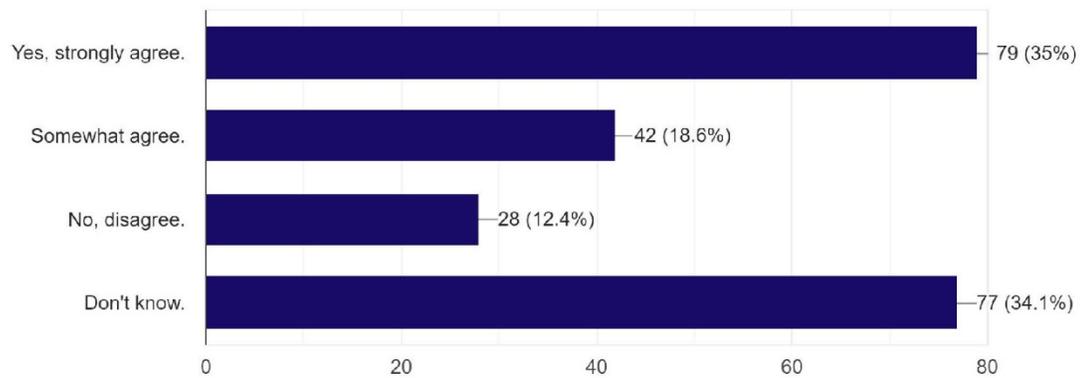
7. Do you or any of your family/friends/coworkers struggle with finding or maintaining adequate housing?

226 responses



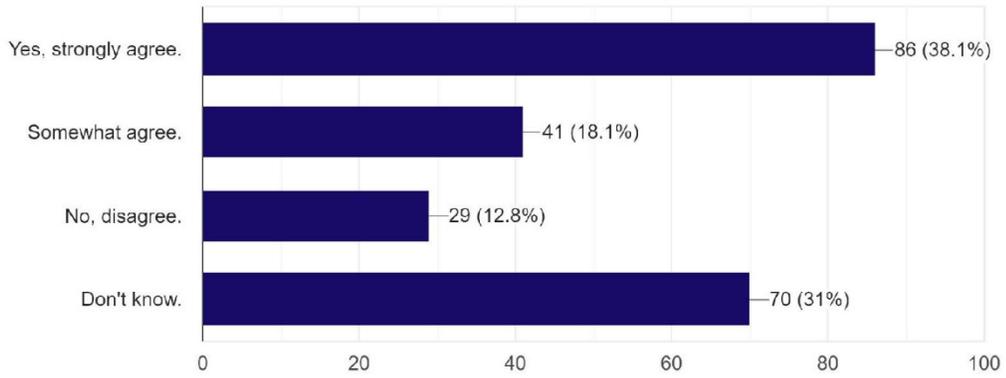
8. Do you think it is difficult to find AVAILABLE rental housing in Jurupa Valley?

226 responses



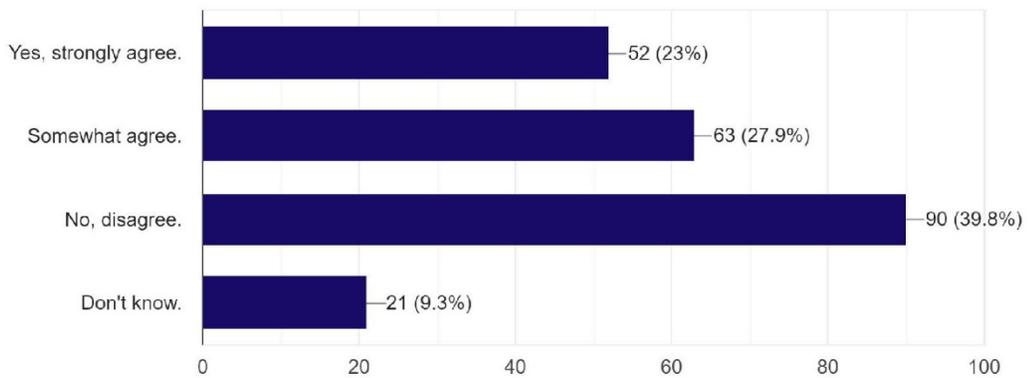
9. Do you think it is difficult to find AFFORDABLE rental housing in Jurupa Valley?

226 responses



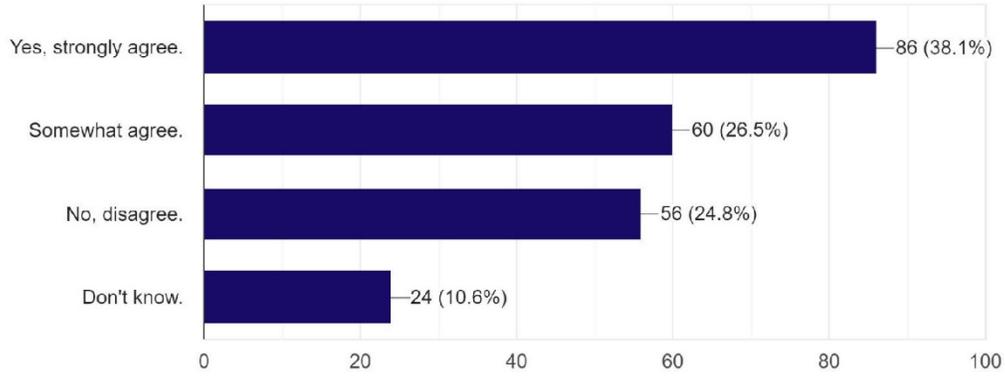
10. Do you think it is difficult to find AVAILABLE homes for purchase in Jurupa Valley?

226 responses

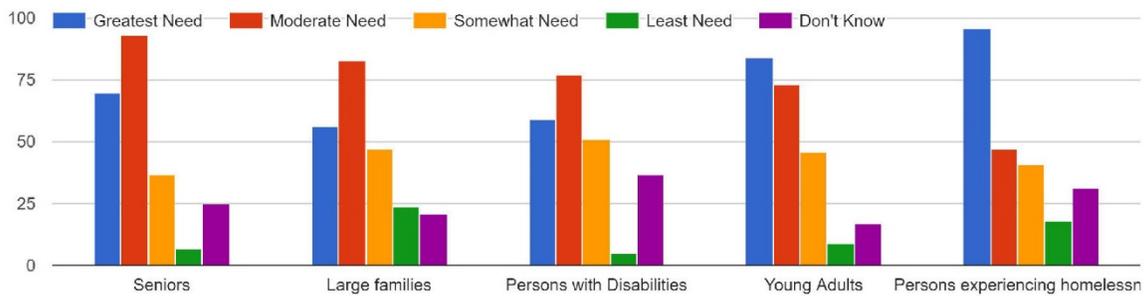


11. Do you think it is difficult to find AFFORDABLE homes for purchase in Jurupa Valley?

226 responses

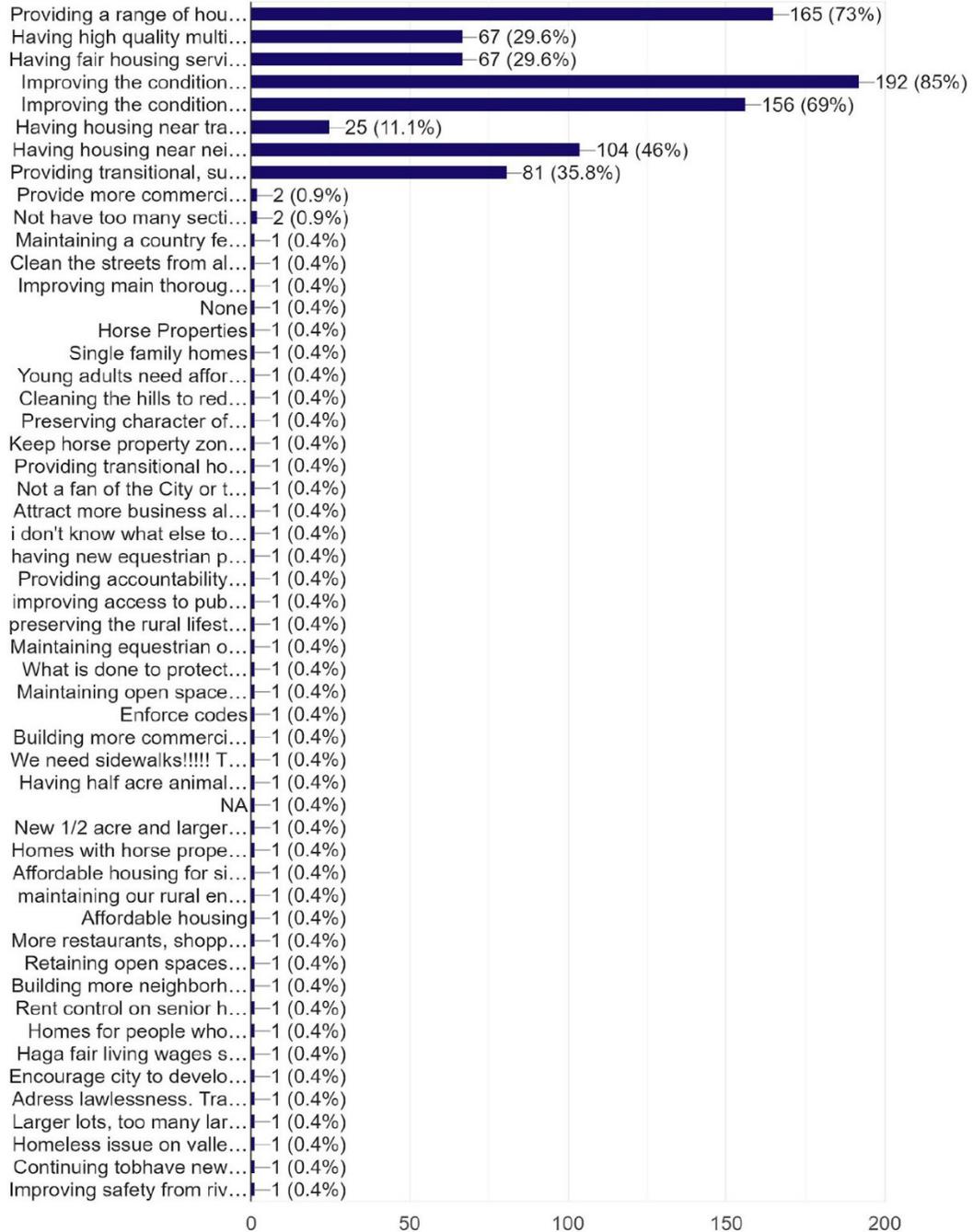


12. Please rank the following groups by order of their need for housing and related services in the community.



13. Jurupa Valley will continue to grow and evolve over the next decade. What do you feel are the top housing issues/priorities to address in Jurupa Valley? Pick four (4) from the options below.

226 responses



14. Are there any examples of new housing (in Jurupa Valley or elsewhere) that you like and that seem to “fit” Jurupa Valley? Why? What features do you like?

