

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** 3.1

**HEARING DATE:** January 13, 2022

**CASE NUMBER:** ZAP1116FV21 – MHS 98, LLC (Representative: VSL Engineering)

**APPROVING JURISDICTION:** City of Murrieta

**JURISDICTION CASE NO:** ZC2020-2188 (Zone Change), CUP2020-2183 (Conditional Use Permit)

**LAND USE PLAN:** 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011

**Airport Influence Area:** French Valley Airport

**Land Use Policy:** Compatibility Zone D

**Noise Levels:** below 55 CNEL from aircraft noise

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends that the Commission find the proposed Zone Change **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, and find the proposed Conditional Use Permit also **CONSISTENT**, subject to the conditions included herein.

**PROJECT DESCRIPTION:** A proposal to establish a 3-story 135,971 square foot self storage facility on 3.04 acres. The applicant also proposes to change the site's zoning from Neighborhood Commercial to Community Commercial.

**PROJECT LOCATION:** The proposed project is located westerly of Winchester Road, southerly of Murrieta Hot Springs Road, and northerly of Winchester Creek Avenue, approximately 6,405 feet southwesterly of the southerly terminus of Runway 18-36 at French Valley Airport.

### **BACKGROUND:**

**Non-Residential Average Intensity:** Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone D of the French Valley Airport Influence

Area. Within Compatibility Zone D of the French Valley Airport Influence Area, Additional Compatibility Policy 2.4 limits average acre intensity to 150 people per acre.

Pursuant to Appendix C, Table C-1 of the Riverside County Airport Land Use Compatibility Plan, the following rate was used to calculate projected occupancy for the proposed building:

- Storage area – 1 person per 300 square feet, and
- Office area – 1 person per 200 square feet.

The project proposes a 135,971 square foot (3 story) self-storage building, including 135,242 square feet of self-storage unit area and 729 square feet of office area, accommodating a total occupancy of 455 people, resulting in an average intensity of 150 people per acre, which is consistent with the Compatibility Zone D average acre criterion of 150.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle). Based on the number of vehicle parking spaces provided (11), the total occupancy would be estimated at 17 persons. This results in an average intensity of 6 people per acre, which is consistent with the Zone D average intensity criterion of 150.

Non-Residential Single-Acre Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone D, where Additional Compatibility Policy 2.4 restricts single acre intensity to a maximum of 450 persons.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include 82,950 square feet of storage area (over 3 floors), and 583 square feet of office area, resulting in a single acre occupancy of 280 people, which is consistent with the Compatibility Zone D single acre criterion of 450 people. (Approximately 4,232 square feet of the single acre area is located outside the building and therefore will not create any occupancy).

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone D (highly noise-sensitive outdoor non-residential uses, and hazards to flight).

Noise: The French Valley Airport Land Use Compatibility Plan depicts the site as being located below the 55 CNEL contour range from aircraft noise. Therefore, special measures to mitigate aircraft-generated noise would not be required.

Part 77: The elevation of Runway 18-36 at its southerly terminus is 1,347 feet above mean sea level. At a distance of approximately 6,405 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,411 feet AMSL. The maximum finished floor elevation is 1,146 feet AMSL. With a maximum building height of 37 feet, the top point elevation would be 1,183 feet. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) is not required.

Open Area: Compatibility Zone D requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. The proposed project is 3.04 acres in area, so open area is not required.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C).

Although the nearest portion of the proposed project is located within 10,000 feet of the runway (approximately 6,405 feet), the project utilizes underground detention systems which will not contain surface water or attract wildlife and, therefore, would not constitute a hazard to flight.

Zone Change: The applicant proposes changing the site's zoning from Neighborhood Commercial to Community Commercial. The proposed amendment would be as, or more, consistent with the Compatibility Plan as long as the underlying development's intensity is consistent with the compatibility criteria.

#### **CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are

open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators).

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses.
  - (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.
  4. The project has been conditioned to utilize underground detention systems, which shall not contain surface water or attract wildlife. Any other proposed basin would require review and approval by the ALUC. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin

5. This project has been evaluated as consisting of 135,242 square feet of self-storage unit area and 729 square feet of office area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

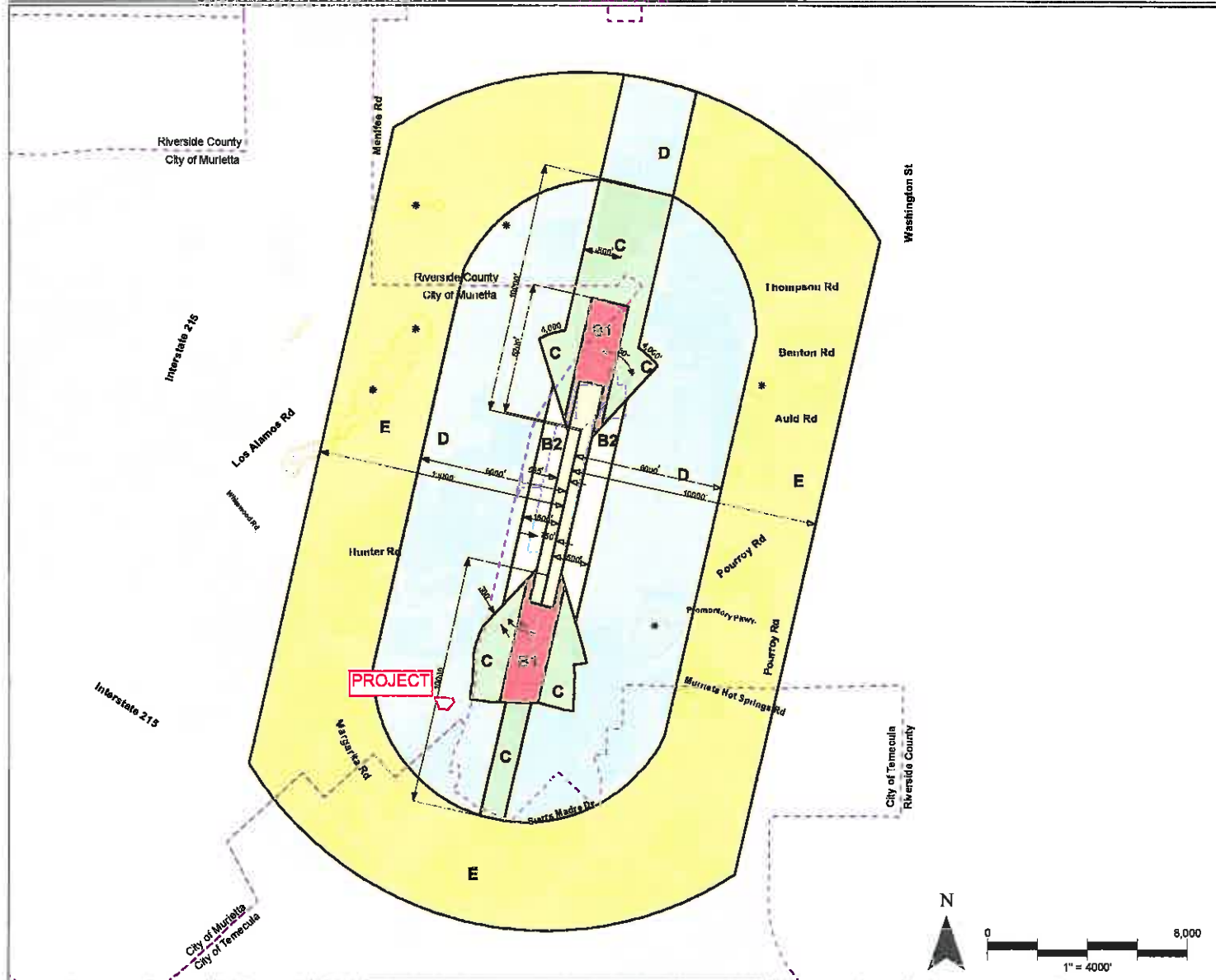
**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- Airport Property Line
  - - - City Limits
  - \* Height Review Overlay Zone

