

General Information	
Jurisdiction Name	Lake Elsinore
Reporting Calendar Year	2024
Contact Information	
First Name	Carlos
Last Name	Serna
Title	Associate Planner
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Phone	9518247415
Mailing Address	
Street Address	130 S. Main Street
City	Lake Elsinore
Zipcode	92530

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Lake Elsinore	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		332
Total Units		337

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	12	326	196
2 to 4 units per structure	5	4	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	9	7	1
Mobile/Manufactured Home	1	0	0
Total	27	337	197

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	8	11
Not Indicated as Infill	326	326

Housing Applications Summary	
Total Housing Applications Submitted:	29
Number of Proposed Units in All Applications Received:	757
Total Housing Units Approved:	27
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	25	103
Discretionary	4	654

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	527
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	25
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Lake Elsinore		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	10/15/2021 - 10/15/2029	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5						6	7	8	9	10	11	12	13			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above-Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVE D Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								45	0	37	0	16	7	652	757	27	0		NONE	No	No	Pending	Discretionary	Deemed Complete, in CEC
	379315033	N/A	Riverside Drive Apartments	PA-2023-06	5+	R	8/13/2024							95	95			NONE	No	No	Pending	Discretionary	Deemed Complete, in CEC	
	377100003	N/A	3rd & Cambren Lakepointe	PA-2022-18	5+	R	6/25/2024	23		37		16			76			NONE	Yes	Yes	Pending	Ministerial	SB 35 - Deemed Complete	
	379090022	N/A	Apartments - Phase 2	PA-2022-15	5+	R								108	108			NONE	No	No	Pending	Discretionary	Deemed Complete, in CEC	
	377090013	N/A	Dexter Village	PA-2024-15	5+	R	12/18/2024	22						208	230			NONE	Yes	Yes	Pending	Discretionary	SB 330, In Process	
	377090013	N/A	Dexter Village	PA-2024-15	5+	O	4/4/2024							221	221			NONE	Yes	Yes	Pending	Discretionary	SB 330, In Process	
	374093030	N/A		ZCPC-2023-0009	2 to 4	O	5/7/2024							1	1	2	2	NONE	No	No	Approved	Ministerial		
	375124004	N/A		ZCPC-2023-0026	SFD	O	6/13/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	374093015	N/A		ZCPC-2023-0031	SFD	O	1/24/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	387491004	N/A		ZCPC-2023-0029	ADU	R	1/3/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	377271008	N/A		ZCPC-2023-0016	ADU	R	1/22/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	375022002	N/A		ZCPC-2023-0043	SFD	O	6/10/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	374093029	N/A		ZCPC-2023-0010	2 to 4	O	5/7/2024						1	1	2	2	2	NONE	No	No	Approved	Ministerial		
	378233008	N/A		ZCPC-2023-0047	SFD	O	1/24/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	373161004	N/A		ZCPC-2023-0045	SFD	O	1/25/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	379403025	N/A		ZCPC-2023-0042	SFD	O	4/18/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	378181025	N/A		ZCPC-2024-0009	SFD	O	11/18/2024							1	1	1	1	NONE	No	No	Approved	Ministerial	Additional APN: 37818106	
	378221010	N/A		ZCPC-2024-0012	SFD	O	11/13/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	374052024	N/A		ZCPC-2024-0017	ADU	O	5/13/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	373184022	N/A		ZCPC-2024-0014	SFD	O	8/19/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	374143012	N/A		ZCPC-2024-0026	ADU	r	7/2/2024							1	1	2	2	NONE	No	No	Approved	Ministerial		
	377282015	N/A		ZCPC-2024-0029	MH	O	8/29/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	377312002	N/A		ZCPC-2024-0032	SFD	O	8/6/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	374242007	N/A		ZCPC-2024-0034	ADU	R	8/8/2024						1		1	1	1	NONE	No	No	Approved	Ministerial		
	373151003	N/A		ZCPC-2024-0037	SFD	O	10/22/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	370434012	N/A		ZCPC-2024-0039	ADU	R	2/20/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	379080045	N/A		ZCPC-2024-0040	2 to 4	O	11/4/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	374044019	N/A		ZCPC-2024-0042	SFD	O	9/26/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	373183016	N/A		ZCPC-2024-0044	ADU	R	9/30/2024						1		1	1	1	NONE	No	No	Approved	Ministerial		
	377292031	N/A		ZCPC-2024-0007	ADU	R	12/24/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

