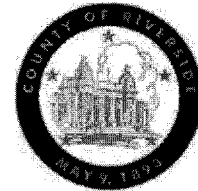


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.26
(ID # 6281)

MEETING DATE:

Tuesday, February 6, 2018

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY: Financing Mechanisms for Infrastructure Maintenance and Services for New Residential Development Projects [All Districts] [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and file the attached report on the Financing Mechanisms for Infrastructure Maintenance and Services for New Residential Development Projects.
2. Request that the Chairman appoint two Supervisors on an ADHOC Committee to work with staff from the Executive Office, TLMA, EDA, and County Counsel to further study this issue; and return to the Board in approximately 90-120 days with a policy recommendation.
3. Direct the Executive Office and TLMA to update the Guide to Preparing Fiscal Impacts Reports, using County staff.

ACTION: Policy

Juan O. Perez, Director of Transportation & Land Management 1/29/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended; IT WAS FURTHER ORDERED to form an ad hoc committee and appoint Supervisor Washington and Supervisor Ashley to sit on the Committee.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley

Nays: None

Absent: None

Date: February 6, 2018

xc: TLMA , EO, EDA, Co.Co., Supvr. Washington, Supvr. Ashley

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			Budget Adjustment: No	
			For Fiscal Year:	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On August 29, 2017 The Board of Supervisors approved Item 3.5 from Supervisor Jeffries to direct the Executive Office, TLMA, EDA, and County Counsel to prepare an analysis of the use of Community Facilities Districts and other financing mechanisms to fund infrastructure maintenance and services for New Residential Development projects, and bring policy options and recommendations to the Board. We highlight that this discussion is strictly limited to new residential development that would be approved in the future in the unincorporated areas, and does not affect any existing residents.

The County has traditionally used a variety of special financing mechanisms to pay for the ongoing maintenance costs of certain public facilities required by new residential development. These mechanisms include Lighting and Landscape Maintenance Districts (LLMDs) for parkway landscape maintenance and street lighting; County Service Areas (CSAs) for various uses including park maintenance, street lighting, and road maintenance; and, more recently, Community Facilities Districts (CFDs) for maintenance of water quality features, lighting, and landscaping. Having a mechanism in place to fund on-going maintenance of new public facilities that are necessary to serve new residential development assures that development helps pay its own way and reduces the burden of new costs obligations on our limited County General Fund revenue.

At the heart of this discussion is the current state of the County's General Fund revenue, which provides the backbone of funding for many essential public services, including public safety. Attachment "A" provides a partial picture of General Fund Revenues and Expenditures for the unincorporated area. It is not meant to be all-inclusive, rather to show the significant imbalance in the costs versus revenues of providing key County services in the unincorporated area, including Public Safety, Code Enforcement, and Animal Services. The major policy issue for the Board to consider is whether the County should expand the use of funding mechanisms to include on-going services that have not been included in the past, such as Public Safety costs. It should be noted that the County recently took a first step towards this by requiring the Villages of Lakeview project to establish a Fire Safety and Facilities CFD to cover the shortfall of providing fire equipment and the on-going costs of Fire station operations beyond what is covered by the structural fire tax.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Representatives from the Executive Office, TLMA, EDA, and County Counsel held several meetings to discuss and develop recommendations on this issue. The attached report discusses the findings of the group as well as a more in depth analysis of common financing mechanisms. The consensus of the staff review is that CFDs provide a superior range of options for funding a variety of services provided to new development compared to the other mechanisms. However, there may be instances where other mechanisms may be a better fit, depending on the special services association with each development, or a combination of mechanisms. It should be noted that maintenance and service CFDs serve a different purpose than construction or acquisition CFDs, which have also been established in some cases to fund construction of new transportation facilities or one-time payment of school or water mitigation fees for new development.

Given that this topic is a significant expansion of how the County has typically used funding mechanisms for new residential development, we are proposing that the Chairman appoint an ADHOC Committee of two Board members to work with staff to research this topic further and report back to the Board with findings and recommendations. As part of this, staff should also conduct outreach meetings with the development community to solicit their input.