226 responses

1. not that i know of
2. Affordable housing
3. More single family homes and more shopping centers
4. No
5. More single family homes.
6. the track that is going to be build off Camino seems to fit both of both worlds -city and country- Large lots enough space to "breathe" where you're not so close to neighbors and model updated homes.
7. Jurupa Valley has pushed it's limits.
8. Detached mother law house perfect for big families
9. Homeless needs to be taken care of! So many homeless camping out and bugging family's for money ! You can't even go to the store without them harassing you for money!
10. More houses like sky country
11. The newer houses by Del Sol Academy are a wonderful addition to Jurupa Valley. There are many parks in the area and it's a more desirable area of Jurupa Valley.
12. none
13. I don't like new housing because the roads have not been designed for high volumes of traffic, which creates SIGNIFICANT congestion at intersections such as Mission and Valley Way, Mission Inn Ave heading to Riverside, Van Buren heading into Riverside, etc.
14. Del Sol area
15. Single story condos or apartments will be a great fit for Jurupa Valley as there are many families/couples living with others or in ADUs that would love their own space.
16. All new housing is to close to each other.....should have been 2 or 4 houses per acre...
17. N/A
18. I like what Eastvale is doing, providing multiple restaurant, shopping and entertainment venues. They're building housing communities around these venues. Which in turn gets people to spend more money locally, at the same time providing the city with tax revenue.
19. Sky country is an amazing little community. Great neighborhood
20. Frontier Homes - community amenities
21. Rural
22. Lofts/condominiums to attract young professionals.
23. Clean housing communities that are being built
24. No
25. Larger lots
26. Slow the growth !
27. More Horse Property
28. Need more “starter homes” which can also be good for seniors looking to downsize.
29. Sky country with single story homes, horse property, walking trails and a strong sense of community seems representative, as does areas of Jurupa Hills with single story homes, larger properties for privacy, views, and open areas. The condos are a small complex, many handicapped accessible and single story, tucked in unseen without fences, views but locate them away from Limonite, Van Buren, Jurupa Rd, to not increase density and traffic congestion.
30. I love the neighborhood around the Soccer sports park, the closeness to nature and large yards are exactly what people expect in this town.
31. I like the new Lennar homes in Jurupa valley, but they are too expensive for the average homeowner around here. Need more affordable housing. Good quality but under 300,000.
32. No. The new homes have no to little backyards and over priced.
33. Sidewalks on all neighborhoods. Encourage the community to take walks in their own neighborhoods. It would also improve the look of the city overall.
34. NA
35. None
36. Need housing development where public sidewalks and walkways are better maintained by the city and better materials are selected for landscaping. The upkeep in our neighborhood(Sage Pointe and Vintage- DR Horton) is terrible. Ground cover, trees and plants are not well maintained.
37. None
38. no

39. Vesada apartments are nice but too expensive
40. No. All the new housing is not zoned for horses and the lots are too small.
41. I would love to see mixed use development that includes apartments, condos and entry level single family (2 to 4) bedrooms no larger than 2,000 sq ft.
42. No, new housing needs to have bigger lots and preserve the rural community that we all moved here for. Too many high density homes. We're not Eastvale!
43. Sky Country 1/2 ac lots horse property
44. Granite Ridge community has a nice mix of property types (single family homes and condos). Cantera has large lots.
45. More family friendly streets
46. Street lighting
47. No
48. Country Village senior homes
49. No answer
50. Western Jurupa Valley. Modern, large homes in a planned community near the convenience of top retailers (in Eastvale)
51. No, they are too close together. No yards for family to enjoy.
52. Along Mission Blvd and Philadelphia. Why not build homes there
53. The next gen homes should come to JV. we live in an older home in Pedley Hills, and love it. I would like to see more focus on the area around us. Camino Real / Limonite
54. I don't have an answer.
55. Stone Ave 1/2 acre lots
56. no
57. N/A
58. No
59. No
60. Don't know.
61. What is being done to protect new and older homes from flooding in the mountainous areas? Did the City attempt to protect its residences?
62. The new houses across from Sky Country, it adds to the improvement of the community
63. New housing need to be like sky country homes.
64. No
65. Apartments located over retail, including grocery option with public transit nearby. Can provide housing option to non car residents.
66. N/A
67. Eastvale
68. Need to maintain rural atmosphere, control high density housing.
69. "New Housing track next to
70. Patriot High School and new housing tracks next to the 15 freeway. They are beautiful neighborhoods and convenient to be next to schools."
71. Sky Park, Loring Ranch - nice neighborhoods
72. Granny houses
73. No
74. I like the new housing development by Lennar in the Sunnyslope area. Wished they had more nextgen housing at a lower price.
75. No
76. Large lots. Option for animals/horses.
77. No
78. We need more homes with large yards that allow animals
79. more light
80. Not really. New houses going up at Shadow Rock but will it create more traffic?
81. Bigger lots
82. "Single family homes that are under 2000 square feet on an adequate lot that allows for outdoor recreation for the family living in the home. "
83. Ranch homes
84. "I can not give a fair answer!"
85. No
86. Stone Ranch homes and houses on Hallbrook Terrace that are half acre and rv parking. They are animal friendly and provide garage parking for recreational toys.

87. Just purchased a new home in Vista Cielo. There's a style and level of living conditions we're expecting. Our community is quiet replete with hardworking families. Now I want to see higher end business attracted to our community.
88. No
89. No
90. More house
91. No
92. Parks
93. Large lots, ?townhouses with community stables, No HOA, informant of laws no rooster
94. I'm glad there are some small developments of single story homes.
95. Features regarding weather.
96. None
97. SFR
98. We need affordable homes built. Not rentals!
99. The Enlclave at Homecoming Terra Vista in Rancho Cucamonga.
100. We need single-family dwellings. Three bedrooms two bathrooms. 1002 1500 ft.²
101. I don't know
102. N/A
103. don't know.
104. Rural "horse" property
105. I don't know
106. I don't know
107. Horse property
108. We need smaller 1500sqft or less affordable homes for young single adults, under \$400000.
109. All the New housing I have seen are too expensive
110. I don't know
111. No
112. Additional parks, shopping centers in the Rubidoux area.
113. More single afford housing
114. Affordable housing for single parents with one income.
115. The new housing in Jurupa Valley is too much like Eastvale. Not a good fit.
116. No
117. Yes, Stone Ranch. Single story on half acre lot. The way Jurupa Valley was meant to be.
118. Sky County Community. Good size houses, good size lots, horse property, horse trail, good parks, nice school.
119. I don't know
120. I love the ranch life
121. Nothing comes to mind.
122. None
123. Homes with accessory dwelling unit (ADU or "Granny Flat")
124. None that I can think of
125. Homes with adequate yards
126. Housing for young professionals that are looking for a high-quality lifestyle.
127. Née developments on Jurupa Rd/Tyrolite and at the end of Stone Ave seem to be nice. But very expensive.
128. As a senior, I like the Esperanza housing community.
129. Don't know
130. The new houses that went in in the wineville area seem nice and the type of neighborhoods I like to see. They are newer and well maintained.
131. New homes on Granite Hill give the area an uplift look.
132. Yes the ones near the Indian Hills golf course. I also like housing that is multi-generational.
133. The older housing is better. Anything resembling Sky Country is the closest fit to Jurupa Valley. (One story, large lots.) Two story close together doesn't fit the community as well.
134. No
135. high density housing seems rather out of place, I think we have enough
136. safe communities with tiny homes for young adults
137. Homes past Jurupa Valley High - more space between
138. No
139. More shops to shop at
140. None
141. No

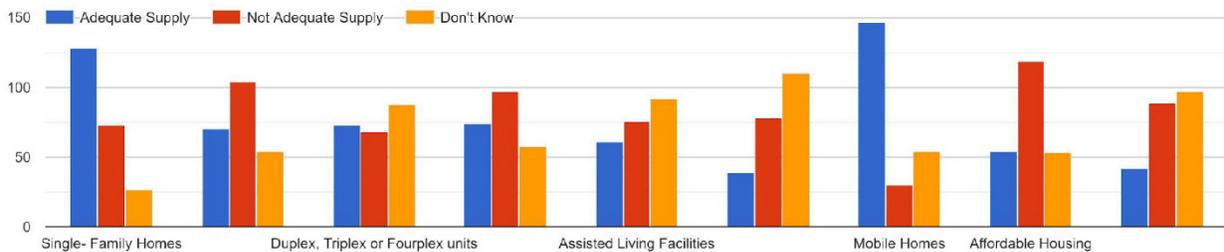
142. Higher standards for the materials used to build the homes. Too many new homes being built quickly and cheaply.
143. low income
144. N
145. Eastvale,ca , the streets are clean and have no homeless encampments
146. Na
147. Need housing that is under \$400,000 so young adults can afford to buy. Hoping Paradise Knolls will offer this in single family homes.
148. Don't know
149. I like property with home not sitting on top of each other
150. Houses with yards not built so close together
151. No. There new houses are priced too high for most residents in Jurupa Valley.
152. Horse friendly, large lots similar to Norco should be added.
153. I like property with home not sitting on top of each other
154. Just more affordable housing.
155. Need to have more standard single family homes reasonably priced in good locations not the ghetto) instead of the huge expensive homes.
156. There are none
157. Aside from the housing, Jurupa valley needs more commercial, shopping and dinning centers. It's not fair and right that I have to travel to nearby cities to do business. As housing grows retail, commercial and dinning must keep up as well.
158. I noticed that some communities offer club houses with community pools. This is a great idea.
159. Serve people
160. N/A
161. Eastvale larger size property's home doesn't homes by camino elementary but no HOA
162. Low housing apartment or town houses
163. Closed gated communities, Supposedly safe
164. Don't know
165. Don't know
166. The new homes coming in are beautiful and improve Jurupa Valley.
167. Baldwin park metro stop. Has housing , stores walking distance , park near by , community center nearby, restaurants , all is a two to three mile radius
168. Lower rent
169. less section 8
170. New developments are nice but need to be on larger lots.
171. Na
172. None
173. Smaller single story cottages within a small secure community, Nicer industrial condos with elevators near freeway access for comuters, senior or adult only areas,
174. Larger Lots are needed, the new developments are too close together.
175. Eastvale
176. I think the new homes off of Stone Avenue fit the city well because they have larger properties. There needs to be a consistent mix of horse property/larger property neighborhoods to maintain the spirit of the city. The perfect example of a neighborhood would be Arabella Ranch, with large homes but 1/2 acre properties. While there needs to be adorable homes, too many apartments or dense/low income neighborhoods require a lot of strict rules and regulations. Our city should work on improving streets, and adding waking trails and areas for the existing homes. There is also a lot of homes that are not kept up and run down that need to be addressed.
177. Need more handicapped accessible housing. Near the freeway, some modern type condos with offices underneath and residences above. Single level condos with elevators like in Rancho. Also nice multi office buildings for Drs right by on and off ramps to increase revenue to city. Gated single level cottages. Also need areas with larger lots, horse property where burrtrec trash isn't on the street. Get rid of the multi neighborhood, tiny mailboxes that people break into. We need more multi use paths to have access for equestrians to ride through the city. Camino real need a path way it's not safe for kids to walk to school. Wish we were more like Norco than a slum.
178. Single family homes. Apartments attract more traffic
179. "properties with space for animals, when Jurupa became a city, we were promised it would remain animal friendly, and try to maintain the rural feel. I have lived here all my life and feel extremely encroached upon."
180. N/A
181. At the corner of Cherry and Jurupa in Fontana, there is a development that has small single family residences. These are great starter houses without being attached.
182. Larger ranch style homes, property with side yard access for RV and horses