**Note**

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

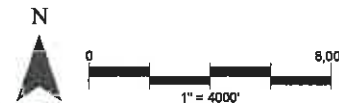
See Chapter 2, Table 2A from compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document

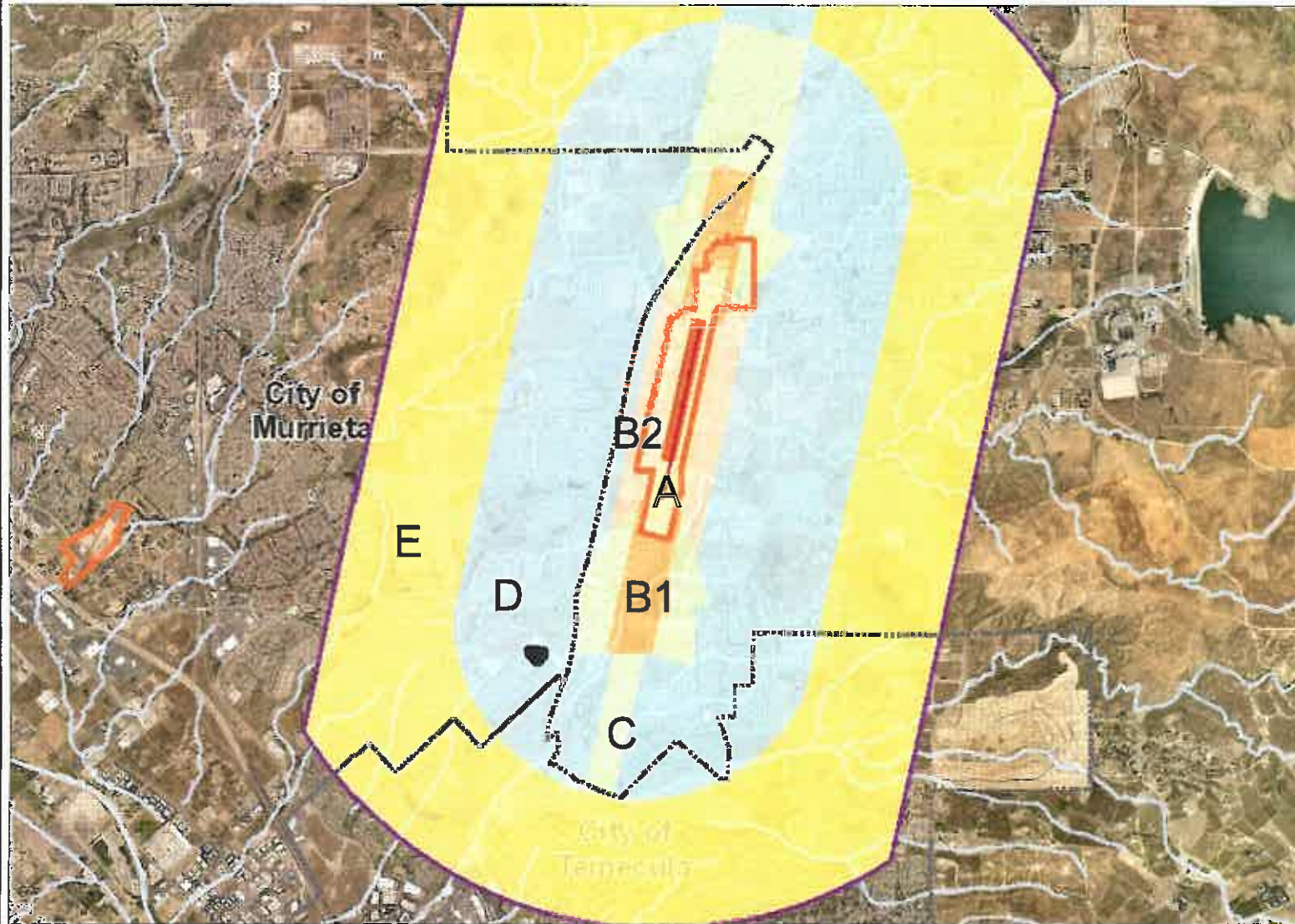
(April 2010)