On a related topic, there is a desire to update the County's Guide to Preparing Fiscal Impact Reports. Staff is proposing that TLMA and Executive Office staff work together to update these guidelines which can be used to prepare fiscal analysis for development projects of a certain significant size.

Impact on Residents and Businesses

Expanding the use of Community Facilities Districts and other financing mechanisms to fund on-going maintenance and services for new residential development projects would reduce cost obligations on other limited County funding sources. The benefits and impacts of expanding the use of CFDs to cover other County services should be weighed and balanced with other policy considerations such as housing attainability.

SUPPLEMENTAL

ATTACHMENTS:


ATTACHMENT A. Riverside County 2016-2017 General Fund Unincorporated Revenues Expenses

EXHIBIT A. Financing Mechanisms for Infrastructure Maintenance and Services for New Residential Development

EXHIBIT B. Recommended Financing Mechanism

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

EXHIBIT C. Common Financing Mechanisms



Gregory V. Priamos, Director County Counsel 1/29/2018

DRAFT

Attachment "A"

Riverside County 2016/2017 General Fund

Unincorporated Revenues & Expenses

Basic Unincorporated REVENUES

County "Net" from unincorporated Property Taxes:	\$53,306,848
County "Net" of Unincorporated Supplemental Taxes:	\$762,013
Unincorporated portion of Motor vehicle in-Lieu fees:	\$26,688,407
Sales Tax collected in unincorporated area:	\$27,880,663
Unincorporated Franchise Fees:	\$6,920,063
Total Revenue / Income:	\$115,557,994

Basic Unincorporated Service EXPENSES

Sheriff Patrol:	\$92,683,356
Fire Protection:	\$56,481,541
Code Enforcement:	\$6,359,269
Animal Service:	\$11,773,795
(Does not include other governmental functions that may receive some General Fund Allocations)	
Total Expenses:	\$167,297,961

EXHIBIT "B"
Recommended Financing Mechanisms

Focused Services		
Service	Financing Mechanism	Recommendation
Animal Control	<ul style="list-style-type: none"> • CSA <i>(enhanced services only)</i> 	consider adding to CSA
Sheriff	<ul style="list-style-type: none"> • CSA <i>(enhanced services only)</i> • CFD 	CFD recommended
Fire Protection	<ul style="list-style-type: none"> • CSA <i>(enhanced services only)</i> • CFD 	CFD recommended
Graffiti Removal	<ul style="list-style-type: none"> • CSA • CFD 	CFD recommended
Road Maintenance	<ul style="list-style-type: none"> • CSA • CFD 	CFD recommended
Ambulance and Paramedics	<ul style="list-style-type: none"> • CSA <i>(enhanced services only)</i> • CFD 	CFD recommended
Existing Services		
Service	Financing Mechanism	Recommendation
WQMP	<ul style="list-style-type: none"> • CSA • CFD 	CFD recommended
Fossil Filters	<ul style="list-style-type: none"> • CSA • CFD 	CFD recommended
Bioswales	<ul style="list-style-type: none"> • CSA • CFD 	CFD recommended
Basins	<ul style="list-style-type: none"> • CSA • CFD 	CFD recommended
Park and Recreation	<ul style="list-style-type: none"> • CSA • CFD 	CSA currently provides Projects with multiple services can be formed in a CFD
Landscaping	<ul style="list-style-type: none"> • CSA • CFD • LLMD 	CSA and LLMD 89-1 currently provides Projects with multiple services can be formed in a CFD
Street Sweeping	<ul style="list-style-type: none"> • CSA 152 • CFD 	CSA recommended

Recommended Financing Mechanisms

Street Lighting	<ul style="list-style-type: none"> • CSA • CFD • LLMD 	<p>CSA and LLMD 89-1 currently provides</p> <p>Projects with multiple services can be formed in a CFD</p>
Fencing	<ul style="list-style-type: none"> • CSA • CFD • LLMD 	<p>CSA and LLMD 89-1 currently provides</p> <p>Projects with multiple services can be formed in a CFD</p>
Traffic Signals	<ul style="list-style-type: none"> • CFD • LLMD 	<p>CFD recommended</p> <p>LLMD 89-1 currently provides</p>
Monuments	<ul style="list-style-type: none"> • CSA • CFD • LLMD 	<p>CSA and LLMD 89-1 currently provides</p> <p>Projects with multiple services can be formed in a CFD</p>
Trails	<ul style="list-style-type: none"> • CSA • CFD • LLMD 	<p>CSA and LLMD 89-1 currently provides</p> <p>Projects with multiple services can be formed in a CFD</p>

Please note: CSAs can only pay for enhanced services however, a CFD can pay the full cost of services.