183. Rural, horse-friendly homes like Norco.
184. Single family homes
185. New horse properties for rural living in Mira Loma it fits the character of the city. I would like to see more affordable housing in Rubidoux and revitalization of that street. Maybe build some multi-use facilities. Housing/storefront walkable community with transport hub.
186. Homestead, Bellegrave & Hamner. Services provided on-site and in surrounding area
187. In Jurupa Valley, there are not many new housing developments. The houses across from Camino Real Elementary are nice. Lots that have horse property are a draw
188. NA
189. Country Village
190. Building of single family residences on a minimum quarter acre properties.
191. Condominiums in Rancho Cucamonga and other areas instead of apartments that cause transitional tenants that use city resources and then move on. Get homes so property taxes are collected.
192. Jurupa Valley used to be more rural, we moved here because we appreciate that life style
193. Community with HOA to maintain home and surrounding areas esthetics
194. I don't have a particular one in mind but have then look nice and have their own pool and park.
195. no
196. Unknown
197. Single family homes.
198. Turnleaf and serrano ranch homes. nice, well maintained, and safe
199. N/A
200. I am excited about The Shadow Rock Community being built. The single family homes and new recreational activities integrated into the landscape look promising.
201. Vista Cielo because the lots are a decent size and home values will help the community.
202. Jurupa Valley, Crestwood at Stone Ranch - 2,500 - 3,000 sq ft, single story, 1/2 - 1 acre lots, w/side access to the backyard..
203. New homes, traffic issues
204. N/a
205. N/A
206. Na
207. None
208. No, more and more cookie cutter houses on tiny lots. We moved here for the rural feel.
209. Arabella Ranch in Mira Loma. These homes are in high demand. People who want land cant find it. These homes are high dollar and never for sale. You cant get into one. We have a demand, but we dont cater to these homes. Instead we build more homes than our infrastructure can handle.
210. I think we are losing the attributes of Jurupa Valley that most people like in this area, I have a large Jurupa community connection and we all would like more horse properties. That is what Jurupa Valley once was. I am a 32 women with a growing family and would like to see new developments with larger lots for horse properties.
211. I like how Jurupa valley homes have yard space with decent size houses.
212. I like the new neighborhood off of Jurupa Rd.
213. Beaumont/Coachella/San Diego and various other communities that made cooperative living care facilities that allowed transitional living skills and/or multi home land acquisition with easements allowing disabled community and the elderly community to live together and support one another using public grant funding for development and funding so that the disabled adult could be self-sufficient and live independently while offering employment to In Home Service Providers and other community based program funding. Thus decreasing indigent communities and increasing workforce and maintaining real property value and care.
214. New, parks, and walking paths.
215. No. All the new housing is too crammed together. JV should have larger lots.
216. I like our horse-keeping properties.
217. N/A
218. Unknown
219. lennar
220. h
221. Serrano Ranch neighborhood NO HOA
222. Haven't seen any but from living here we need gated communities too much homeless people coming into communities
223. Houses that young adults can afford. Not 2,000 square feet homes, but smaller like 1,300 so that they can have a starter home like we did back then. We want them to be independent not have to live with parents or in laws forever. We also are not used to so many tráfico lights. We were a small torneos back then and not a city, so we want to keep the horse Property homes around all Jurupa Valley.

224. I believe Jurupa Valley is beautiful place but we have lost so much of our beautiful ranch town since the cows left and the city of Eastvale became neighbors. Please do not add more traffic lights. We were a small town and since we became a city we have seen more road work but that just means we pay more taxes for this. We don't want ever piece of land to be new housing development. We lose the beauty of our city. Instead leave flat lands where the community can enjoy walks, RIDE bikes, or horses

225. No. Need larger lots, how the area was intended.

15. How adequate is Jurupa Valley's supply of the following housing types?



16. Do you have any additional information or observations you would like to share about housing in Jurupa Valley?

226 responses

1. Question 3 says "select all that apply to you..." but will only let you select 1 option.
2. No
3. NA
4. Fires are becoming a concern
5. Variety of models would be nice. Less HOA's.
6. there's no townhomes or duplexes to rent- when just starting the family this would have increased the quality of life for my family. Since I couldn't afford to purchase a home in the beginning. Having option to rent in "good " areas was hard or impossible to find here in jurupa valley
7. No
8. We need new bigger houses with big lots
9. There are way to many homeless people in our city! That needs to be addressed
10. no
11. I do not want to see more multi family housing.
12. none
13. Please designate some open spaces for hiking and species conservation
14. I love the newer areas of JV
15. Many neighborhoods I have seen do not have sidewalks or street lights. I have personally refrained from purchasing a beautiful home in a neighborhood like this because I would like to live somewhere where the home is up kept as well as the community and neighborhood. It was a deal breaker and I would love to see the city improve the already existing neighborhoods as well.
16. Improvements for the older areas, street lighting, sidewalks, incentives to improve the property, traffic control (still not enough patrol, people are blowing through stops and lights knowing nothing happens)
17. You can't have more housing without more businesses, this should be the priority.

18. I can't stress enough the need for more restaurants, shopping and entertainment. We also need more single family homes, condos and apartments. However, if there's no restaurants, shopping and entertainment, you're not gonna attract people to the city. If they have to drive 15-30 minutes away to eat or shop, they're not gonna move to our city.
19. More affordable housing
20. More new large home builds and shopping centers
21. Needs better upkeep
22. Have developers create recreational spaces for the community when building homes.
23. I would like to see areas of JV repaired, it seems like certain areas are very undesirable. We need more business like restaurants and stores to make this a desirable city, like Eastvale.
24. Work in Jurupa Valley regularly. Was not able to find affordable rental in or near city so commute 2-3 hours round trip. In addition to unaffordability, parts of JV look run down or unsafe, making me unsure if I want to live there anyway.
25. Our area looks worse since becoming a city. Take Care of us!
26. Quit taking away from the core promises made to become a city. no trucking .
27. ?
28. No
29. We were open spaces, low density living, large lots, horse property, horse facilities, and public arenas, wildlife areas, few fires in the riverbed, no crowds, or traffic congestion, maintained properties, safe areas. That has changed. We have seas of congested housing, more theft, junky properties, congested roads in and out, many fires. We should go back to our roots, create a master plan for the residents of Jurupa and strict zoning so property buyers know what can and cannot be built on that property before they buy. No change from low density to medium or high density, or commercial to housing.
30. Two story homes are more in demand. There needs to also be attractive jobs so that people can live where the work, Californians are tired of commuting.
31. Need more affordable housing.
32. Create more family friendly housing with yards, and improve current apt. Housing. Make it affordable, ie. One bedroom for 900-1k.
33. There is too many empty lots that eventually get occupied by homeless who makes the neighborhood look trashy! We need regular clean ups of the neighborhoods. I regret moving to Jurupa Valley. There are no sidewalks where we can walk on down our street. 37th street to be precise. The dirt is horrible to our children who suffer from asthma.
34. Clean up our neighborhood and don't allow these homeless encampments out in the open
35. None
36. "Landscape services used for City responsible areas of upkeep need improved vendors. Areas are not well maintained and workmanship is poor
37. Need to promote ca's ADU laws to increase low income housing in family neighborhoods, while also bringing noncompliant ADUs up to safety standards.
38. We don't have enough businesses to warrant calling this place a city.
39. No
40. Keep horse zoning
41. We need to make the development process easier and faster. Work with developers instead of creating more road blocks.
42. Preserve our rural communities. All the high density homes are pushing those of us who moved here to have our livestock and run our businesses out of our homes. I can't even park an RV in front of my home.
43. More horse property
44. Homeowners need to be provided with incentives and assistance to maintain their property, if at all possible. Too many properties in the city are in need of maintenance and look terrible.
45. No
46. There is not enough street lights. Some areas are really dark.
47. Code enforcement of laws needed., provide permit parking for neighborhoods affected by the beach visitors.
48. More help for homeless and mentally ill
49. Planning neighborhoods and communities to meet each need is important. Holding on to our equestrian heritage around equestrian amenities and trails should have co-lo aged ranch house with large lots. While areas around commercial, parks and civic amenities should be surround by suburban and mixed use neighborhoods. Regional connections between these neighborhoods and communities with shared use paths would serve the community well.
50. None
51. Many homes, not enough amenities.
52. It looks like only eastvale developed with expensive homes to buy .what about people who want something decent and not all those old out dated homes no options here except for the homes on granite hill theres more land to build there
53. Yes! Please add more street lights. Streets are dark. JUrupa Valley is a great place to live! But needs some TLC!
54. No
55. No

56. no
57. Housing is only affordable when living wages are fair otherwise more than two families need to get together to buy a single house which makes it not a good environmental to live in.
58. No
59. No
60. Create an atmosphere that will draw families of ALL levels to JV. I'm leaving.
61. Are existing homes protected when building new homes in mountainous areas due to the flow of water or rain being altered in a new direction?
62. We need more restaurants/commercial
63. More lighting needed
64. New housing is not very affordable for a lot of single parents out there and with high prices you will have 2,3 or 4 families will move in these homes causing a lot of vehicles on the streets.
65. ADUs would benefit some of needs
66. N/A
67. Poor planning department. Inefficiency to attract new businesses
68. None
69. No
70. Too many homeless and no one does anything about it.
71. Need affordable housing
72. Building new housing too fast and causing more traffic. Need to have additional outlets to major streets and fairways.
73. More affordable housing for young adults or young families.
74. No
75. High density housing not needed
76. I feel that some more apartment complexes are needed, as well as emergency housing.
77. Stop building in the area, already too many people. If you do build then make single family homes with large yards and spaced apart
78. Cleanup the city, there is too much trash
79. A lot of new houses going up. My concern is there's going to be even more congestion on our already busy streets. More road maintenance. Need to create more outlets to ease the traffic.
80. It's getting to big
81. Gated communities, especially for single family homes, should be limited. They do not build community and they interfere with regular and emergency access.
82. More street lights
83. More code enforcement, less fences and more sidewalks for homes!
84. No
85. There is not enough off street parking for existing housing.
86. I want to see the city move away from too many apartments, mobile home parks, etc. We've just invested approximately 3/4 of a million dollars. I don't want to regret our investment in the city.
87. The homeless situation is bad
88. Na
89. "More hours
90. Cleaning up mess of people who illegally dump trash
91. No more houses
92. Stop the import of cheap stores, but in good stores. Need to upgrade our town
93. No
94. Need more affordable 1 bedrooms. Covered parking to protect vehicles from the elements.
95. No
96. Need more upper class SFR homes to turn this city around. Look at Eastvale's model. Higher tax bracket homes increase property tax revenue to help improve our schools.
97. No
98. No
99. We do not need any more monster homes. It creates a chaotic neighborhood.
100. I think this community is really lacking 55+ communities, my in-laws would've moved into this city had there been that kind of facility instead I drive to Beaumont twice a week to help them.
101. Too costly for even just a 1 bed and 1 bath housing
102. need parks in Robidoux area, need affordable rentals for low income singles,
103. no