Map FV-1

**Compatibility Map**  
 French Valley Airport



# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC8



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

## Notes

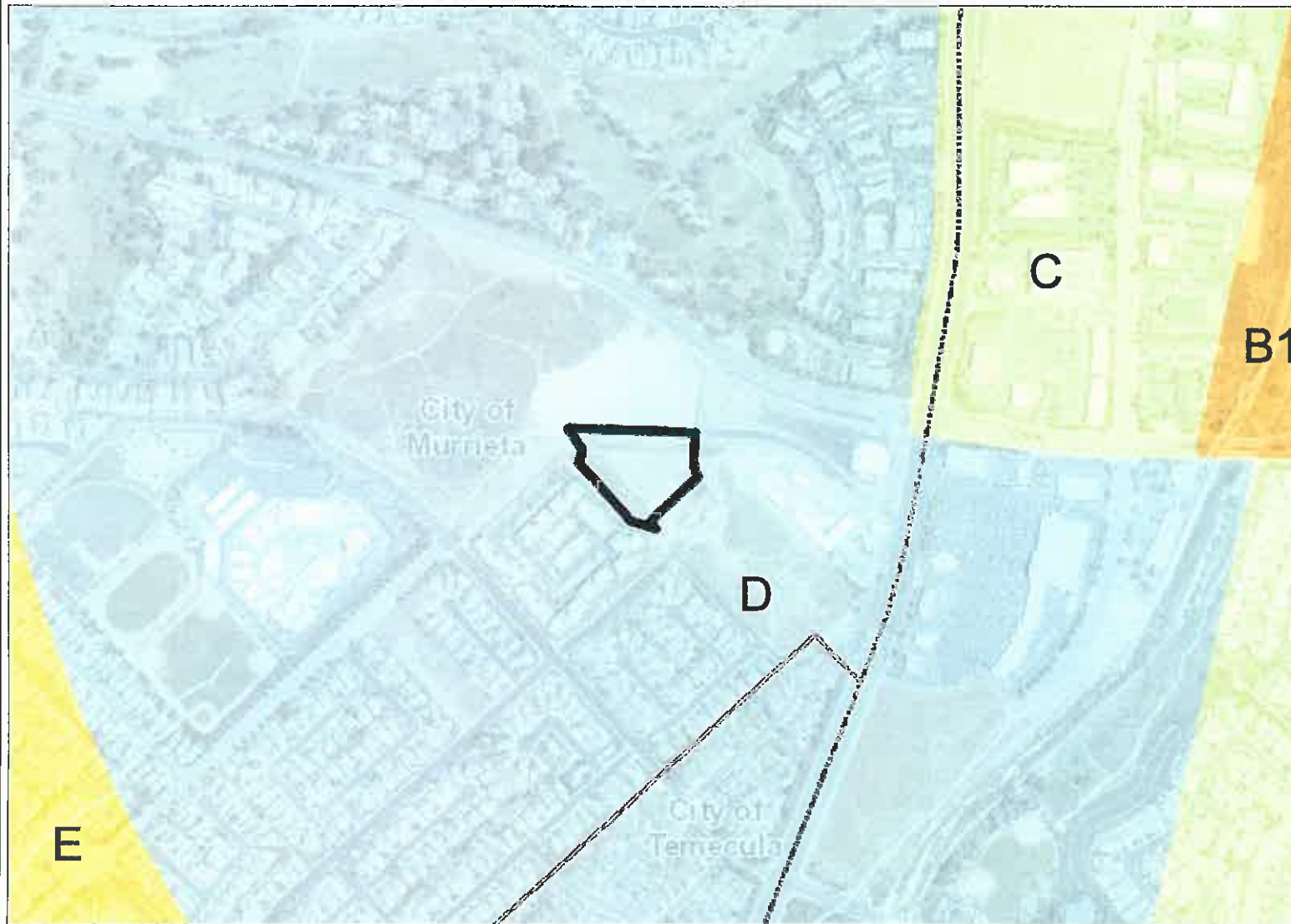


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# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-FXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-FXC3
- C2-FXC5
- C2-EXC8



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## Notes

0 770 1,539 Feet

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# Map My County Map



- Legend**
- County Centerline Names
  - County Centerlines
  - Blueline Streams
  - City Areas
  - World Street Map



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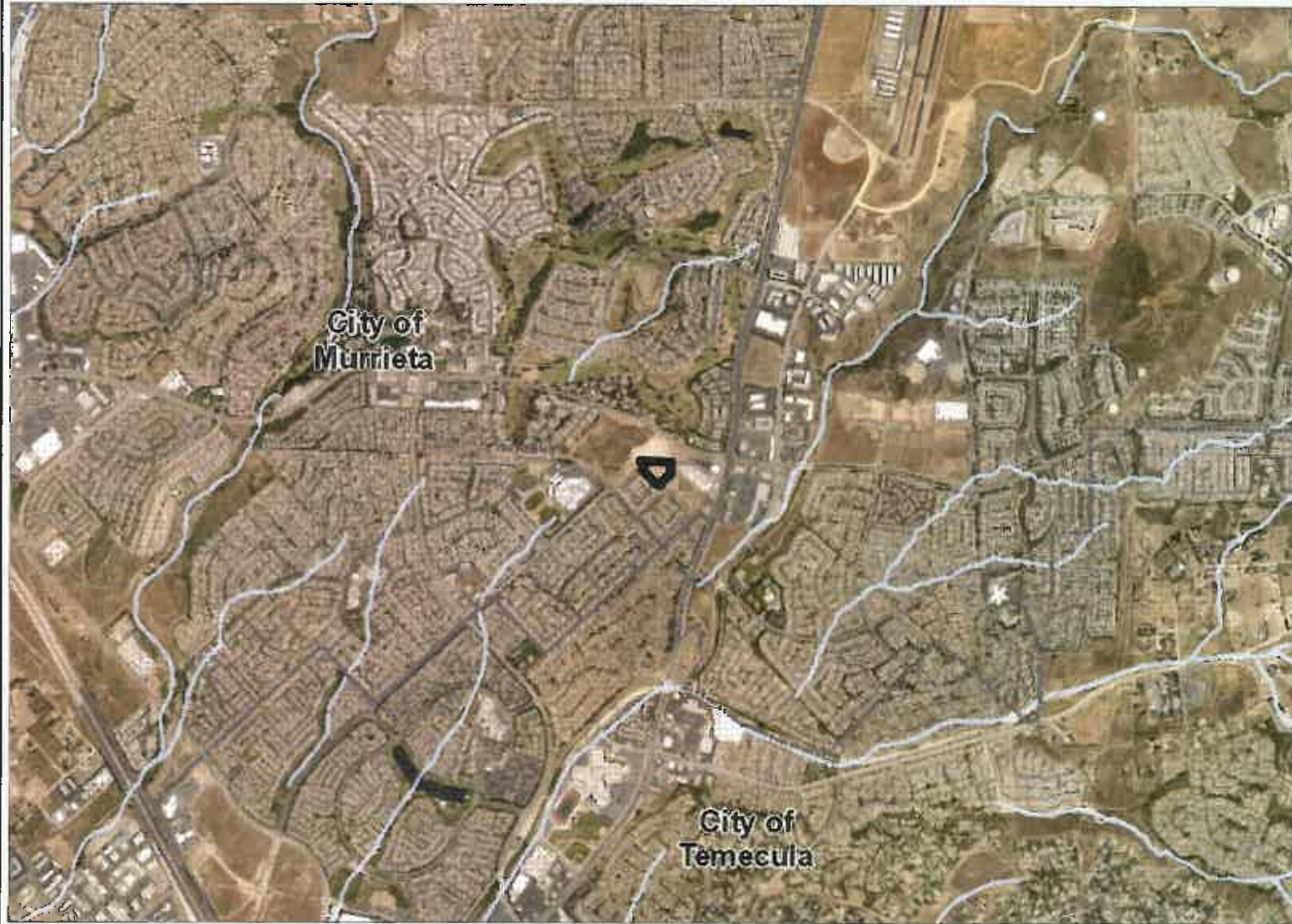
**Notes**