EXHIBIT "C"

Commonly used Financing Mechanisms in Riverside County

Financing Mechanism	Facilities or Services Financed
<p>County Service Areas (CSA) Limited to paying for enhanced services only</p>	<ul style="list-style-type: none"> • Facilities and Services: • Law enforcement and Police protection • Fire protection, fire suppression, vegetation management, search and rescue, hazardous material emergency response, and ambulances • Recreation • Water Supply • Collection and treatment or disposal of sewage, wastewater, recycled water, and storm water • Surveillance, prevention, abatement and control of pests, vectors, and vector borne disease • Acquisition , construction, improvement, and maintenance, of street sweeping and snow removal, of public streets, roads, bridges, highways, right-of-ways, easements, and any incidental works • Acquisition, construction, improvement, maintenance, and operation of street lighting and landscaping on public property, right-of-ways, and easements • Collection, transfer, handling, and disposal of solid waste, including, but not limited to source reduction, recycling, and compositing • Funding for land use planning with the CSA by planning commission • Soil Conservation • Animal Control • Funding for the services of a municipal advisory council • Transportation • Geologic hazard abatement on public or private property or structures where the board determines that it is in the public interest to abate geological hazards • Cemeteries • Conversion of existing overhead electrical and communication facilities • Emergency medical services • Airports

Financing Mechanism	Facilities or Services Financed
<p>County Service Areas (CSA) CON'T</p>	<ul style="list-style-type: none"> • Flood Control and drainage • Acquisition, construction, improvement, maintenance, and operation of community facilities, including, but not limited to cultural facilities, child care centers, community centers, libraries, museums, and theaters • Open-space and habitat conservation, including but not limited to, the acquisition, preservation, maintenance, and operation of land to protect unique, sensitive, threatened, or endangered species, or historical or culturally significant properties • Graffiti abatement • Abatement of weeds and rubbish
<p>Community Facilities Districts (CFD) Can pay full cost of services</p>	<p>Services:</p> <ul style="list-style-type: none"> • Police protection • Fire protection and suppression services • Ambulance and paramedic services • Parks, parkways, streets, roads and open space • Lighting • Flood and storm protection • Recreational improvements • Library services • School Maintenance • Hazardous substance removal or remedial action services <p>Facilities: (must have a useful life of at least 5 years)</p> <ul style="list-style-type: none"> • Parks, recreation, parkway, and open-space facilities • Elementary and secondary school site and structures • Libraries • Childcare Facilities • Infrastructure Needs: Construction or undergrounding of water transmission and distribution facilities, telephone lines, electrical facilities, cable television lines, etc. • Governmental facilities that the legislative body is authorized by to contribute revenue to or construct, own or operate • Flood and storm protection facilities, including but not limited to: drainage and treatment systems.

Financing Mechanism	Facilities or Services Financed
<p>Assessment Districts (AD)</p>	<p>Services:</p> <ul style="list-style-type: none"> • Maintenance and repair costs for installed facilities <u>only</u> <p>Facilities:</p> <ul style="list-style-type: none"> • Public Works and Infrastructure • Utility Infrastructure • Real Property Acquisition • Grading or paving • Sidewalks, crosswalks, steps, safety zones, platforms, seating, fountains, parks and parkways, recreation areas • Sanitary systems • Drains, tunnels, sewers, conduits, culverts, and channels for drainage • Poles, posts, wires, conduits, tunnels, lamps for the purpose of lighting • Pipes, hydrants, and appliances for fire protection • Breakwaters, levees, bulkheads, walls of rock for protection
<p>Lighting / Landscape Maintenance District (LLMD)</p>	<p>Services and Facilities:</p> <ul style="list-style-type: none"> • Lighting and traffic signals • Fountains and other ornamental structures • Lighting and traffic signals • Park and recreational improvements • Construction of community centers, municipal auditoriums or halls • Curbs, gutters, walls, sidewalks, water for irrigation • Public restrooms • Drainage or electrical facilities • Acquisition of land for park, recreation or open-space purposes