[illegible]

[illegible]

[illegible]

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[illegible]

378040012	824 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	825 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	831 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	4660 SWAN AVE LAKE ELSINORE, CA			NONE	N											
378040012	4666 SWAN AVE LAKE ELSINORE, CA			NONE	N											
378040012	4672 SWAN AVE LAKE ELSINORE, CA			NONE	N											
378040012	878 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	872 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	866 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	860 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	854 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	848 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	847 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	853 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	859 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	865 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040012	871 PORTA MARINA LN LAKE ELSINORE, CA			NONE	N											
378040007	4671 SWAN AVE LAKE ELSINORE, CA			NONE	N											
378040012	4665 SWAN AVE LAKE ELSINORE, CA			NONE	N											
389830017	3953 HUDSON LN LAKE ELSINORE, CA			NONE	N											
389830018	3957 HUDSON LN LAKE ELSINORE, CA			NONE	N											
389830019	3961 HUDSON LN LAKE ELSINORE, CA			NONE	N											
389830020	3965 HUDSON LN LAKE ELSINORE, CA			NONE	N											
389832002	3980 HUDSON LN LAKE ELSINORE, CA			NONE	N											
389832003	3976 HUDSON LN LAKE ELSINORE, CA			NONE	N											
347570014	41518 RED CAR DR LAKE ELSINORE, CA			NONE	N											
347561001	41516 RED CAR DR LAKE ELSINORE, CA			NONE	N											
363361024	29 PLAZA AVILA LAKE ELSINORE, CA			NONE	Y											
347500006	41011 CRIMSON PILLAR LN LAKE ELSINORE, CA			NONE	Y			Affordability determined by Building Permit Valuation								
374143012	213 LINDSAY ST LAKE ELSINORE, CA			NONE	Y			Affordability determined by Building Permit Valuation								
374242007	112 KELLOGG ST LAKE ELSINORE, CA			NONE	Y			Affordability determined by Building Permit Valuation								
374052024	409 POTTERY ST LAKE ELSINORE, CA			NONE	Y			Affordability determined by Building Permit Valuation								

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Jurisdiction	Lake Elsinore	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,878	-	-	-	-	-	-	-	-	-	-	5	1,873
	Non-Deed Restricted		1	-	3	-	1	-	-	-	-	-		
Low	Deed Restricted	1,099	-	-	-	-	-	-	-	-	-	-	-	1,099
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,134	-	-	-	-	-	-	-	-	-	-	197	937
	Non-Deed Restricted		30	46	111	6	4	-	-	-	-	-		
Above Moderate		2,570	5	19	255	198	332	-	-	-	-	-	809	1,761
Total RHNA		6,681												
Total Units			36	65	369	204	337	-	-	-	-	-	1,011	5,670
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely low-Income Need														
Extremely Low-Income Units*		939		-	-	-	-	-	-	-	-	-	-	939

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Lake Elsinore	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Code Enforcement	Rehabilitation assistance or assistance referrals to 16 lower-income households (2 per year)	Ongoing; Annual Quantification of Cases/Inspection as part of the Annual Progress Report process; applying/approving CDBG funding on an annual basis	The Community Development Department continues to enforce Municipal Codes and state Codes addressing public health and safety and nuisance conditions. In 2024, the City Code Enforcement Division initiated a total of 2,291 new cases to investigate potential violations on residential properties.
Program 2: Substandard and Abandoned Housing	Assist approximately 25 lower-income households (3 per year).	Ongoing; Annual quantification of new registrations and demolitions as part of the Annual Progress Report process	In 2024, a total of three residences were demolished through the Structure Abatement Program and a total of 4 abandoned single-family residential properties were registered through the Abandoned Residential Property Registration Program.
Program 3: Housing Rehabilitation Programs	Assist approximately 25 lower-income households (3 per year).	Ongoing	City Staff is actively exploring avenues to further assist lower income households.
Program 4: Affordable Housing at Risk of Conversion	Preserve 754 affordable units (listed in Table 2.16)	Ongoing; Contact owners/operators if a property becomes at risk of conversion	Out of 754 existing affordable units, none have expiring affordability covenants by 2031. The Planning Division continues to track and apply for funding opportunities to preserve at-risk units and assist other organizations in acquiring units.
Program 5: Energy Conservation	Assist residents in minimizing energy-related expenses	Ongoing	The Planning Division continues to promote environmentally sustainable building practices and to inform the public of energy conservation measures. CAP measures are implemented through the development review process and project design incorporates sustainability principles to the maximum extent feasible. Through the plan review and inspection process, the Building & Safety Division continue to enforce state energy standards. Additionally, the Planning Division is working on the development of a new Climate Action and Adaptability Plan (CAAP).