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# Map My County Map



## Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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## Notes



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# Map My County Map



- Legend**
- Parcels
  - County Centerline Names
  - County Centerlines
  - Blueline Streams
  - City Areas
  - World Street Map



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**Notes**

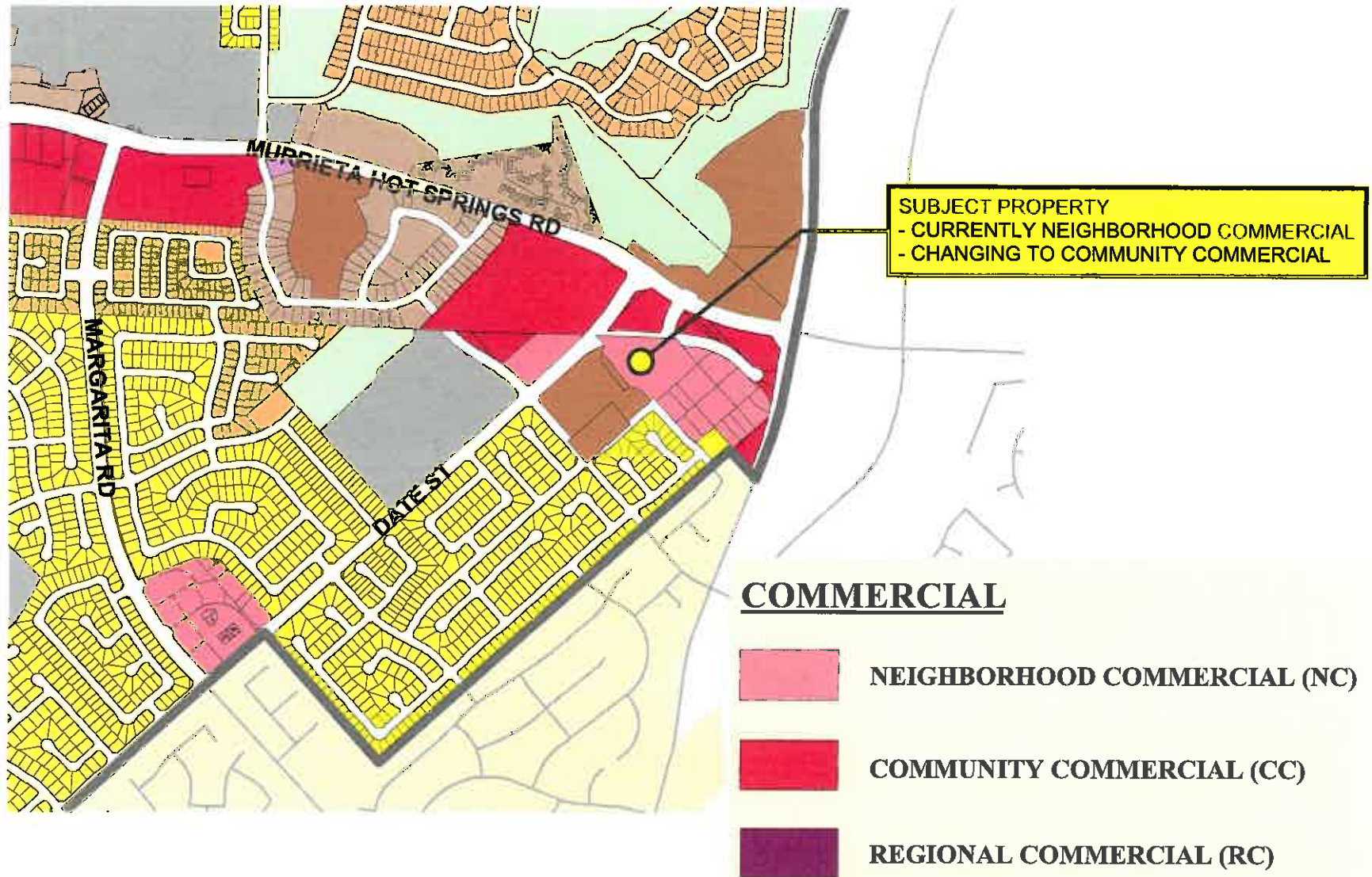


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# DATE STREET SELF STORAGE

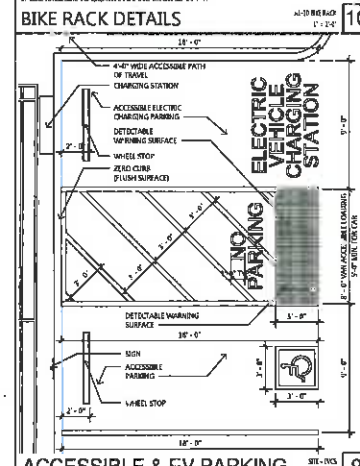
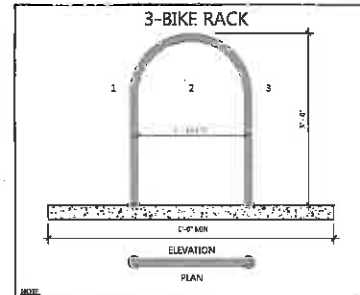
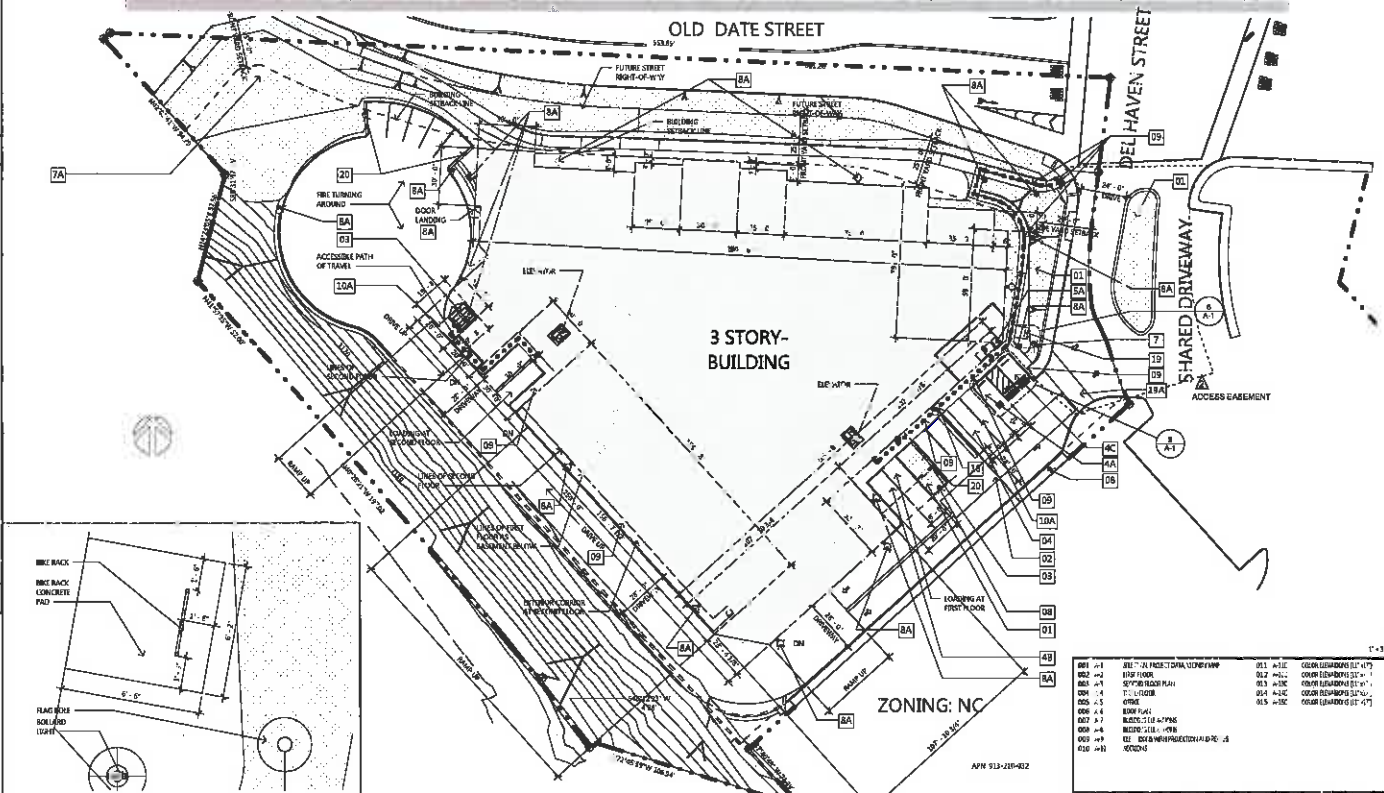
## ZONE CHANGE EXHIBIT



NO.	DESCRIPTION	DATE
1	PRELIMINARY	01/20/2024
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3	REVISED	01/20/2024
4	REVISED	01/20/2024
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6	REVISED	01/20/2024
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100	REVISED	01/20/2024



OLD DATE STREET NORTH ELEVATION



**BIKE RACK DETAILS**

**ACCESSIBLE & EV PARKING**

**UTILITY PURVEYORS**

**CONSULTANTS**

**BIKE RACK**

**NOTE 1:** PROJECT IS NOT WITHIN A SPECIFIC PLAN

**NOTE 2:** PROJECT IS NOT WITHIN A COMMUNITY FACILITY DISTRICT

**NOTE 3:** SITE IS NOT SUBJECT TO DISCREPANCY OF CENTER GRADE OR HAZARD

**NOTE 4:** SITE IS NOT SUBJECT TO DISCREPANCY OF CENTER GRADE OR HAZARD

**UTILITY PURVEYORS**

**CONSULTANTS**

**SITE PLAN KEY NOTES**

**LEGAL DESCRIPTION:**

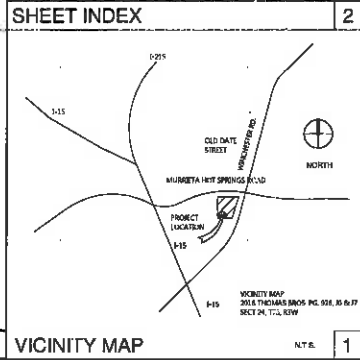