Exhibit A

Financing Mechanisms for Infrastructure Maintenance and Services for New Residential Development Projects

Overview

At its August 29, 2017 meeting, the Board of Supervisors approved an item from Supervisor Jeffries directing staff to prepare a comprehensive review of various financing mechanisms available to support the costs of providing County services to new residential development. Representatives from the Executive Office, Transportation and Land Management Agency (TLMA), Economic Development Agency (EDA), and County Counsel held several meetings to evaluate and discuss potential funding mechanisms. We note that this review is focused only on new residential development that is to be considered for approval by the Board of Supervisors in the future, and does not affect existing residents.

The County has traditionally used a variety of special financing mechanisms to pay for the costs of providing specific services to new development. These include services such as landscape maintenance, street lighting, and street sweeping. The purpose of this review is to examine which additional costs of providing County services could potentially be assessed on new residential development, in order to lessen the County's long-term reliance on General Fund revenue. This review comes at a time when the County is struggling with cost increases in service delivery that are outpacing anticipated growth in General Fund revenues.

The mechanisms considered include Community Facilities Districts, County Service Areas, Assessment Districts, and Landscape and Lighting Maintenance Districts. Staff has reviewed the pros and cons of implementing each funding mechanism. The results of our review are summarized herein.

Potential Financing Mechanisms

Community Facilities Districts (CFD's)

A Community Facilities District (CFD) is a special tax district provided for in State Law that funds public improvements and on-going services within an identified area. The Mello-Roos Community Facilities District Act of 1982 authorized local governments to create CFD's for the purpose of selling tax exempt bonds to fund public improvements and collect revenues to pay for public improvements. Also authorized is the collection of revenue to fund services and maintenance associated with the new development.

Jurisdictions establish a CFD by utilizing Government Code 53311-53368.3 for maintenance of facilities and services. Requirements of creating a CFD include several procedural actions by a Board and affected property owners, such as an application, petition, Resolution of Intention including Rate and Method of Apportionment and Boundary Map, Resolution of Formation, property owner election, Public Hearing, and recordation of Notice of Special Tax. Prior to the formation of a CFD, it must be approved by a two-thirds margin of the qualified voters within the proposed district boundaries.

As a general practice that applies to all of the funding mechanisms discussed in this document, when forming a new funding mechanism associated with residential development that relies on a property assessment, the election regarding the imposition of an assessment is held before the property is subdivided and lots are sold to individual homeowners. The additional applicable assessment rate is therefore disclosed to prospective homeowners by the home developer/builder for consideration by the prospective buyer as part of the home purchase process.

County Service Areas (CSA's)

CSA's allow communities in unincorporated areas to pay for and receive specific services from the County. If residents are willing to pay for enhanced service levels, they can receive the types of services and improvements not available in other areas of the county. The County Service Area Law (Government Code § 25210.1 et seq.) was created in the 1950's to provide a means of providing expanded service levels in areas where residents are willing to pay for the extra service.

A CSA is initiated by a petition of registered voters or by adoption of a resolution by the Board. Once proposed, the formation of the CSA will be subject to public notice and a public hearing. If more than 50% of registered voters or landowners protest, the CSA may need to be subject to voter approval at a special election. If approved, the CSA is normally granted limited powers and the County Board of Supervisors acts as the CSA board.

It should be noted that all CSA's must be approved by the Local Agency Formation Commission (LAFCO) which is a state-mandated regulatory agency established by the Legislature in 1963.

Assessment Districts (AD's)

Assessment Districts are formed under the authority granted by the Streets and Highways Code Division 10 and the Improvement Acts of 1911, 1913 and 1915. Assessment Districts are used to fund the construction of new infrastructure (such as roads, sewers, etc.) that serves new development. Assessment Districts, however, are not authorized under the law to collect funds for the on-going maintenance and service costs of new development, and are therefore not considered in this analysis.