Program 6: Density Bonus	Four projects that use the density bonus provisions	Updated density bonus ordinance adoption within two years of Housing Element adoption; reviewing ordinance for compliance with State law and density bonus information- ongoing	In 2024, one density bonus applications were received or processed. Staff continues to review the density bonus ordinance for compliance with State law and share information with residential developers on density bonus provisions. The Planning Division is currently updating the density bonus ordinance and its residential design review application form and will include a copy of the density bonus ordinance in the application.
Program 7: Affordable Housing Development	Assistance for two affordable housing projects in the planning period	List of City-owned properties upon Housing Element Adoption and Certification; Update annually.	The Planning Division continues to review and update the list of City-owned property suitable for affordable housing projects; provide pre-application technical assistance to affordable housing providers to determine project feasibility; and consult with local affordable housing developers. The City is currently working with affordable housing developers and negotiating agreements for financial assistance to three new affordable housing developments. Two of these projects will include the disposition of city-owned land.
Program 8: Affordable Housing Partnerships	Two affordable housing projects during the planning period	Ongoing; web link to available housing programs on the City website within one year; Assess the City's role in the new Western Riverside County Housing Finance Trust and explore timeframes for leveraging funds to be used within the City.	See above report for Program 7. Also, The City has an Affordable Housing web page as part of its City's website. The Affordable Housing page includes links to available housing programs for low- and moderate-income homeowners and first time home buyers, including Riverside County EDA and CHFA First Time Homebuyer Programs, the County Mortgage Credit Certificate Program, and County EDA Home Repair Program. In addition, the website also provides links to affordable housing projects in the City that offer affordable housing opportunities to very low-, low- and moderate-income tenants.
Program 9: Downtown Lake Elsinore Residential Development	Two infill development projects in the City's historic Downtown; Assembly of two development ready pads in/near Downtown; Review and revision of Downtown developments standards within 3 years.	Ongoing	The Planning Division continues to administer this program by studying ways to incentivize infill development in Downtown. In 2022, the City approved a 16-unit affordable senior apartments project on an infill site on Riley Street in the downtown. Assistance to an affordable housing developer for a second infill affordable housing project in the downtown is currently being negotiated. Planning Division review and revision of Downtown development standards is in progress.
Program 10: Homeowner Assistance Program	Direct residents to regional or state homeowner assistance resources	Ongoing; Post on City website by January 2023.	Information is posted on City's website. The Community Development Department and City Manager's Office continue to share information and direct residents to homeowner assistance resources.
Program 11: Development Process Streamlining	Provide information about SB 35 streamlining provisions in Lake Elsinore and eligibility information	Ongoing; SB 35 informational material within two years of Housing Element adoption	The Planning Division is currently preparing updated applications and informational handouts regarding SB 35 streamlining eligibility.
Program 12: Objective Design Standards	Adoption of objective design standards	Within two years of Housing Element adoption	The Planning Division is currently preparing objective design standards to be review by the Planning Commission and City Council.

Program 13: Rental Assistance	Preservation of 230 Housing Choice Vouchers currently in use in Lake Elsinore	Ongoing; Add information to the City's website on participation in the Housing Choice Voucher Rental Assistance Program within one year from Housing Element adoption.	Information on the Housing Choice Vouchers is posted on the City's website along with other housing affordability resources.
Program 14: Special Needs Housing	Assistance for two special needs housing projects in the planning period	Ongoing; List of City-owned properties appropriate for affordable or special needs housing by December 2022; Annual contact with special needs stakeholders to advertise available City funds if funding is available (including sharing a list of City-owned properties that can be used for affordable or special needs housing and available funding sources).	The City is working with an affordable housing developer to identify special needs project.