**APPLICANT/OWNERS**

**PROJECT DESCRIPTION:**

**LEGAL DESCRIPTION:**

**PROJECT DATA**

ITEM #1	ITEM #2	ITEM #3	ITEM #4	ITEM #5	ITEM #6	ITEM #7	ITEM #8	ITEM #9	ITEM #10	ITEM #11	ITEM #12	ITEM #13	ITEM #14	ITEM #15	ITEM #16	ITEM #17	ITEM #18	ITEM #19	ITEM #20	ITEM #21	ITEM #22	ITEM #23	ITEM #24	ITEM #25	ITEM #26	ITEM #27	ITEM #28	ITEM #29	ITEM #30	ITEM #31	ITEM #32	ITEM #33	ITEM #34	ITEM #35	ITEM #36	ITEM #37	ITEM #38	ITEM #39	ITEM #40	ITEM #41	ITEM #42	ITEM #43	ITEM #44	ITEM #45	ITEM #46	ITEM #47	ITEM #48	ITEM #49	ITEM #50
001	002	003	004	005	006	007	008	009	010	011	012	013	014	015	016	017	018	019	020	021	022	023	024	025	026	027	028	029	030	031	032	033	034	035	036	037	038	039	040	041	042	043	044	045	046	047	048	049	050



# CUP SITE PLAN FOR DATE STREET SELF STORAGE

## CITY OF MURRIETA, STATE OF CALIFORNIA

**APPLICANT/OWNER:**

MPS 98, LLC  
STEVE GARCIA  
3105 TEMECULA PARKWAY, #309  
TEMECULA, CA 92592  
PHONE: 951-297-8126

**ARCHITECT**

J. CRAIG HANN, ARCHITECT  
1837 NEWPORT BOULEVARD, SUITE M  
OSTEA MESA, CA 92577  
PHONE: 714-343-5522

**ENGINEER:**

VSL ENGINEERING  
RICHARD VALDEZ  
3105 TEMECULA PARKWAY, #129  
TEMECULA, CA 92592  
PHONE: 951-298-3930

**LANDSCAPE ARCHITECT**

ALHAMBRA GROUP  
41018 ENTERPRISE CIRCLE NORTH, SUITE C  
TEMECULA, CA 92590  
PHONE: 951-296-6882

**ASSESSOR'S PARCEL NUMBER:**

913-210-040

**ZONING:**

EXISTING: NEIGHBORHOOD COMMERCIAL (NC)  
PROPOSED: COMMUNITY COMMERCIAL (CC)

**LAND USE:**

EXISTING: COMMERCIAL  
PROPOSED: COMMERCIAL - SELF STORAGE

**SITE ACREAGE**

GROSS ACREAGE: 3.04 AC (132,554 SF)  
NET ACREAGE: 2.67 AC (116,504 SF)

**PARKING:**

PARKING PROVIDED:  
PARKING SPACES: 10  
ADA PARKING SPACES: 1  
TOTAL PARKING SPACES: 11  
BI-CYCLE PARKING SPACES: 2

**EASEMENT NOTES:**

AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FOR PUBLIC ROAD, DRAINAGE, UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 17, 1981, AS INSTRUMENT NO. 1091-30899, COUNTY OF RIVERSIDE OFFICIAL RECORDS.