Landscape and Lighting Maintenance Districts (LLMD's)

Landscape and Lighting Maintenance Districts LLMD's are permitted under the Landscaping and Lighting act of 1972 (1972 Act) and State of California Proposition 218, the "Right to Vote on Taxes Act".

The 1972 Act permits the formation of LLMD's, and annexation into said district to finance the installation, maintenance and servicing of landscaping, trails, fencing, irrigation, streetlights, traffic signals, bridge lights, graffiti abatement, bio-swales, and fossil filters through annual assessments on real property within the district. The annual assessment for each zone in the LLMD is based on the estimated specific benefit to each parcel, Equivalent Dwelling Unit (EDU) or acre and not on property valuation.

In 1996, State of California Proposition 218 required that all parcel assessments be presented to the property owners for their authorization in order to levy a parcel assessment. A "Special Election" is conducted to ascertain if 51% of the affected property owners are in favor of an annual assessment for a LLMD being added to their property taxes. Elections are conducted in the same year the application for annexation is submitted.

Although LLMD's do provide for a number of services to be included, they are not as broad as CFD's in the eligibility of services that can be financed on an on-going basis.

Recommended Financing Mechanisms

The attached Exhibit B identifies various Existing Services that are now covered through financing mechanisms on new residential development. As a general practice, the use of CFD's has been expanded to cover more of these services instead of LLMD's or other mechanisms, since CFD's allows for one mechanism that is broader in nature as opposed to a combination of funding mechanisms. In general, the following services are now being included in CFD's:

- Water Quality Management Plan (WQMP) features to meet State water quality treatment requirements, including basins, bioswales, fossil filters.
- Street lighting (outside of areas that have an existing street lighting CSA) and traffic signal maintenance
- Parkway and median landscaping

The County also utilizes previously-established CSA's for certain specific services or in certain geographic areas. New development in those areas are therefore required to annex into the CSA for service, including:

- Street sweeping. CSA 152 provides County-wide street sweeping services.

- Parks maintenance CSA's are in place to fund the maintenance of parks that are outside of areas served by special parks districts (such as Valley Wide, Desert Recreation, Beaumont-Cherry Valley, etc.)

After carefully reviewing the various funding mechanisms, the consensus of County staff is that we explore the expanded use of Community Facilities Districts to fund the costs of services beyond what we have traditionally included in CFD's. Community Facilities Districts provide a wider range of allowable uses than other traditionally used mechanisms, as shown on the attached Exhibit "B". The major benefit of the use of CFD's as compared to CSA's is that CFD's allow for collection of funding to provide municipal-level services based on the difference of undeveloped land service demand vs. developed land service demand. For example, CFD's allow for the setting an assessment for baseline public safety service for a new residential development which has a greater service demand than vacant land. By contrast, CSA's are structured to cover the costs of enhanced services vs. what other developed communities typically receive, rather than capturing the cost of services to new development.

The following Focused Services identified in Exhibit B would be eligible for consideration in an expanded use of CFD's:

- Sheriff Protection. The cost of providing Sheriff protection services to new residential development would need to be determined based on a per-new home basis.
- Fire Protection. The County receives a structural fire tax that pays for a portion of the fire protection costs that the County incurs. A Fire CFD would be a mechanism to capture the funding shortfall that is now covered by the General Fund to provide Fire services beyond what is funded by the structural fire tax.

Given the County's current fiscal outlook and costs of providing services, it is recommended that the analysis to expand the use of CFD's be focused on these two priority services at this time. Other services that could be considered in the future for CFD's, but are less of a priority for needed focused funding, include road maintenance, ambulance services, and graffiti removal.

It should be noted, however, that there may be specific instances where it may be more beneficial to annex into an existing CSA or utilize a combination of funding sources including LLMDs. The appropriateness of the selected funding mechanism should be evaluated on a case-by-case basis given the specifics of the development, its location, the services to be included, and other existing mechanisms in the geographic area.

Staff has conducted preliminary research on other jurisdictions that utilize CFD's for public safety funding for new residential development. The City of Rancho Cucamonga has had long-standing CFD's for Fire services. The Cities of Lake Elsinore, Perris, and San Jacinto utilize CFD's for a combination of Fire and Police services for some new residential development.