<p>Program 15: Resources to Address Homeless Need</p>	<p>Assistance for one non-profit organizations annually that helps residents experiencing homelessness</p>	<p>Ongoing funding for the Lake Elsinore Homeless Task Force; applying/approving CDBG funding for non-profit organizations on an annual basis. List of City-owned properties appropriate for affordable or special needs housing by December 2022; Annual contact with special needs stakeholders to advertise available City funds if funding is available (including sharing a list of City-owned properties that can be used for affordable or special needs housing and available funding sources).</p>	<p>City Staff are active participants in organizing, hosting volunteer sites, and accompanying teams during the Homeless-CountPoint-in-Time Program. In 2022, Riverside County reported a homeless population of 3,725 with 110 located within the City of Lake Elsinore.</p> <p>On May 23, 2017, the City Council of the City of Lake Elsinore approved the creation of the Homeless Task Force to further the City's efforts to address homelessness. The Task Force is a working group of key community leaders that meet every other week to identify short and long-term solutions. The Task Force has been instrumental in developing the "Housing LE Program". In cooperation with the non-profit organization SWAG (Social Work Action Group) the City has secured Homeless Emergency Aid Program funds to provide direct assistance to house persons who are homeless or at risk of homelessness. The Task Force has successfully conducted homeless street outreach and community engagement, provided rental assistance and housing subsidies as well as case management and supportive services. Homeless Street Outreach Reports are posted monthly on the City's website.</p> <p>City and its non-profit partner SWAG continue to operate The Anchor, a 14-unit crisis stabilization/transitional housing project to provide temporary housing to extremely low-income persons that are homeless or at risk of homelessness (the "Target Population"). The Anchor was opened in December 2020 and provides housing and supportive services to up to 28 individuals.</p> <p>The City provided financial assistance to SWAG during 2023 for street outreach programs, emergency housing services and The Anchor operations is an aggregate amount of approximately \$1.1 million and continues to pursue federal and state grant funding opportunities.</p>
<p>Program 16: Adequate Sites</p>	<p>6,555 units (remaining RHNA)</p>	<p>Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State; Submittal of Housing Element to local sewer and water service providers following Housing Element adoption; Confirm status of EVMWD priority procedures by April 2023.</p>	<p>At the end of 2024, a total of 5,670 units were remaining for the 2021-2029 RHNA planning period. Status of EVMWD priority procedures are being confirmed.</p>

Program 17: No Net Loss	Ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period.	Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations	The Planning Division continue to review development proposals for consistency with the General Plan and compliance with State law governing no net loss provisions. In 2024, no development proposals involving density reductions have been received or processed.
Program 18: Consistency Zoning	Ongoing General Plan and Zoning Consistency	Following any General Plan amendments or Updates	The Planning Division continues to ensure zoning text and maps are updated for consistent with the General Plan following any amendments. In 2024, no rezonings involving residential parcels were processed.
Program 19: Accessory Dwelling Units	50 Units (this Objective is a subset of and not in addition to the Quantified Objective for Program 16: Adequate Sites)	Ongoing; ADU Ordinance - within two years of Housing Element adoption; ADU website and FAQ handout within one year; preapproved ADU plans within three years	The ADU ordinance is codified under Section 17.415.110 of the Municipal Code and is consistent with Government Code Sections 65852.2 and 65852.22 authorizing local ADU ordinances. In 2024, a total of eleven (11) ADUs/JADUs applications were approved; eight (8) ADUs/JADUs were permitted; and two (2) ADUs/JADUs were completed (i.e., issued a certificate of occupancy). Development of an ADU website, FAQ handout and preapproved ADU plans is in progress.
Program 20: Specific Plans	Ongoing contact and support for Specific Plan owners/developers	Ongoing; Post list of Specific Plan capacity and entitlement levels (Table 4.6 in Chapter 4) on the City's "Adopted Specific Plans" webpage following Housing Element adoption. Annual update of a Specific Plan entitlement level list; Outreach to owners/developers every two years	Preparation of the list of Specific Plan capacity and entitlement levels is in progress. Planning Division coordination with Specific Plan owners and developers is ongoing.
Program 21: Development Agreements	Two Development Agreements that result in the inclusion of special needs housing or affordable housing	Ongoing	In 2024, 2 development agreements resulting in inclusion of special needs or affordable housing were processed or executed.
Program 22: Compliance with Zoning Laws	Compliance with SB2, AB 2162, AB 101, AB 1397, and the Employee Housing Act	Ongoing; Review Zoning Code for ongoing consistency with State law within 2 years of Housing Element adoption. Zoning Code revisions within two years.	Review of zoning code for consistency with State laws is in progress. In 2024, no applications made pursuant to the listed planning and zoning laws were received or processed.