104. I think this community is really lacking 55+ communities, my in-laws would've moved into this city had there been that kind of facility instead I drive to Beaumont twice a week to help them.
105. Clean up the streets
106. No
107. No
108. I would want there to be adequate streets for housing
109. n/a
110. No
111. Rubidoux area is in need of street lighting and sidewalks. Additional parks and shopping centers in that area would improve the neighborhood and bring additional jobs into that specific community. I feel that all efforts go into improving the Limonite/Eastvale areas as I've seen new housing continue to grow in that area yet, the Rubidoux area is lacking. I ask that you look into creating new housing in the Rubidoux area as there are plenty of vacant lots that can be used for new housing/shopping centers.
112. Low rent
113. It is not affordable for a single income.
114. 1,200 sq. ft. to 1,500 sq. ft. housing with a nice yard would be best for families starting out. The housing available is too dense and expensive made worse by mello-roos tax.
115. "It's difficult to be placed in affordable housing when they say you make too much but are barely meeting ends meet. I feel like that's something that needs
116. To be looked into more. "
117. No.
118. More affordable quality housing.
119. Put a CAP on price gauging by mobile home park owners--they are forcing us out of our homes
120. reason we moved out of the city was to live better.
121. No.
122. Developers seem to dictate to the City as opposed to the opposite
123. no
124. None
125. No
126. Need more parks and recreation areas
127. Need more affordable apartments or condos. Need somewhere for ALL THE HOMELESS to live....and you should NOT be able to "live" outside all of our businesses and NOT in motorhomes parked all over the city!!!!!!
128. I'm still fairly new to this area so I hesitate to comment too much.
129. No
130. There doesn't seem to be too many nice apartments to rent.
131. Would like to see sidewalks on the older housing off of Granite Hill and the home owners improve the curb appeal of their house. And stop all the trash burning which we have to put up with because they refuse to pay for trash pickup. Trash burning should be banned.
132. There needs to be a lot of code enforcement to make neighborhoods look like places people want to live. Broken chain linked fences and junk in yards do not attract people. Also, there needs to be big improvements to conditions of streets and sidewalks.
133. No
134. I'd like to see the older neighborhoods upgraded. It's nice there are 34 parks in JV, but only one baseball park and I unkept horse arena between Van Buren and Etiwanda in Pedley and Mira Loma.
135. can we turn an empty store or warehouse into a homeless shelter?
136. homes with plenty land or opportunity for additional units on property
137. Adding housing is expected but roads and access are congested. Takes 30 minutes to cross the city.
138. No
139. Handle the homelessness
140. Need more stores and restaurants and less houses
141. No
142. Clean up the tent cities. I understand homelessness is hard but the eye sores all over the city is what will push people to live elsewhere
143. low income
144. N
145. Too many homeless people & encampments — it looks embarrassing — I don't show people Jurupa valley because of the homeless population
146. Na

147. Jurupa needs housing that is single homes > 1400 sq ft that are affordable for young single income adults or we will loose them to surrounding areas.
148. no
149. No apartment are needed/ single family dwelling only
150. Need starter homes. 2 to 3 bedrooms not McMansions
151. No.
152. You shouldn't approve additional housing without increasing lanes on well traveled roads. Congestion is too great already.
153. No apartment are needed/ single family dwelling only
154. Not at this time.
155. Need more affordably priced homes in good locations for the average family to purchase or for seniors to purchase. \$500,000 homes every where is not it.
156. Before developing more housing your need to clean/ bring up to code(if one exist as it doesn't appear so) up the one that are in existence .
157. N/A
158. I noticed there aren't very many community health centers in my area.
159. Very nice community
160. We need sidewalks.
161. I live by limonite and clay and the area is nice quiet feels safe to go out at night and day. There is space by linaires and clay to build homes, it would be a good addition to the area but no apartments as it may overcrowd the area. Also instead of building no commercial space in the center by the jurupa 14 theater there are alot of spaces open for new businesses. Also older parks I feel need a major update in comparison to eastvale. And not sure if this is possible but making a park near river bottom with parking or a parking fee will be a nice added feature for locals. I personally enjoy the area but I do know if apartments or other housing similar will start attracting the wrong type of good citizens and possibly start overcrowding areas. Overall I am interested and happy i found this area. And if any way possible to be involved with further discussion i would be happy to help. I want the city to thrive in a good way.
162. I would like affordable housing for single parents.
163. Streets and housing area clean and street lights to make the place safer at night , before anything
164. There are a lot of homeless encampments. We need to find ways to meet their needs.
165. There are a lot of homeless encampments. We need to find ways to meet their needs.
166. Would like housing with bigger yards.
167. Wondering what kind of support there is for a homeless person?? Services??
168. We need less rent
169. none "
170. None
171. Na
172. Need to maintain equestrian options. Not too many houses. This is why we moved here and it seems to be phasing out with all the new construction.
173. People don't maintain their properties. Many areas look bad and junked up, many neighbors are rude and don't care about anyone but themselves. We have a lot of issues with car theft, mail theft and package theft. Jurupa Valley is mostly run down, mismatched, where poor people live and don't take care of anything. There shouldn't be Butec trash bins in front of houses, or other eye sores. There is inadequate parking especially around schools. Our houses don't appreciate as much as they would in neighboring cities.
174. Sidewalks and lighting in older parts of the city, old Mira Loma, Rubidoux
175. Need commercial plazas
176. "Please continue to address the transient issue, whole empathy for the homeless and those in need is important, the higher existence of chronically unaddressed substance abuse and mental health issues in these communities cannot be ignored. The public health concerns of transients camping throughout our city and its natural habitats affect our citizens quality of life. Aid those in need and refer them to adequate resources, but do not allow camps and people living in vehicles/RVs to overwhelm our community. Nor ignore the increase in petty theft and crimes that come with chronic substance abusers and those with untreated mental health.
177. The Horseshoe Park was a great addition, and I would like to see us have something like Mt. Rubidoux and more trails and nature walks to benefit from our city's existing river/creeks and hills."
178. Our city has more petty theft, stolen vehicles, junky yards, illegal fireworks, houses deteriorating, than nicer surrounding areas. Our property values aren't going up. We need to attract people that have nicer properties, want to be part of the community and keep their places nice. People park in other people's parking, let properties go, rental properties are not good neighbors, pannhandliners, death shrines they do not attract higher end people.
179. Please don't overdevelop this city with apartment complexes. There is already enough traffic and roadkill. So sad :(

180. Like I said previously, when Jurupa Valley was becoming a city, those of us who lived here already were promised it would be rural, animal feel would be protected. It really doesn't seem like that is happening.
181. Help first time renters. A lot of apartment complexes expect renters insurance and renter history
182. Many properties have encroached on the right of way easement in front of their houses (especially in the older sections). We need to reclaim those easements and convert that space to multi-use D.G. trails. D.G. is much softer on your feet for walking or horse riding than concrete. And less costly and lower maintenance. It is not safe to see the children walking in the street to get to school when there could be a safe path with a ranch fence separating them from the traffic by having the City exercise its rights to that easement.
183. "Too many misc signs all over
184. Build some new 1/2 acre lots with side yard access for people w/RV's and horses"
185. It's important to keep horse country safe for horses and high-density housing brings more vehicles with drivers who speed and scare the horses with little or no concern for the horses or riders.
186. We need more retail rather than housing
187. Old farm properties should be conserved and be given a chance for rehabilitation before demolition for new housing or industrialization.
188. Affordable!
189. No
190. The new houses being built on Sierra and Valley way have no close shopping centers we will lose revenue to Fontana for families to do their shopping
191. The city is a dump. Poor Code enforcement.
192. I would like Jurupa Valley to continue to offer a semi-rural environment as it continues to grow.
193. Do not push your low income housing to the outskirts of the city because you don't have to see them. Put them near shopping, transportation and away from dispensaries so they can walk to the things they need and not bring the issues surrounding that to unsupported areas
194. none
195. NA
196. Many streets don't have any lighting or sidewalks. Please work on improving streets. Safety is key, need street lighting.
197. no
198. There needs to be better land use planning so that commercial needs (specifically grocery) are within walking distance to residential neighborhoods.
199. No
200. None
201. N/A
202. Please consider the noise pollution that comes with building new neighborhoods. It would be beneficial to strengthen walls surrounding streets that have become new major commuting streets. (Armstrong, 60 to Sierra)
203. I think the retail development is missing to attract more buyers into our city. Many locations on Limonite remain vacant like the old Albertsons and Kmart.
204. There is not much availability of 1/2 - 1 acre buildable lots for those who want to build their own home.
205. General city improvements.
206. N/a
207. Need more shelters for the homeless people in the area
208. Na
209. No
210. Stop listening to Sacramento who wants everyone crammed into tiny, high density cheap housing, to control people. We need and want larger lots, wide open spaces in our neighborhoods.
211. Too much traffic.
212. Yes I would like to be informed and involved on a Jurupa Valley housing resident committee if any are available to voice my concerns about future developments in the area.
213. The new houses on granite hill shoulda had more yard space. I feel like Jurupa valley is more like a western living with livestock.
214. I like the senior apartments on Mission, near the market. I'm extremely interested in seeing the property on the southwest corner of Camino Real and Jurupa Rd developed into a nice neighborhood of single family residences, given the location next door to Camino Real elementary school.
215. I am a single mother of four disabled children. I have access to purchase a family dwelling and housing for each of my disabled children yet can not afford a typical "single-family" dwelling within Jurupa Valley in stead I have to go to Indio, Coachella, Palamar etc. disabled community should be able to access housing within Jurupa Valley when Jurupa Valley has documented students registered with physical and mental disabilities (with IEPs and 504s) that are potentially the future generations residents. I would explore the committee to consider the projected number of registered residents within

Jurupa Valley and with the potential growth of funding under DDS - Person Centered Funding and other County Funded resources for Transitional / Supportive Housing and Licensed Assisted Livings or Licensed Cared Facilities. Please if you need further information reach out to Inland Regional housing liason and/or Department of Social Services housing and urban developmental council. I am a mother of four disabled children but an advocate for the community. I would be happy to share educate and/or participate or work alongside any committee.

216. N/A

217. Additional housing in JV should not be added without significant infrastructure improvement first!

218. I don't mind our city looking modest but I sure don't want it looking trashy: code enforcement is important.

219. N/A

220. The new housing near wineville and bellegrave needs retail and shopping centers. There are many new residents and although not far, we have to drive across the freeway to east vale to shop and dine

221. n/a

222. h

223. N/A

224. Don't know

225. We were a small town and now are turning into a big city. We don't need Jurupa Valley to be the next Orange county or LA county. Please think about what we already have and don't add more traffic in our small city.