Other Policy Considerations

There are a number of related issues that should be considered further when balancing the need for additional funding to pay for ongoing services with other County goals and objectives. These include the following:

Housing Attainability and State Requirements

There is a growing public policy consensus that California faces a severe housing shortage, with housing demand due to population growth far outpacing new housing supply. The Legislature has made it a particular point of emphasis in the last Legislative session to focus on this issue through numerous changes in State law related to housing, with 15 separate legislative bills passed that impose new requirements and/or provide additional funding or local jurisdictions to increase housing supply.

Tax Rate Burden Limitations

Board of Supervisor Policy B-12 describes the goals and policies of the Board for the use of land secured financial districts (which include CFD's) for both construction and service and maintenance CFD's. The total tax burden (that is, the anticipated maximum annual CFD special tax, together with ad valorem property taxes, special assessments, special taxes for any overlapping community facilities district, and any other taxes, fees and charges payable from and secured by the property) on any residential owner-occupied parcel in a CFD shall not exceed 2% of the estimated base sales price of such parcel. New residential developments often utilize CFD's to finance the cost of other non-County fees or improvements, such as school district or water utility fees or facilities. If the County were to consider expanded use of CFD's for County services it would likely affect the availability of CFD capacity for other jurisdictions, and/or also require consideration of taxing rates in certain projects that exceed the 2% limit.

Commercial Development

There is a correlation between commercial development and residential development - i.e., housing rooftops create the demand that drives commercial development, which in turn leads to a positive growth in sales tax. This correlation is further affected in the unincorporated County areas by geography, in that in many cases the nearest commercial areas may be located within City limits. This correlation between sales-tax generating commercial uses and residential housing is also undergoing a paradigm shift as our societal shopping habits shift more and more to on-line versus the traditional brick-and-mortar commercial. It may be appropriate to factor increases in sales tax to offset residential service costs on projects that are mixed-use in nature or otherwise lead to a growth of sales tax in the unincorporated area, on a case-by-case basis.

Minimum Project Size

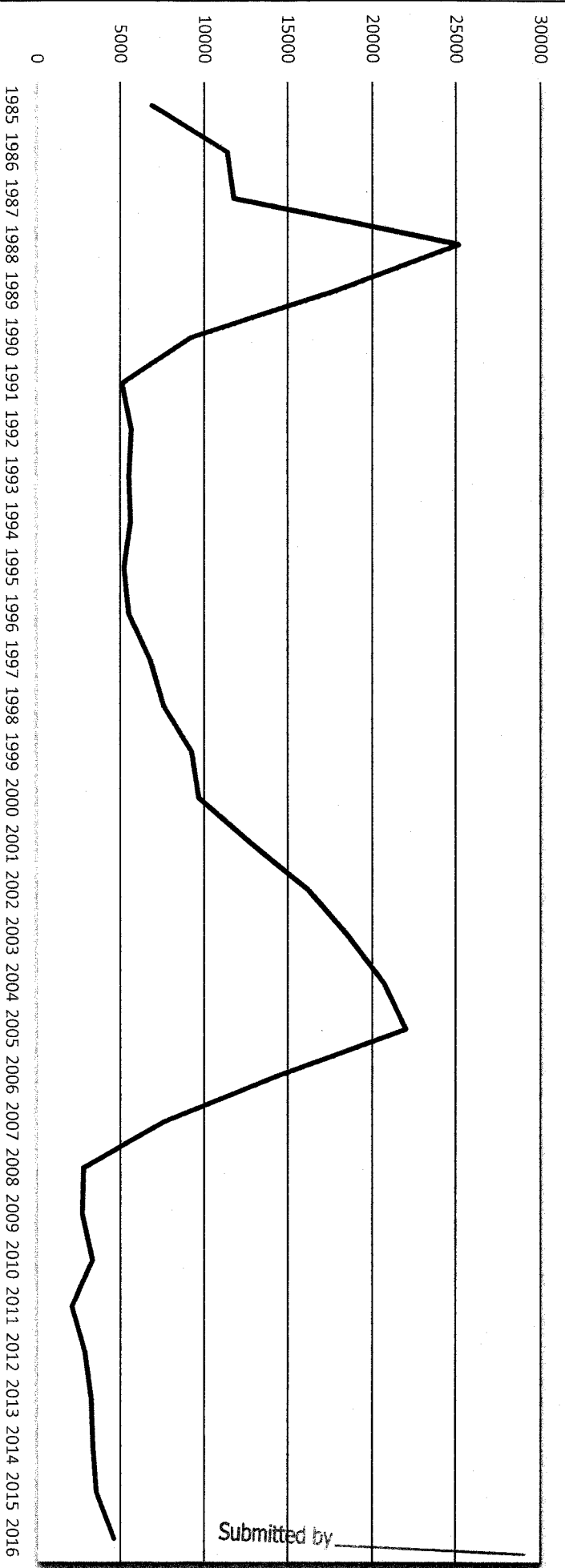
There is a cost associated with forming CFD's and administering them on an on-going basis, including the preparation of an annual report and levy of special taxes. Projects to be included in a CFD should be of sufficient size that the administrative costs are within acceptable levels of the overall assessment being collected by the CFD. A recommended practice may be to keep administrative costs to 10% or less of the amount of funds being collected. Using this as a rough guidance based on typical administrative costs, it may be desirable to establish a minimum threshold of about 50 residential units in most cases, although this may also depend on what other services are included in the CFD (landscaping, water quality, etc.)