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Jurisdiction	Lake Elsinore	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

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Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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Jurisdiction	Lake Elsinore	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

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Jurisdiction	Lake Elsinore	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Lake Elsinore	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount

\$ -

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		20
Total Units		27

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		332
Total Units		337

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		196
Total Units		197

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Lake Elsinore	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Code Enforcement	Rehabilitation assistance or assistance referrals to 16 lower-income households (2 per year)	Ongoing; Annual Quantification of Cases/Inspection as part of the Annual Progress Report process; applying/approving CDBG funding on an annual basis.	The Community Development Department continues to enforce Municipal Codes and state Codes addressing public health and safety and nuisance conditions. In 2024, the City Code Enforcement Division initiated a total of 2,291 new cases to investigate potential violations on residential properties.
Program 2: Substandard and Abandoned Housing	Assist approximately 25 lower-income households (3 per year).	Ongoing; Annual quantification of new registrations and demolitions as part of the Annual Progress Report process	In 2024, a total of three residences were demolished through the Structure Abatement Program and a total of 4 abandoned single-family residential properties were registered through the Abandoned Residential Property Registration Program.
Program 3: Housing Rehabilitation Programs	Assist approximately 25 lower-income households (3 per year).	Ongoing	City Staff is actively exploring avenues to further assist lower income households.
Program 4: Affordable Housing at Risk of Conversion	Preserve 754 affordable units (listed in Table 2.16)	Ongoing; Contact owners/operators if a property becomes at risk of conversion	Out of 754 existing affordable units, none have expiring affordability covenants by 2031. The Planning Division continues to track and apply for funding opportunities to preserve at-risk units and assist other organizations in acquiring units.
Program 5: Energy Conservation	Assist residents in minimizing energy-related expenses	Ongoing	The Planning Division continues to promote environmentally sustainable building practices and to inform the public of energy conservation measures. CAP measures are implemented through the development review process and project design incorporates sustainability principles to the maximum extent feasible. Through the plan review and inspection process, the Building & Safety Division continue to enforce state energy standards. Additionally, the Planning Division is working on the development of a new Climate Actiona and Adapatability Plan (CAAP).