AN ACCESS EASEMENT BETWEEN DVA INVESTMENTS, LLC & CRP/BRANDYHNE MURRIETA APARTMENTS OWNER, LLC RECORDED AS INSTRUMENT NO. 2021-00176, OFFICIAL RECORDS.

**UTILITY PURVEYORS:**

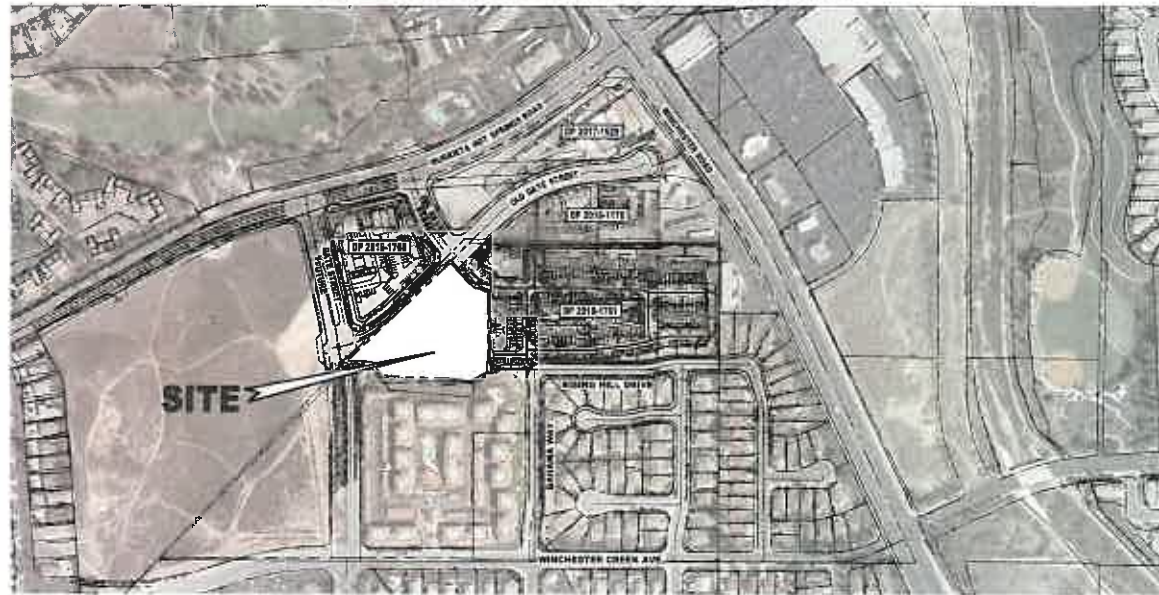
**SCHOOL DISTRICT:** MURRIETA VALLEY UNIFIED SCHOOL DISTRICT  
**WATER:** RANCHO CALIFORNIA WATER DISTRICT  
42135 WINCHESTER ROAD  
TEMECULA, CA 92590  
TEMECULA, CA 92590  
**SEWER:** EASTERN MUNICIPAL WATER DISTRICT  
2270 TRUMBULE ROAD  
PERRIS, CA 92570  
TEL: 909-436-1563  
**STORM DRAIN:** RIVERSIDE COUNTY WATER AND CONSERVATION DISTRICT  
1939 MARKET STREET  
RIVERSIDE, CA 92501  
TEL: 951-955-1200  
**ELECTRIC:** SOUTHERN CALIFORNIA EDISON  
26100 WENTZEL ROAD  
ROMANA, CA 92585  
TEL: 909-653-6333  
**GAS:** SOUTHERN CALIFORNIA GAS COMPANY  
P.O. BOX 3150  
SAN DIMAS, CA 91773  
TEL: 909-427-2200  
**TELEPHONE:** SPECTRUM  
TEL: 909-483-5000  
**TELEVISION:** SPECTRUM  
TEL: 909-913-1988

**LEGAL DESCRIPTION:**

PARCEL A OF LOT LINE ADJUSTMENT 20-6272 PER DOC. 2021-0077816

**BENCHMARK:**

NATIONAL GEODETIC SURVEY BENCHMARK NO. D15126  
BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "150-11-80" LOCATED 200 FEET WEST OF LEFFERTSON AVENUE, 30 FEET NORTHEAST OF POWER POLE NO. 84536, 4 FEET SOUTH OF THE SOUTHWEST CORNER OF CHANLINK FENCE OF S.C.E. MURRIETA SUBSTATION, 2.1 FOOT WEST OF A MARKER POST.  
ELEVATION: 1553.12'; DATUM: NAVD 88



**KEY MAP**

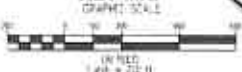
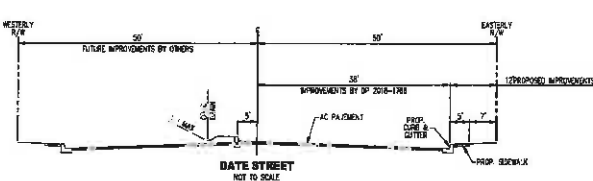
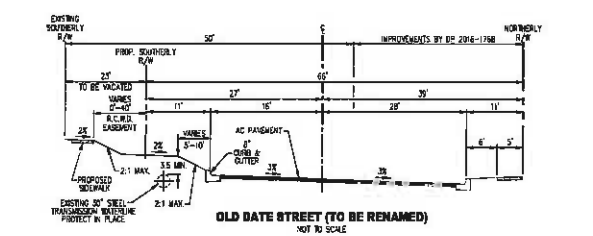