Conclusion

Given the County's current fiscal outlook, there is a need to further study the impacts and benefits of expanding the use of CFD's to cover additional service costs of new residential development. This is an opportunity to adopt a more sustainable fiscal model for residential development moving forward, while also weighing the impacts of that on other policy considerations including the need to provide housing for our growing population.

It is recommended that this issue be studied in more detail by a Board ADHOC Committee, with opportunities for input from the development community through outreach meetings to be held by staff, and that a detailed recommendation be brought back to the Board for consideration.

Western Riverside County Single Family Permits



Submitted by _____
 (date) _____ Item **3.26**

Western Riverside County Single Family Permits

	1986	1986	1987	1988	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2006	2007	2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Banning	11	27	373	207	598	288	199	116	147	103	136	146	158	138	147	156	319	388	648	310	77	54	13	13	1	1	0	0	0	0	1	1	0	0	4643	
Beaumont	21	79	124	100	138	5	6	30	30	5	1	0	13	2	8	15	97	447	622	1137	1206	2353	1454	1036	300	350	333	169	247	496	435	380	443	11952		
Calimesa	0	0	0	0	0	0	32	20	33	16	27	15	19	12	15	4	18	9	9	9	12	15	15	44	1	1	1	0	13	24	56	28	64	92	594	
Canyon Lake	0	0	0	0	0	0	0	0	0	0	15	31	29	49	87	66	72	63	63	63	67	37	27	20	20	2	1	0	0	0	7	5	3	9	686	
Corona	324	783	1615	3230	1784	380	142	373	467	824	1339	1790	1977	1483	1657	1323	1090	699	386	629	588	333	333	76	6	33	31	55	78	41	30	28	66	23640		
Eastvale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2328	
Hemet	93	235	207	254	638	1030	180	164	94	116	113	141	91	200	299	565	451	338	798	804	1489	409	395	121	143	130	62	28	28	76	124	92	33	9917		
Jurupa Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	130	153	86	372		
Lake Elsinore	167	233	286	383	166	191	289	232	336	282	338	226	347	284	304	276	301	844	650	786	1322	1362	479	86	106	318	111	204	510	377	373	460	12427			
Merrifield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	325	399	283	371	311	414	350	516	2969	
Moreno Valley	17	3810	2068	3606	3862	868	299	436	713	291	202	168	234	245	269	323	602	1152	2010	2109	1152	849	356	356	116	114	91	23	12	133	46	133	100	25749		
Murietta	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1735	
Norco	66	126	54	50	102	131	16	8	8	8	67	46	43	21	29	102	149	137	28	67	376	99	8	4	5	5	0	2	2	0	0	0	1	1735		
Perris	93	334	414	1149	933	806	337	322	600	83	20	114	113	88	186	9	145	491	1289	1673	746	713	606	117	176	207	49	42	100	125	12	58	13024			
Riverside	984	1084	1130	1441	1826	646	683	438	386	361	166	244	421	630	749	1017	1237	1113	689	820	1442	847	342	69	56	107	43	208	70	230	185	219	19882			
San Jacinto	108	146	87	280	516	697	291	318	108	61	101	54	77	184	376	153	206	343	453	943	1970	993	275	34	9	37	14	50	30	58	104	134	9188			
Temecula	0	0	0	0	0	72	378	661	813	1127	816	801	788	714	1276	1142	944	661	1087	888	986	689	687	301	323	342	280	317	316	229	135	161	16841			
Unincorporated	5018	4547	5453	14557	7223	4136	2190	2387	1982	1772	1280	1142	1786	2643	3161	3605	5814	7903	8005	7679	7428	5628	3176	1640	953	1198	494	735	653	736	872	1536	118228			
Wildomar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	67	17	54	101	3	105	169	590		
Total	6901	11408	11791	25157	17776	9228	6131	6699	5646	6639	5286	5632	6796	7892	9277	9701	12894	16243	18691	20708	22028	14457	7611	2794	2717	3321	2088	2876	3261	3347	3852	4603	289519			