Program 6: Density Bonus	Four projects that use the density bonus provisions	Updated density bonus ordinance adoption within two years of Housing Element adoption; reviewing ordinance for compliance with State law and density bonus information- ongoing	In 2024, one density bonus applications were received or processed. Staff continues to review the density bonus ordinance for compliance with State law and share information with residential developers on density bonus provisions. The Planning Division is currently updating the density bonus ordinance and its residential design review application form and will include a copy of the density bonus ordinance in the application.
Program 7: Affordable Housing Development	Assistance for two affordable housing projects in the planning period	List of City-owned properties upon Housing Element Adoption and Certification; Update annually.	The Planning Division continues to review and update the list of City-owned property suitable for affordable housing projects; provide pre-application technical assistance to affordable housing providers to determine project feasibility; and consult with local affordable housing developers. The City is currently working with affordable housing developers and negotiating agreements for financial assistance to three new affordable housing developments. Two of these projects will include the disposition of city-owned land.
Program 8: Affordable Housing Partnerships	Two affordable housing projects during the planning period	Ongoing; Web link to available housing programs on the City website within one year; Assess the City's role in the new Western Riverside County Housing Finance Trust and explore timeframes for leveraging funds to be used within the City	See above report for Program 7. Also, The City has an Affordable Housing web page as part of its City's website. The Affordable Housing page includes links to available housing programs for low- and moderate-income homeowners and first time home buyers, including Riverside County EDA and CHFA First Time Homebuyer Programs, the County Mortgage Credit Certificate Program, and County EDA Home Repair Program. In addition, the website also provides links to affordable housing projects in the City that offer affordable housing opportunities to very low-, low- and moderate-income tenants.
Program 9: Downtown Lake Elsinore Residential Development	Two infill development projects in the City's historic Downtown; Assembly of two development ready pads in/near Downtown; Review and revision of Downtown developments standards within 3 years.	Ongoing	The Planning Division continues to administer this program by studying ways to incentivize infill development in Downtown. In 2022, the City approved a 16-unit affordable senior apartments project on an infill site on Riley Street in the downtown. Assistance to an affordable housing developer for a second infill affordable housing project in the downtown is currently being negotiated. Planning Division review and revision of Downtown development standards is in progress.
Program 10: Homeowner Assistance Program	Direct residents to regional or state homeowner assistance resources	Ongoing; Post on City website by January 2023.	Information is posted on City's website. The Community Development Department and City Manager's Office continue to share information and direct residents to homeowner assistance resources.
Program 11: Development Process Streamlining	Provide information about SB 35 streamlining provisions in Lake Elsinore and eligibility information	Ongoing; SB 35 informational material within two years of Housing Element adoption	The Planning Division is currently preparing updated applications and informational handouts regarding SB 35 streamlining eligibility.
Program 12: Objective Design Standards	Adoption of objective design standards	Within two years of Housing Element adoption	The Planning Division is currently preparing objective design standards to be review by the Planning Commission and City Council.

Program 13: Rental Assistance	Preservation of 230 Housing Choice Vouchers currently in use in Lake Elsinore	Ongoing; Add information to the City's website on participation in the Housing Choice Voucher Rental Assistance Program within one year from Housing Element adoption.	Information on the Housing Choice Vouchers is posted on the City's website along with other housing affordability resources.
Program 14: Special Needs Housing	Assistance for two special needs housing projects in the planning period	Ongoing; List of City-owned properties appropriate for affordable or special needs housing by December 2022; Annual contact with special needs stakeholders to advertise available City funds if funding is available (including sharing a list of City-owned properties that can be used for affordable or special needs housing and available funding sources).	The City is working with an affordable housing developer to identify special needs project.

<p>Program 15: Resources to Address Homeless Need</p>	<p>Assistance for one non-profit organizations annually that helps residents experiencing homelessness</p>	<p>Ongoing funding for the Lake Elsinore Homeless Task Force; applying/approving CDBG funding for non-profit organizations on an annual basis. List of City-owned properties appropriate for affordable or special needs housing by December 2022; Annual contact with special needs stakeholders to advertise available City funds if funding is available (including sharing a list of City-owned properties that can be used for affordable or special needs housing and available funding sources).</p>	<p>City Staff are active participants in organizing, hosting volunteer sites, and accompanying teams during the Homeless-CountPoint-in-Time Program. In 2022, Riverside County reported a homeless population of 3,725 with 110 located within the City of Lake Elsinore.</p> <p>On May 23, 2017, the City Council of the City of Lake Elsinore approved the creation of the Homeless Task Force to further the City's efforts to address homelessness. The Task Force is a working group of key community leaders that meet every other week to identify short and long-term solutions. The Task Force has been instrumental in developing the "Housing LE Program". In cooperation with the non-profit organization SWAG (Social Work Action Group) the City has secured Homeless Emergency Aid Program funds to provide direct assistance to house persons who are homeless or at risk of homelessness. The Task Force has successfully conducted homeless street outreach and community engagement, provided rental assistance and housing subsidies as well as case management and supportive services. Homeless Street Outreach Reports are posted monthly on the City's website.</p> <p>City and its non-profit partner SWAG continue to operate The Anchor, a 14-unit crisis stabilization/transitional housing project to provide temporary housing to extremely low-income persons that are homeless or at risk of homelessness (the "Target Population"). The Anchor was opened in December 2020 and provides housing and supportive services to up to 28 individuals.</p> <p>The City provided financial assistance to SWAG during 2023 for street outreach programs, emergency housing services and The Anchor operations is an aggregate amount of approximately \$1.1 million and continues to pursue federal and state grant funding opportunities.</p>
<p>Program 16: Adequate Sites</p>	<p>6,555 units (remaining RHNA)</p>	<p>Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State; Submittal of Housing Element to local sewer and water service providers following Housing Element adoption; Confirm status of EVMWD priority procedures by April 2023.</p>	<p>At the end of 2024, a total of 5,670 units were remaining for the 2021-2029 RHNA planning period. Status of EVMWD priority procedures are being confirmed.</p>