TABLE 10.26-1  
MINIMUM LANDSCAPED AREA BY ZONING DISTRICT

ZONING DISTRICT	MINIMUM % OF GROSS AREA TO BE LANDSCAPED	% TO BE LANDSCAPED (EX MINIMUM)
COMMUNITY COMMERCIAL	10%	10%

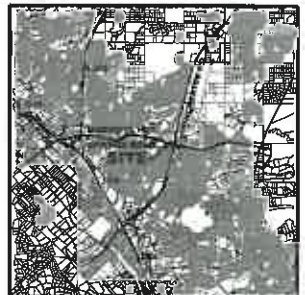


**GENERAL NOTES:**

- 1) THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- 2) THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
- 3) NO EXISTING STRUCTURES (BUILDINGS, WALLS, FENCES, GATES, ETC.) EXIST ON THE PROPERTY.
- 4) THOMAS BROS. GUIDE: PAGE 928, GRIDS 45 & 47.
- 5) THIS PROPERTY LIES WITHIN FEMA ZONE "C" - AREAS OF MINIMAL FLOODING.
- 6) ALL SLOPES ARE 2:1 UNLESS OTHERWISE SPECIFIED.
- 7) NO EXISTING WELLS LOCATED ON SUBJECT PROPERTY.
- 8) ALL DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE THE 100 YEAR STORM.
- 9) MINERFACTION: VERY LOW POTENTIAL.
- 10) THIS SITE IS NOT SUBJECT TO OVERFLOW, FLOODING, OR FLOOD HAZARD.
- 11) THIS SITE IS NOT SUBJECT TO OVERFLOW, FLOODING, OR FLOOD HAZARD.
- 12) NO EXISTING WATER COURSES, TREES OR ROCK OUT CRYPINGS.

**WQMP NOTE:**

THIS PROJECT IS A PROPOSED SELF STORAGE SITE THAT WILL CONSIST OF A 3 STORY STORAGE BUILDING AND A 28 FOOT WIDE DRIVEWAY THAT WILL PROVIDE ACCESS TO SAID BUILDING. OFF-SITE IMPROVEMENTS CONSIST OF HALF WIDTH STREET IMPROVEMENTS FOR BOTH NEW DATE STREET AND OLD DATE STREET. THIS PROJECT WILL CAPTURE ON-SITE DRAINAGE THROUGH A SERIES OF CURB OUTLETS, RIBBON OUTLETS, AND CATCH BASINS. THESE FACILITIES WILL CONVEY DRAINAGE TO A SUBSURFACE DRAINAGE SYSTEM WHERE THE FLOWS WILL BE TREATED FOR WATER QUALITY PURPOSES AND MITIGATE INCREASED RUNOFF. THE PROJECT SITE WILL ULTIMATELY DISCHARGE INTO THE WINCHESTER ROAD STORM DRAIN LOCATED WITHIN OLD DATE STREET.



**VICINITY MAP**  
3018 THOMAS ROAD, PO BOX 36 & 47  
MURRIETA, CA, 92592

**PROJECT DESCRIPTION**

THIS PROJECT PROPOSES THE DEVELOPMENT OF A THREE STORY SELF STORAGE FACILITY ON 3.04 AC GROSS (2.67 AC NET) OF UNDEVELOPED LAND. THE STORAGE FACILITY CONSISTS OF STORAGE UNITS, VARYING IN SIZE FROM 5'x5' TO 10'x30'. A 728 SQUARE FOOT OFFICE WILL BE PROVIDED ON THE FIRST FLOOR. ONE VEHICULAR LOADING ZONE WILL BE PROVIDED FOR FLOORS 1 & 2. A 28 FOOT WIDE ALLEY WILL PROVIDE ACCESS TO CUSTOMERS & EMERGENCY SERVICES. THIS ACCESS ALLEY WILL BE GATED AND SHALL BE EQUIPPED WITH APPROPRIATE SENSORS AND LOCK BOLTS, AS DETERMINED BY EMERGENCY SERVICE OFFICIALS. AN UNDERGROUND STORAGE & WATER QUALITY MECHANISM WILL BE DESIGNED TO TREAT STORM WATER RUN OFF AND MITIGATE INCREASED RUN OFF. A SERIES OF SWALES, STORM WATER RUN OFF AND DITCHES WILL CAPTURE AND CONVEY STORM WATER TO CATCH BASINS WHERE PIPES WILL DIRECT STORM WATER TO THE UNDERGROUND TREATMENT AREA OR BASIN. OFF-SITE IMPROVEMENTS CONSIST OF HALF WIDTH IMPROVEMENTS OF OLD DATE STREET ALONG THE ENTIRETY OF PROJECT FRONTAGE. IN ADDITION, CONSTRUCTION OF THE NEW DATE STREET CURB RETURN AND ASSOCIATED HALF WIDTH IMPROVEMENTS THEREOF.

**ABBREVIATIONS**

- |     |                          |        |                       |
|-----|--------------------------|--------|-----------------------|
| ADJ | ADJACENT                 | GB     | GRADE BREAK           |
| ASP | ASPHALT                  | HP     | HIGH POINT            |
| BPP | BACKFLOW PREVENTER VALVE | IE     | S.D. INVERT ELEVATION |
| BSL | BUILDING SETBACK LINE    | OS     | OPEN SPACE            |
| CAG | CURB & GUTTER            | PAO    | PAID ELEVATION        |
| CB  | CATCH BASIN              | PIV    | POST INDICATOR VALVE  |
| CR  | CURB RAMP                | P.T.C. | PATH OF TRAVEL        |
| CY  | CHECK-VALVE              | R/W    | RIGHT OF WAY          |
| DWY | DRAINWAY                 | SD     | STORM DRAIN           |
| FF  | FINISHED FLOOR ELEVATION | S/W    | SIDEWALK              |
| FL  | FLOW LINE                | TC     | TOT OF CURB           |
| FS  | FINISHED SURFACE         | TD     | TRIPlicated DONES     |
|     |                          | WQB    | WATER QUALITY BASIN   |

**PROJECT DATA**

NET AREA: 116,504 SF  
3 STORY BUILDING AREA: 48,608 SF  
1ST FLOOR OFFICE: 729 SF  
1ST FLOOR STORAGE: 47,735 SF  
2ND FLOOR STORAGE: 47,002 SF  
3RD FLOOR STORAGE: 40,385 SF  
TOTAL BUILDING AREA: 130,801 SF  
BUILDING COVERAGE: 48,608 SF  
ALLEY/PARKING: 24,535 SF  
CONCRETE: 5,139 SF  
LANDSCAPING: 37,850 SF  
SOLID WASTE BIN SPACE: 1 CY  
RECYCLED BIN SPACE: 1 CY  
BUILDING HEIGHT (MAX.): 34.5 FT  
CONSTRUCTION TYPE: II-B

**LEGEND**

- 1185 — EXISTING CONTOURS
- 85 — PROPOSED CONTOURS
- 50 — EXISTING SD
- 50 — PROPOSED SD
- ⊕ PROPOSED WATER CONNECTION POINT
- ⊕ PROPOSED CONNECTION POINT
- ⊕ PROPOSED SEWER CONNECTION POINT
- ⊕ PROPOSED TRASH ENCLOSURE
- ⊕ PROPOSED EVCS PARKING SPACE
- ⊕ ADA PATH OF TRAVEL
- ⊕ VEHICLE TRAVEL DIRECTION

**INDEX OF SHEETS**

- SHEET 1 — \_\_\_\_\_ TITLE SHEET  
SHEET 2 — SITE PLAN, DETAILS & SECTIONS  
SHEET 3 — VACATION/DEDICATION MAP & SECTIONS

REVISED: SEPTEMBER 2021  
DATE PREPARED: MARCH 2020

**VSL ENGINEERING**  
951-298-3930  
3105 TEMECULA PARKWAY, #129  
TEMECULA, CA 92592

DATE PREPARED: MARCH 2020  
UNDER THE SUPERVISION OF:

DATE	BY	REVISION

NO.	DATE	ISSUE	BY	CHK.	APP.