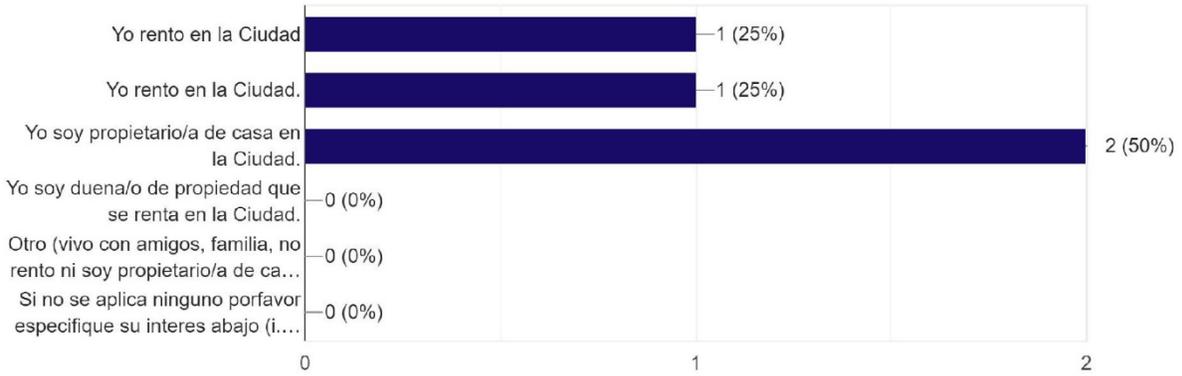
226. Please do not add more apartment. INSTEAD just add nature walks

227. No

Spanish Survey Results:

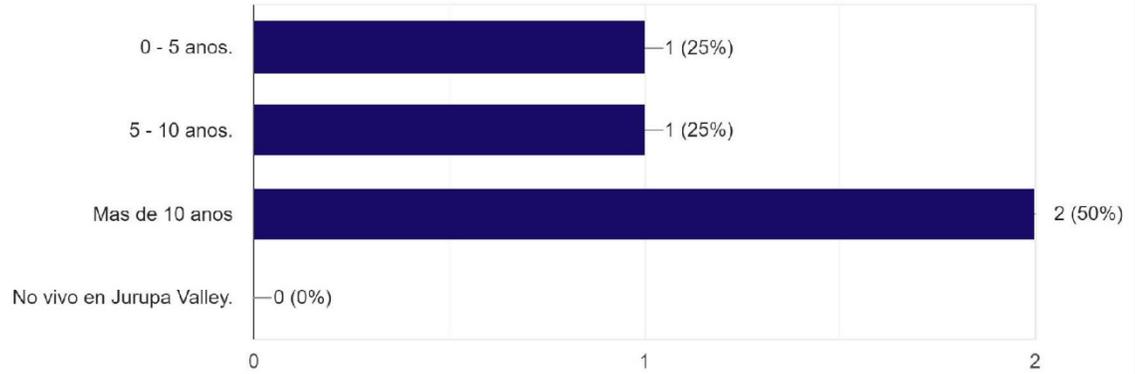
1. Usted renta, es propietaria/o de casa, o alquila su propio hogar en la Ciudad de Jurupa Valley?
(Comprobar todos los que se aplican.)

4 responses



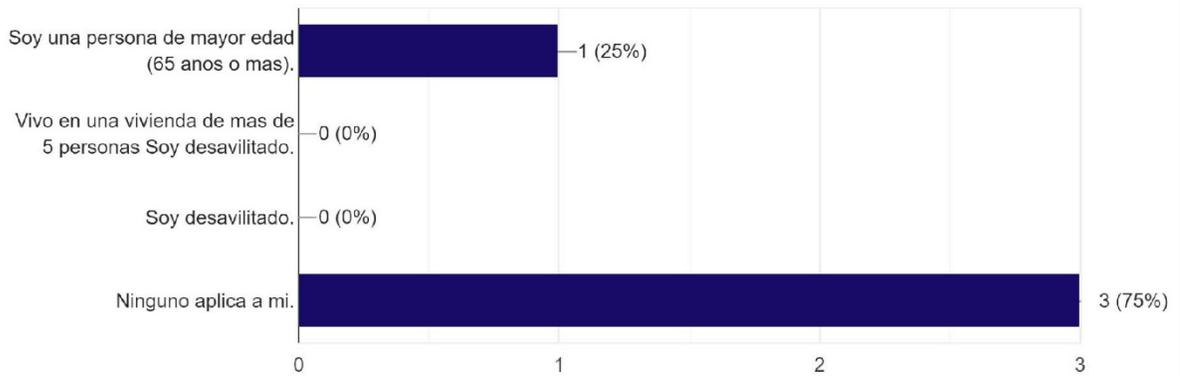
2. Cuanto tiempo a vivido en la Ciudad de Jurupa Valley? (Comprobar todos los que se aplican.)

4 responses



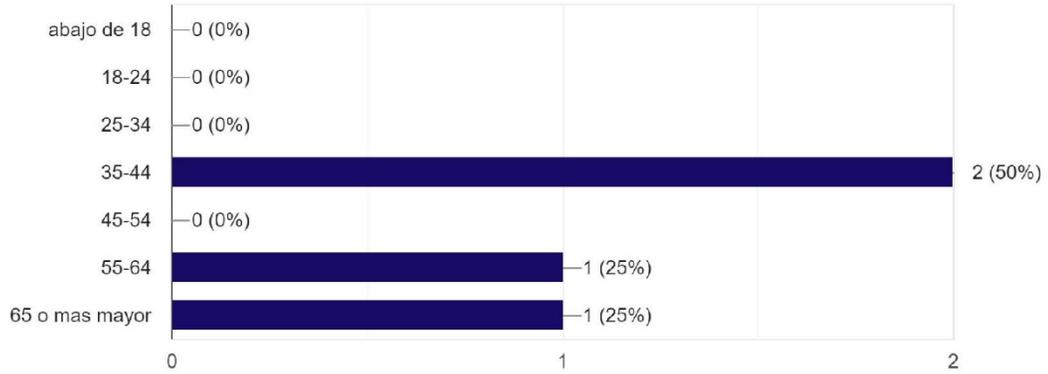
3. Profavor seleccione todos que apliquen a usted. (Comprobar todos los que se aplican)

4 responses



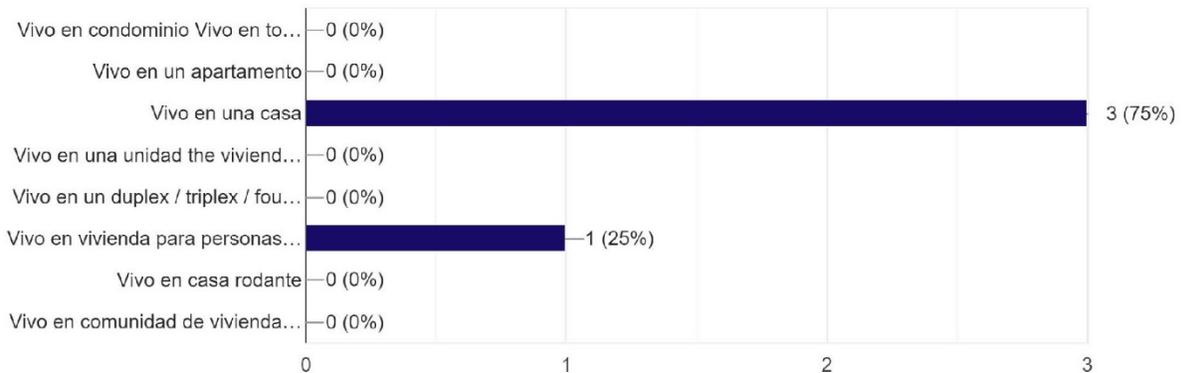
4. Cual es su rango de edad? (Comprobar todos los que se aplican)

4 responses



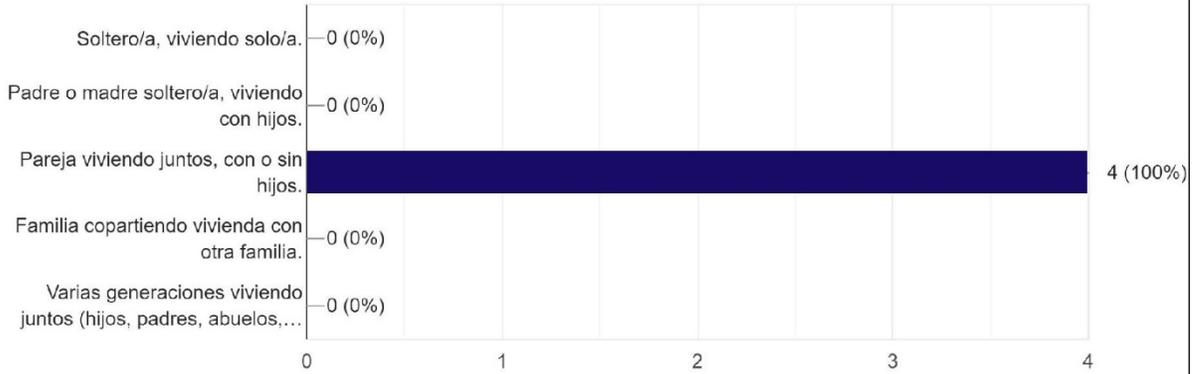
5. Cual mejor describe su situacion de vivienda? (Comprobar todos los que se aplican)

4 responses



6. Cual major describe su composicion de hogar? (Comprobar todos los que se aplican)

4 responses



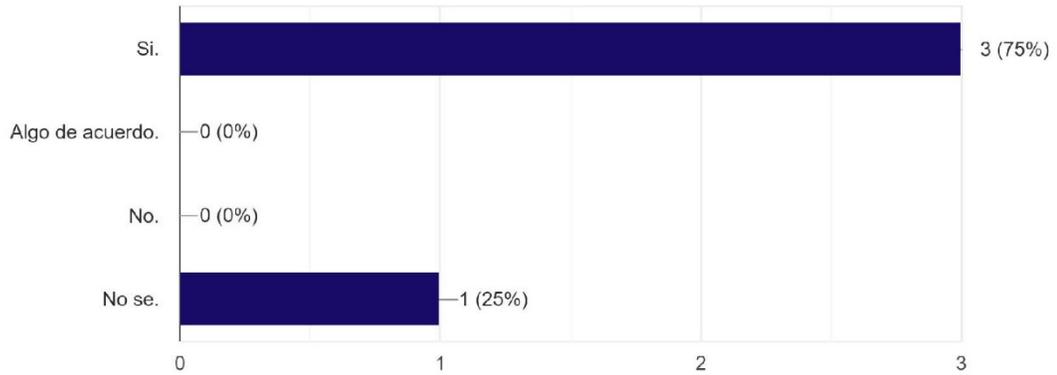
7. Es dificil allar o mantener vivienda adecuada para usted o familiares/amigos/ companeros? (Comprobar todos los que se aplican.)

4 responses



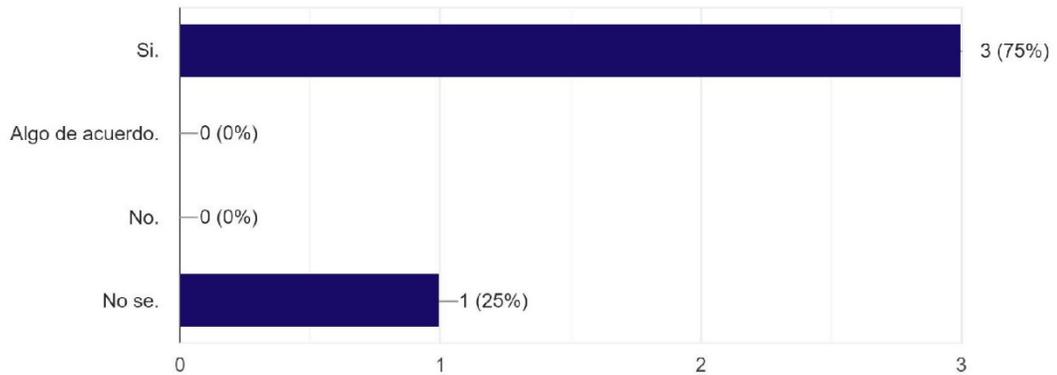
8. Usted cree que es difícil encontrar viviendas de renta en la Ciudad de Jurupa Valley? (Comprobar todos los que se aplican.)