2017 Riverside County Single Family Permits

Riverside County West	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Banning	0	0	0	0	0	0	0	0	0	0	1	1	2
Beaumont	32	32	63	64	0	325	10	0	0	45	13	11	595
Calimesa	13	0	24	0	0	0	0	0	15	4	0	0	56
Canyon Lake	0	3	1	1	0	1	0	1	1	2	3	1	14
Corona	8	30	16	3	15	12	2	6	1	24	6	19	142
Eastvale	10	75	2	24	8	8	8	0	14	0	0	0	149
Hemet	0	0	2	0	0	0	0	0	0	0	0	3	5
Jurupa Valley	0	42	20	43	83	22	17	12	0	18	80	60	397
Lake Elsinore	0	6	26	61	86	109	74	45	84	29	13	36	569
Menifee	23	0	40	0	57	243	55	12	53	40	46	15	584
Moreno Valley	0	10	10	24	28	48	48	56	19	68	52	88	451
Murrieta	12	8	11	19	0	31	3	19	12	39	4	51	209
Norco	0	0	0	0	0	1	1	1	0	0	0	0	3
Perris	0	19	12	9	6	28	2	3	0	2	0	0	81
Riverside	15	15	17	9	34	6	10	13	8	13	24	8	172
San Jacinto	25	0	16	19	10	43	26	14	9	0	12	0	174
Temecula	4	9	0	18	20	2	5	8	0	8	2	10	86
Wildomar	13	0	15	3	13	0	10	8	0	0	11	10	83
Unincorporated (West)*	63	104	127	95	220	99	119	105	122	73	70	79	1276
West Totals	218	353	402	392	580	978	390	303	338	365	337	392	5048

Coachella Valley

Blythe	1	0	0	0	0	0	1	0	0	1	1	0	4
Cathedral City	8	0	4	16	0	3	4	17	1	0	20	12	85
Coachella	2	0	0	0	0	1	1	0	0	1	0	0	5
Desert Hot Springs	2	0	2	3	15	0	1	3	0	7	0	1	34
Indian Wells	0	1	5	3	1	0	0	5	0	4	8	0	27
Indio	27	16	36	17	32	163	7	24	11	21	19	19	392
La Quinta	4	5	11	2	14	4	17	12	9	12	12	13	115
Palm Desert	2	11	10	14	4	13	3	13	2	2	0	0	74
Palm Springs	9	9	8	10	22	28	14	7	4	8	3	7	129
Rancho Mirage	1	2	0	9	1	1	1	3	2	1	2	0	23
Unincorporated (East)*	7	11	14	10	24	11	14	12	14	9	8	9	143
East Totals	63	55	90	84	113	224	63	96	43	66	0	61	1031

Riverside County Total 281 408 492 476 693 1202 453 399 381 431 337 453 6006

*Per CIRB, Calculated at 90% for West Unincorporated County and 10% for East Unincorporated County