Program 17: No Net Loss	Ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period.	Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations	The Planning Division continue to review development proposals for consistency with the General Plan and compliance with State law governing no net loss provisions. In 2024, no development proposals involving density reductions have been received or processed.
Program 18: Consistency Zoning	Ongoing General Plan and Zoning Consistency	Following any General Plan amendments or Updates	The Planning Division continues to ensure zoning text and maps are updated for consistent with the General Plan following any amendments. In 2024, no rezonings involving residential parcels were processed.
Program 19: Accessory Dwelling Units	50 Units (this Objective is a subset of and not in addition to the Quantified Objective for Program 16: Adequate Sites)	Ongoing; ADU Ordinance within two years of Housing Element adoption; ADU website and FAQ handout within one year; preapproved ADU plans within three years	The ADU ordinance is codified under Section 17.415.110 of the Municipal Code and is consistent with Government Code Sections 65852.2 and 65852.22 authorizing local ADU ordinances. In 2024, a total of eleven (11) ADUs/JADUs applications were approved; eight (8) ADUs/JADUs were permitted; and two (2) ADUs/JADUs were completed (i.e., issued a certificate of occupancy). Development of an ADU website, FAQ handout and preapproved ADU plans is in progress.
Program 20: Specific Plans	Ongoing contact and support for Specific Plan owners/developers	Ongoing; Post list of Specific Plan capacity and entitlement levels (Table 4.6 in Chapter 4) on the City's "Adopted Specific Plans" webpage following Housing Element adoption. Annual update of a Specific Plan entitlement level list; Outreach to owners/developers every two years	Preparation of the list of Specific Plan capacity and entitlement levels is in progress. Planning Division coordination with Specific Plan owners and developers is ongoing.
Program 21: Development Agreements	Two Development Agreements that result in the inclusion of special needs housing or affordable housing	Ongoing	In 2024, 2 development agreements resulting in inclusion of special needs or affordable housing were processed or executed.
Program 22: Compliance with Zoning Laws	Compliance with SB2, AB 2162, AB 101, AB 1397, and the Employee Housing Act	Ongoing; Review Zoning Code for ongoing consistency with State law within 2 years of Housing Element adoption. Zoning Code revisions within two years.	Review of zoning code for consistency with State laws is in progress. In 2024, no applications made pursuant to the listed planning and zoning laws were received or processed.

Program 23: Residential Development Standards	Revise developments standards that are found to constrain housing development	Ongoing; Review and update residential developments standards within 3 years of Housing Element adoption; Prototype development plans within 3 years	Revision of development standards that are found to constrain housing development and preparation of prototype development plans is in progress.
Program 24: Non-Government Constraints	Revise standards or processes that are found to constrain housing development	Ongoing	The Planning Division continues to monitor and evaluate development standards and advances in housing construction methods.
Program 25: Affirmatively Further Fair Housing	Promote and affirmatively further fair housing opportunities for all persons.	Varies	In progress.

Jurisdiction	Lake Elsinore	
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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Jurisdiction	Lake Elsinore	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

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Jurisdiction	Lake Elsinore	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	(Jan. 1 - Dec. 31) 2024		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

For Riverside County jurisdictions, please format the APN's as follows:999-999-999

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Jurisdiction	Lake Elsinore	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

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Jurisdiction	Lake Elsinore	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

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Total Award Amount

\$ -

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

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Building Permits Issued by Affordability Summary		
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Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		332
Total Units		337

Certificate of Occupancy Issued by Affordability Summary		
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	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		196
Total Units		197