4 respuestas



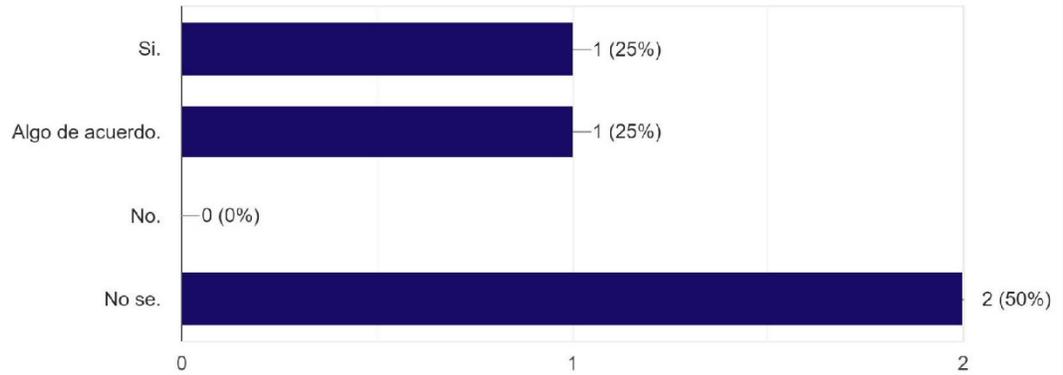
9. Usted cree que es difícil encontrar vivienda económica en renta en Jurupa Valley? (Comprobar todos los que se aplican)

4 respuestas



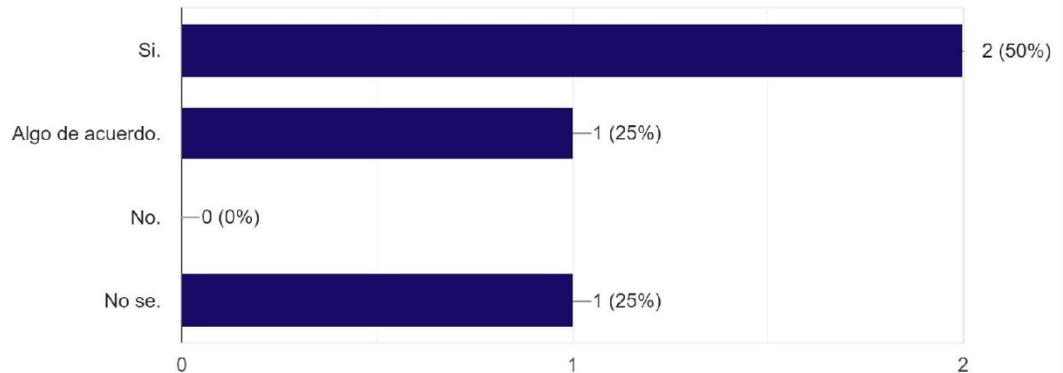
10. Usted cree que es difícil encontrar viviendas de venta en Jurupa Valley? (Comprobar todos los que se aplican.)

4 responses

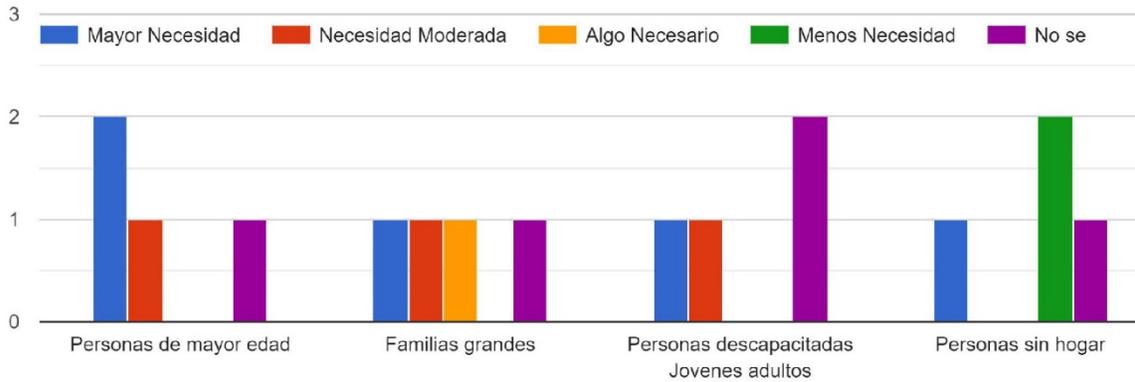


11. Usted cree que es difícil encontrar viviendas económicas de venta en Jurupa Valley?(Comprobar todos los que se aplican.)

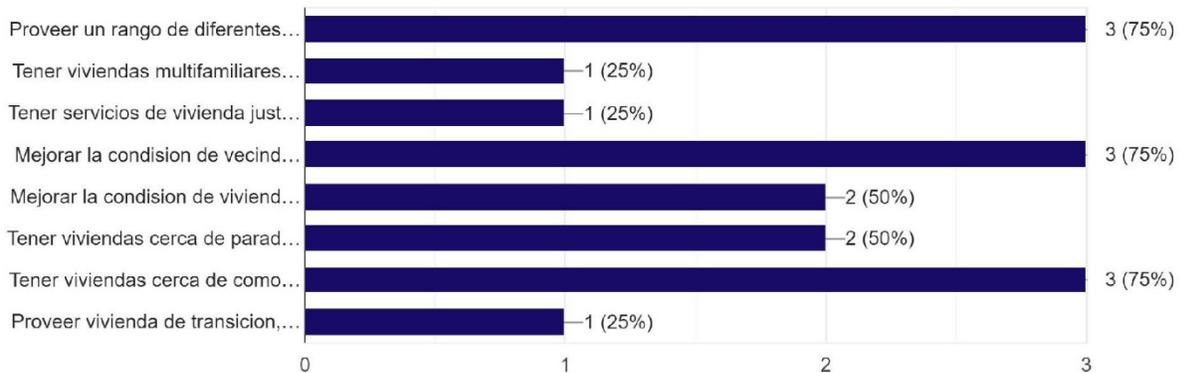
4 responses



12. Porfavor proeba rango para los grupos abajo por orden de necesidad de vivienda y servicios relacionados en la comunidad. (Comprobar todos los que se aplican)



13. Jurupa Valley continuara creciendo y evolucionando en la proxima decada. Que cree usted que son los problemas mas importantes/preoridades de ...a en Jurupa Valley? Escoga (4) opciones abajo. * 4 responses

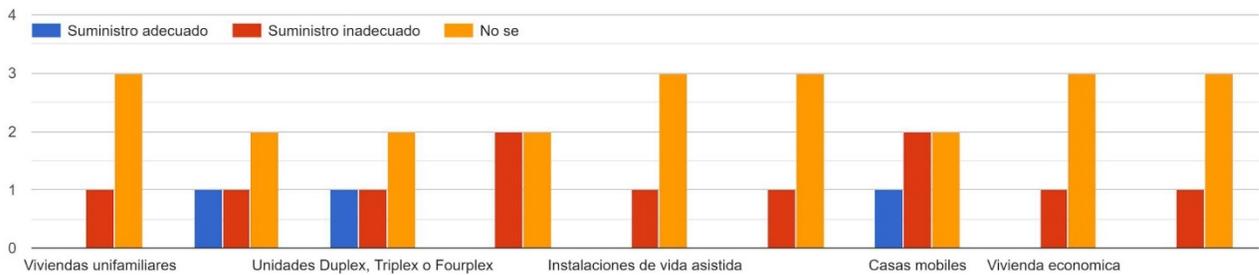


14. A visto ejemplos de nuevas viviendas (en Jurupa Valley otra ciudad) que le guste y que pueda “ajustar” a Jurupa Valley? Porque? Cuales funciones le gusto? *

4 responses

1. No se
2. vecindarios con banquetas, luces y calles en buenas condiciones
3. Rentas de acuerdo al ingreso.
4. No

15. Que adecuadamente esta proporcionando los siguientes tipos de viviendas la Ciudad de Jurupa Valley? *Comprobar todos los que se aplican.



16. Tiene informacion adicional o observaciones que quisiera compartir sobre viviendas en Jurupa Valley?

4 responses

1. No
2. Que se exija mantenimiento y limpieza al propietario de la casa
3. Me gustaria que hubieran viviendas para personas mayores de 65 de bajos recursos.
4. Las rentas están subiendo.

7. Virtual Community Workshop Flyer (English and Spanish)



City of
JURUPA VALLEY
California

JOIN US!

COMMUNITY WORKSHOP ON HOUSING ELEMENT UPDATE

APRIL 5th & 6th, 2021 at 6:00 PM

Join fellow community members for a virtual workshop to discuss housing in Jurupa Valley as we prepare the 2021-2029 Housing Element. Your input is important to help us best meet our residents' needs and priorities when it comes to providing housing for all members of our community.

WORKSHOP INFORMATION

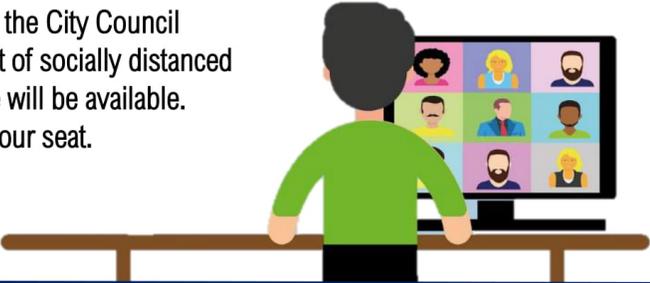
APRIL 5th (English session) from 6:00 to 7:30 PM
<https://zoom.us/j/98617263584?pwd=cGorcTRKeG5wT0JQMDRGd3p1d1RNQT09>
Meeting ID: 986 1726 3584
Passcode: 148394

APRIL 6th (Spanish session) from 6:00 to 7:30 PM
<https://zoom.us/j/91977825286?pwd=QU4vdHZkaFhTLzZjZk5jdWZESGVFUT09>
Meeting ID: 919 7782 5286
Passcode: 485948

ADDITIONAL ASSISTANCE

If you don't have access to internet, join us in the City Council Chambers at City Hall, where a limited amount of socially distanced laptops with zoom access and staff assistance will be available. Contact (951) 332-6464 Ext. 215 to reserve your seat.

Jurupa Valley City Hall:
8930 Limonite Avenue
Jurupa Valley, CA 92509



For more information, check www.jurupavalley.org.



TALLER COMUNITARIO DE LA ACTUALIZACION DEL ELEMENTO RESIDENCIAL

ABRIL 5 Y 6, 2021 a las 6:00 PM

Unase a sus companeros de comunidad para un taller virtual para hablar sobre el elemento residencial en Jurupa Valley mientras preparamos el Elemento Residencial del 2021-2029. Su opinion es importante para saber como mejor satisfacer las necesidades y prioridades de los residentes cuando se trata de proveer residencias a miembros de la comunidad.

INFORMACION DEL TALLER

ABRIL 5 (Sesion en ingles) de 6:00 a 7:30 PM

<https://zoom.us/j/98617263584?pwd=cGorcTRKeG5wT0JQMDRGd3p1d1RNQT09>

ID de la junta: 986 1726 3584

Passcode: 148394

ABRIL 6 (Sesion en espanol) de 6:00 a 7:30 PM

<https://zoom.us/j/91977825286?pwd=QU4vdHZkaFhTLzZjZk5jdWZESGVFUT09>

ID de la junta: 919 7782 5286

Passcode: 485948

ASISTENCIA ADICIONAL

Si no tienen acceso al internet acompanenos en el ayuntamiento de la ciudad, donde ayara un numero limitado de computadoras con acceso a zoom y habra ayuda de personal. Contacto (951) 332-6464 Ext. 215 para reservar su asiento.

Jurupa Valley City Hall:
8930 Limonite Avenue
Jurupa Valley, CA 92509



Para mas informacion, revise www.jurupavalley.org.

Appendix D – Evaluation of Previous Housing Element/ Past Accomplishments

Per *California Government Code* §65588, “Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives; and (3) The progress of the city, county, or city and county in implementation of the housing element.”

Jurupa Valley’s 5th Cycle Housing Element spanning the 2013-2021 planning period was initially adopted by the City Council on September 7, 2017 with the 2017 General Plan. The City subsequently worked with HCD on minor changes needed to fully comply with state law and HCD deemed the 5th Cycle Housing Element to be in full compliance with state law on June 4, 2019. This 6th Cycle includes updates and all achievements made by the City during the 2017 to 2021 time period.

From adoption (i.e., 2017) to the development of the 2021 Housing Element, the City has achieved the following:

- Implemented programs for housing rehabilitation and infrastructure updates
- Updated and adopted municipal code for affordable housing density per state law
- Up-designated and up-zoned 35 acres to allow for higher density residential development
- Implemented programs to fund transitional and homeless housing.
- Contracted with the Fair Housing Council of Riverside to keep data on discrimination, complaints and housing access for the City.
- Conducted an Analysis of Impediments to Fair Housing Choice
- Updated and adopted municipal code for Emergency shelters per state law
- Updated and adopted municipal code to for Accessory Dwelling Units
- Continued progress of developing a more expedited housing developmental review process.

These notable changes to housing policy have bolstered the housing development choices in the City and aided in the approval of over 1,000 new dwelling units in the past four years.

From the previous Housing Element, there are still objectives and programs that are being worked on and in progress. However, with how recent the last cycle review was conducted, the City of Jurupa Valley has many objectives that will continue into the 6th cycle and beyond. As part of the annual review of the Housing Element as part of the General plan, each local government is required to complete an evaluation of the existing goals, objectives, programs, and policies to identify the effectiveness of the programs. The following table reviews the work accomplished during the 5th cycle, indicates changes and identifies programs being continued in the 6th cycle Housing Element for the planning period of 2021 to 2029.

Table D.1: Housing Action Plan Summary 2017-2021 (5th Cycle Status of Items)

Objective	Action	Current Status of Progress
Goal HE 1: Encourage and where possible, assist in the development of quality housing to meet the City's share of the region's housing needs for all income levels and for special needs populations.		
Ensure that the General Plan and Zoning Ordinance and Map designate sufficient land at appropriate densities and in appropriate locations to accommodate the City's fair share of regional housing needs.	HE 1.1.1. General Plan and Zoning Amendments. Amend General Plan and Zoning Ordinance and Map to designate at least 16 acres for residential use at HHDR density (up to 25 du/acre) to help meet Lower Income RHNA needs. The Land Use Map will be amended concurrently with the 2017 General Plan. Zoning Ordinance amendments shall be initiated within 1 year of adopting the new General Plan.	Updated action to 6 th cycle Previously required rezones in 5 th cycle housing element were completed and now numbers will replace 16 acres with additional potential parcels to satisfy corrected need based on RHNA numbers.
Provide incentives to encourage development of Opportunity Sites and adaptive reuse of properties in all Residential Zones, with emphasis on Medium-High, High, Very High, and Highest Density Residential zones.	HE 1.1.2. Housing Authority Coordination. Coordinate with the Riverside County Housing Authority to pursue grant funding and other incentives to promote and assist the non-profit and/or private production of housing affordable to lower income households. Utilize public financing tools when available, including revenue bonds, Community Development Block Grant (CDBG), HOME, and Low-Income Housing Tax Credit (LIHTC) program funds.	Continued action to the 6 th cycle During the 5 th cycle the City worked with the Housing Authority to utilize grant funding to help homeowners and renters alike with improvements on housing stock of the community.
Encourage construction of multi-family housing affordable to moderate- and lower-income households.	HE 1.1.3. Tax Exempt Bonds. Consider using tax-exempt revenue bonds to help finance new multi-family construction.	Updated action in the 6 th Cycle Housing Element, through the combination of the objective and removal of action because funding is not an action.
Preserve mobile homes and encourage their maintenance and improvement as affordable housing for seniors, disabled persons and lower income households, and to maintain and enhance neighborhood quality and safety.	HE 1.1.4. Mobile Homeowner Assistance. As resources allow, use federal and state grant funds, when available, to assist seniors, veterans and other lower income households purchase and/or improve mobile homes.	Continued action from 5 th cycle to the 6 th cycle .
Encourage and assist the feasibility of private development of affordable housing for lower income households and special needs groups.	HE 1.1.5. Affordable Housing Incentives. Consider establishing incentives for developers of new housing that is affordable to lower income households and special needs groups, such as: fast track/priority application and permit processing, density bonuses and/or fee waivers, assist affordable housing developers with right-of-way acquisition, off-site infrastructure improvements and other development costs, and assist in securing federal or state housing financing resources. Incentives should be considered for new housing developments of 100 or more units in which at least 15% of total units are sold or rented at prices affordable to households with incomes below 80% of the Riverside County Area Median Income (AMI).	Continued action from 5 th cycle to the 6 th cycle.
Maintain consistency with state law and encourage production of smaller, affordable housing where appropriate.	HE 1.1.6. Density Provisions. Update the Jurupa Valley Municipal Code and General Plan density provisions to ensure consistency with state law, including minimum density requirements and density bonuses, as required by state law, to encourage production of smaller, affordable housing, particularly in Town Centers and in higher density, mixed-use and other areas where appropriate and compatible with adjacent development.	Continued action from 5 th cycle to the 6 th cycle.

Objective	Action	Current Status of Progress
Encourage and assist the feasibility of private development of affordable housing for lower income households and special needs groups.	HE 1.1.7. City Development Fees. Develop a sliding scale Fee Assistance program where the amount and type of City development fees may be waived by the City Council based on the number of affordable units proposed (i.e., as the number of affordable units increases, the amount of fee waiver increases).	Continued action from 5 th cycle to the 6 th cycle.
Utilize grant funding to assist in the development of affordable housing and to improve neighborhoods.	HE 1.1.8. CDBG and HOME Funds. When available, use CDBG; HOME and other grant or housing trust funds to write down costs of acquiring sites and to offset infrastructure and construction costs for residential developments in which at least 15% of total units are sold or rented at prices affordable to households with incomes below 80% of the Riverside County Area Median Income (AMI).	Updated action in the 6 th cycle to clarify specifics and rewrite the action.
Encourage and assist the feasibility of private development of affordable housing for lower income households and special needs groups.	HE 1.1.9. Site Identification. Work with public, private and non-profit housing entities to identify candidate sites for new construction of rental housing for seniors and other special housing needs and take all actions necessary to expedite processing and approval of such projects.	Continued action from 5 th cycle to the 6 th cycle.
	HE 1.1.10. Residential Incentive Zone (R-6). Update and continue to encourage development of affordable housing in the R-6 zone, and other multi-family residential zones, where appropriate. Utilize incentives for development as established in Ordinance 348, or in the 2017 General Plan and subsequent Zoning Ordinance amendments.	Removed action for 6 th cycle because the City completed this action and adopted the R-6 zone into the municipal code.
Assist developers, decision makers and the public in identifying housing opportunities.	HE 1.1.11. Updated Land Use Inventory and Map. Establish and maintain a Land Use Inventory and a map that provide a mechanism to monitor a) acreage and location by General Plan designation, b) vacant and underutilized land, and c) build-out of approved projects utilizing the City's GIS system and supported by mapping. Maintain the Land Use Inventory on a regular basis, as frequently as budget allows.	Continued action from 5 th cycle to the 6 th cycle.
Assist developers, decision-makers and the public in identifying housing opportunities.	HE 1.1.12. Candidate Site Mapping. Encourage developers to identify vacant and underutilized properties as candidate sites for affordable or mixed market rate/affordable housing development and identify them in the Land Use Inventory.	Updated in the 6 th cycle to clarify specifics and rewrite the action because it sounded too similar to the objective.
Establish a shelter to help meet local needs for safe housing for homeless adults and children.	HE 1.1.13. Homeless Shelter. In cooperation with non-profit organizations, adjacent cities, and with Riverside County, encourage the development of a homeless shelter to meet Jurupa Valley's and adjacent communities' homeless shelter needs. Consider tax incentives and other financial incentives to encourage homeless shelter development.	Updated to the 6 th cycle to clarify specifics and rewrite the action without the financial incentive because they do not have financial incentives for homeless shelters.
Address the broad range of needs of homeless persons.	HE 1.1.14. Homelessness Strategy. Until a permanent shelter or shelters can be established, the City shall work with Riverside County and local housing agencies to help prepare a homelessness strategy to address immediate needs dealing with safety, health and sanitation, environmental health, temporary housing, and access to homeless services.	Continued action from 5 th cycle to the 6 th cycle.

Objective	Action	Current Status of Progress
Provide government incentives to promote creative, private- and public sector housing products, particularly for lower income households.	HE 1.1.15. Creative Housing Solutions. Provide incentives to encourage development of a range of creative and affordable housing types to accommodate homeless persons, seniors, disabled persons, and other low and extremely low-income populations, such as single room occupancy dwellings (SROs), pre-fabricated housing, so-called “tiny houses,” and other emerging housing products. Potential incentives include priority permit processing, fee waivers or deferrals, flexible development standards, supporting or assisting with funding applications, and coordinating with housing developers.	Continued action from 5 th cycle to the 6 th cycle.
Encourage and coordinate activities of non-profit housing providers in Jurupa Valley.	HE 1.1.16. Coordination with Non-Profit Housing Providers. Continue to work with non-profit organizations, such as National Community Renaissance, Mary Erickson Housing, and Habitat for Humanity, in the production of affordable and self-help housing for moderate and lower income households.	Continued action from 5 th cycle to the 6 th cycle.
Encourage and assist the feasibility of developing high-quality housing that meets a wide range of housing needs, tenure and budgets.	HE 1.1.17. Flexible Standards. Continue to provide for flexibility in the design of residential development through the processing of planned unit developments (PUDs), area and specific plans, and town center plans, and through the application of Zoning Ordinance provisions allowing flexible lot sizes and development standards.	Continued action from 5 th cycle to the 6 th cycle.
Comply with new state law and to provide housing that meets the needs and budgets for small households, such as single parent families, adult children, seniors.	HE 1.1.18. Accessory or Second Dwelling Units. Update the Municipal Code to allow “Accessory Dwelling Units” in compliance with state law within 1 year of Housing Element adoption.	Removed action for 6 th cycle because the City completed this action and adopted the Accessory Dwelling Units Ordinance into the municipal code.
Preserve mobile homes and encourage their maintenance and improvement as affordable housing, and allow for the construction or expansion of high-quality mobile home parks.	HE 1.1.19. Mobile and Manufactured Homes. Continue to allow mobile homes, modular and manufactured homes in single-family residential zones “by right,” and mobile home parks subject to a CUP, and encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units, where appropriate.	Updated to the 6 th cycle to clarify specifics and rewrite the into existing objective.
Encourage and assist the feasibility of developing high-quality housing that meets a wide range of housing needs, tenure and budgets.	HE 1.1.20. Mixed Housing Types and Densities. Encourage residential development proposals to provide a range of housing types and densities for all income levels, including market rate housing, using creative planning concepts such as traditional neighborhood design, planned unit developments, area and specific plans, and mixed-use development.	Updated to the 6 th cycle to clarify specifics and rewrite the action because it sounded too similar to the objective.
Promote accessible housing that meets the needs of disabled persons and other persons with special needs.	HE 1.1.21. Accessible Housing for Disabled Persons. Encourage single- and multi-family housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.	Removed action for 6 th cycle because the action is already part of Building Code
Promote accessible housing that meets the needs of disabled persons and other persons with special needs.	HE 1.1.22. Universal Design. Encourage “universal design” features in new dwellings, such as level entries, wider paths of travel, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.	Removed action for 6 th cycle because the action is already part of Building Code

Objective	Action	Current Status of Progress
Promote accessible housing that meets the needs of disabled persons and other persons with special needs.	HE 1.1.23. Affordable Housing for Disabled Persons. Encourage, and as budget allows, help support programs providing increased opportunities for disabled persons in affordable residential units rehabilitated or constructed through City or County programs.	Updated to the 6 th cycle to clarify specifics and rewrite the action because it sounded too similar to the objective.
GOAL HE 2: Conserve and improve the housing stock, particularly housing affordable to lower income and special housing needs households.		
Maintain and improve the overall quality, safety and appearance of Jurupa Valley's housing stock.	HE 2.1.1. Infrastructure. Plan for adequate maintenance of public facilities such as streets, sidewalks, and drainage in the City's capital improvement program and encourage community services districts to do likewise.	Removed action for 6 th cycle because the action is already part of City's responsibilities.
Conserve housing resources, particularly for historic resources and to provide cost- and resource-efficient, high quality affordable housing.	HE 2.1.2. Adaptive Housing Strategies. Support creative strategies for the rehabilitation and adaptive reuse of residential, commercial, and industrial structures for housing, if appropriate.	Updated to the 6 th cycle to clarify specifics and rewrite the action.
Protect public health, safety and neighborhood quality for all persons; administer codes in a fair, consistent and community-responsive manner.	HE 2.1.3. Code Enforcement. Ensure that housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate unsafe, illegal, and substandard conditions in residential neighborhoods and residential properties.	Continued action from 5 th cycle to the 6 th cycle.
Preserve mobile homes and encourage their maintenance and improvement as affordable housing for seniors, disabled persons and lower income households, and to maintain and enhance neighborhood quality and safety.	HE 2.1.4. Affordable Mobile Homes Conservation. Conserve affordable mobile home housing stock and help bring such housing up to code through mobile home loan and improvement grants funded by CDBG and other funds, as available.	Continued action from 5 th cycle to the 6 th cycle.
Offer all persons and equal opportunity to participate in planning and housing decisions that affect them.	HE 2.1.5. Bilingual Outreach. As resources allow, provide bilingual outreach materials and activities to educate and inform the community about available housing rehabilitation programs and resources.	Continued action from 5 th cycle to the 6 th cycle.
Preserve publicly assisted affordable housing that is at risk of being converted to market-rate and losing its affordability provisions.	HE 2.1.6. Monitor Assisted Units. Help ensure that affordable housing assisted with public funds remains affordable for the required time through maintenance of an inventory of assisted units which is monitored for expiration of assisted housing.	Continued action from 5 th cycle to the 6 th cycle.
Preserve publicly assisted affordable housing that is at risk of being converted to market-rate and losing its affordability provisions.	HE 2.1.7. Preserve At-Risk Housing Units. Preserve grant-assisted, bond-financed, density bonus or other types of affordable units at risk of conversion to market rate during the planning period by working with the Riverside County Housing Authority or other nonprofit housing entities to 1) purchase the units using state, federal or local financing and/or subsidies, 2) assist with low or no interest loans for rehabilitation, as budget allows, 3) support bond refinancing, and 4) refer the project sponsor to other federal or local sources of below-market financing. City shall also ensure compliance with state noticing and tenant education requirements.	Continued action from 5 th cycle to the 6 th cycle.
Preserve affordable housing as required by the funding agency or source of funds providing assistance to the project.	HE 2.1.8 Affordability Covenants. As a condition of project approval, require new affordable housing projects to remain affordable for a specific time, consistent with and as required by the funding program(s) in which they participate, through covenants with the project proponent, Housing Authority or other housing agency.	Continued action from 5 th cycle to the 6 th cycle.

Objective	Action	Current Status of Progress
Remove or mitigate governmental constraints to housing such as outmoded, unnecessary, conflicting and excessive requirements.	HE 2.1.9 Remove Government Constraints. Evaluate the zoning ordinance, subdivision requirements, and other City regulations to remove governmental constraints to the maintenance, improvement, and development of housing, where appropriate and legally possible. Evaluate and revise as appropriate the City's density requirements for the Highest Density Residential land use designation (HHDR) to address constraints for housing development including impacts on feasibility of proposals.	Continued action from 5 th cycle to the 6 th cycle.
GOAL HE 3: Promote equal housing opportunities for all persons.		
Help ensure that all persons are treated fairly and have access to housing which meets their needs and budget.	HE 3.1.1. Fair Housing Council. Utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1) audits of lending institutions and rental establishments, 2) education and training of City staff, and 3) fair housing outreach and education regarding fair housing laws and resources.	Continued action from 5 th cycle to the 6 th cycle.
Help ensure that all persons are treated fairly and have access to housing which meets their needs and budget.	HE 3.1.2. Education and Outreach. Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (also see HE 3.1.1 above).	Continued action from 5 th cycle to the 6 th cycle.
Preserve existing public housing.	HE 3.1.3. Public Housing and Rental Assistance. Encourage Riverside County to continue to maintain 300+ public housing units and continue to assist very low-income recipients in Jurupa Valley with Section 8 rental assistance vouchers.	Updated to the 6 th cycle to clarify specifics and rewrite the action because it sounded too similar to the objective.
Explore innovative financing strategies to assist first time homebuyers.	HE 3.1.4. First-Time Homebuyers Assistance. Explore the feasibility of developing a new First Time Home Buyer Down Payment Assistance Program, utilizing tax-exempt mortgage revenue bonds to finance mortgages and down payment assistance for single-family homes for very low and low income first time homebuyers.	Continued action from 5 th cycle to the 6 th cycle.
Explore innovative financing strategies to assist first time homebuyers.	HE 3.1.5. Lease/Purchase Home Ownership Program. Encourage the Housing Authority to continue the Lease/Purchase Home Ownership Assistance Program, which assists potential homeowners in leasing a property while moving towards ownership at the end of 3 years.	Removed action for 6 th cycle because the action is program with the Housing Authority no longer exists.
Accommodate new market rate housing to diversify the housing stock, increase property values, increase median income and create the elements for prosperity for all households.	HE 3.1.6. Housing Variety. Facilitate new market rate residential projects that provide a variety of housing types and densities.	Removed action for 6 th cycle because the action is not a housing program but an economic sustainability action and will be relocated and reevaluated as part of that Economic Sustainability Element.

Objective	Action	Current Status of Progress
Provide safe pedestrian, equestrian and bicycle linkages between neighborhoods; promote walkability.	HE 3.1.7. Neighborhood Connectivity. Require new residential neighborhoods to interconnect with existing neighborhoods to provide for social interaction, assure pedestrian-friendly connectivity, and minimize vehicle trips.	Removed action for 6 th cycle because the action is not a housing program but a mobility element program and will be relocated and reevaluated as part of the Mobility Element.
Ensure new multi-family housing meets the same high quality standards for safety, quality and environmental health that other housing types must meet for all income levels.	HE 3.1.8. Multi-Family Dwellings Standards. Establish standards for multiple-family dwellings that will achieve comparable recreation and open space opportunities, protection from sources of noise and degraded air quality, adequate access to public services and facilities and parking that apply to single-family housing.	Updated in the 6 th cycle to clarify specifics and rewritten because part of this was adopted in 2021 is an ongoing process.
Ensure fair treatment of all persons in securing safe housing and to promote equal housing opportunities.	HE 3.1.9. Amend the Zoning Ordinance. Amend the Zoning Ordinance to expand housing opportunities, as required by state and federal law, including but not limited to: amending the definition of "Family," removing the minimum distance requirement between emergency shelters, permitting multi-family development without discretionary land use approval, providing reasonable accommodation for persons with disabilities, and encouraging development of a variety of housing for all income levels, such as manufactured housing, rental housing, mobile homes, single-room occupancy housing, employee housing and transitional and supportive housing.	Updated in the 6 th cycle to clarify specifics and rewrite the action. This action's code update was completed and item replaced with a new other action. See HE 3.1.6
GOAL HE 4: Maintain and enhance residential neighborhoods and remove blight.		
Enhance the quality of life in all residential areas and promote residents' active involvement in and support for neighborhood pride and improvement activities.	HE 4.1.1. Neighborhood Participation. Implement varied strategies to ensure residents are aware of and able to participate in planning decisions affecting their neighborhoods early in the planning process, such as neighborhood meetings, City Council member visits, and town hall meetings.	Continued action from 5 th cycle to the 6 th cycle.
	HE 4.1.2. Neighborhood Needs. Identify specific neighborhood needs, problems, trends, and opportunities for improvements. Work directly with neighborhood groups and individuals to address concerns.	Continued action from 5 th cycle to the 6 th cycle.
	HE 4.1.3. Neighborhood Improvements. As budget allows, help fund neighborhood improvements, such as street paving or repairs, sidewalks, pedestrian and equestrian trails, crosswalks, parkways, street trees and other public facilities to improve aesthetics, safety, and accessibility.	Continued action from 5 th cycle to the 6 th cycle.
Establish a pro-active code enforcement program to identify housing in need of repair and make owners aware of resources for financial assistance	HE 4.1.4. Neighborhood Pride. Working with Riverside County, CSDs and non-profit housing entities, develop and promote a Neighborhood Pride Program including cooperative projects with Code Enforcement staff, and Public Works projects in target areas, as funding allows.	Continued action from 5 th cycle to the 6 th cycle.
GOAL HE 5: Reduce residential energy and water use.		
Conserve resources, reuse and recycle solid waste, and improve environmental sustainability.	HE 5.1.1. Incentives. Consider establishing incentives for energy conservation above and beyond the requirements of Title 24, such as priority permit processing or reduced permit fees on a sliding scale Fee Assistance Program, as budget allows.	Continued action from 5 th cycle to the 6 th cycle.

Objective	Action	Current Status of Progress
Conserve resources, reuse and recycle solid waste, and improve environmental sustainability.	HE 5.1.2. Energy Programs for Lower Income Households. Encourage and participate in Riverside County’s and utility providers’ programs to reduce maintenance and energy costs for households with low incomes, and increase efforts to inform the public about available cost-saving, energy conservation programs.	Continued action from 5 th cycle to the 6 th cycle.
	HE 5.1.3. Energy Conservation Grants. Pursue grant funds for energy rehab costs and consumer education.	Continued action from 5 th cycle to the 6 th cycle.
	HE 5.1.4. City Requests for Proposals. City RFPs, contracts, and bidding procedures capital projects and programs shall incorporate energy conservation and sustainability measures.	Continued action from 5 th cycle to the 6 th cycle.
	HE 5.1.5. City Facilities. Utilize energy/water saving measures in City-owned buildings and facilities, including landscaping, to meet industry sustainable design standards.	Removed action for 6 th cycle because the action is not a housing program but an community safety, services and facilities action and will be relocated and reevaluated as part of that Community Safety, Services, and Facilities Element.
	HE 5.1.6. Sustainable Design. Adopt sustainable design policies, standards and codes that result in attractive, energy efficient, neighborhoods.	Continued action from 5 th cycle to the 6 th cycle.

Appendix E – Impediments to Fair Housing Analysis

Because the guidance for the AFFH analysis has only been released recently by Housing and Community Development (HCD), this section will be updated and provided during the HCD review period.