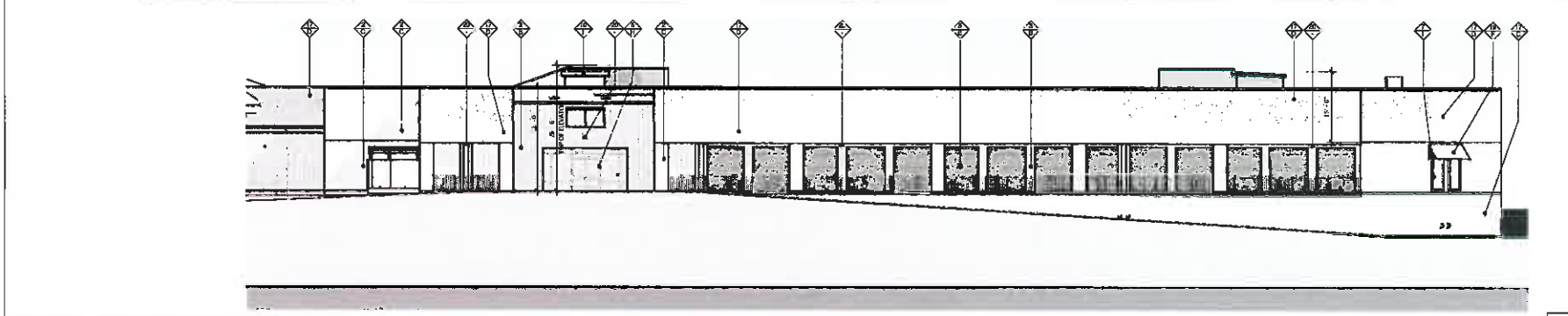
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_

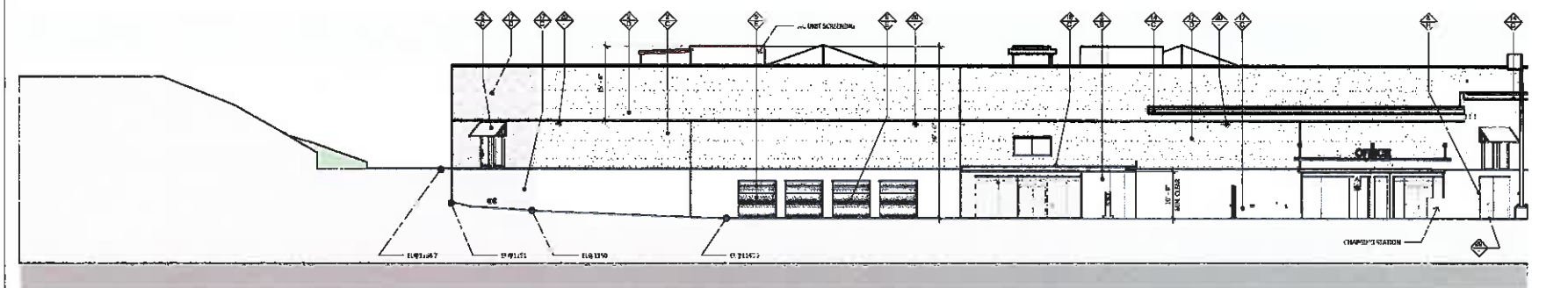




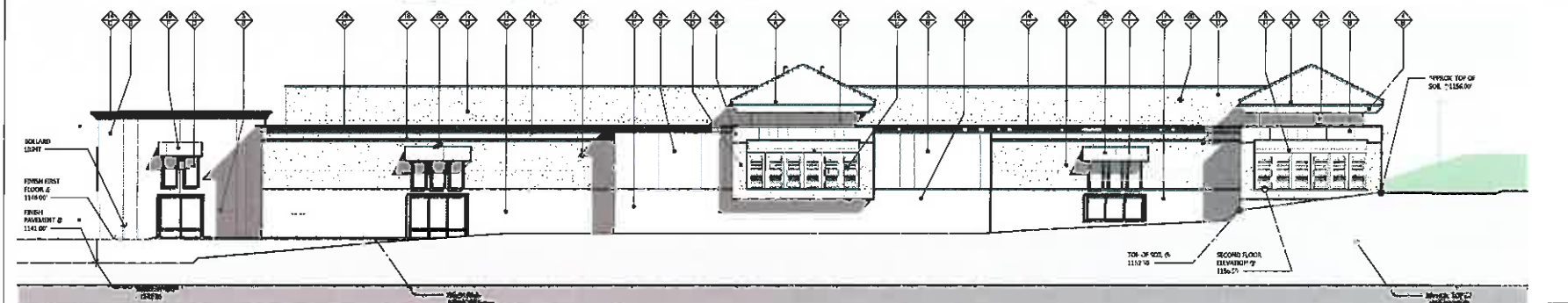
FINISH MATERIAL		FINISH MATERIAL		FINISH MATERIAL COLOR	
1	- 2" GAGE 4800/5000 CONCRETE ROOF TILE 4850 VALLEY RANG	11	- METAL WALL CAP PAINTED	A	- DARK RED AIR 4805 VALLEY RANG
2	- 4" X 8" HARBOT BRAND, SHINY	12	- FULLY GROUT	B	- AIR SPAN INSULIT
3	- ATAS DESIGN WALL DASH REP METAL PANEL VERTICAL	13	- CHU WALL WITH STUCCO OVER	C	- QUIN EDWARDS COBALT APPLE 012313
4	- ATAS DESIGN SEAM FLAT METAL PANEL 12" WIDE VERT	14	- CORNICE	D	- QUIN EDWARDS FIELD OF WHEAT 012312
5	- ROLL-UP L DOOR	15	- METAL STANDING SEAM ROOF AT LOADING	E	- JANUS DORR - PEARL TAN
6	- SWAGING DOOR	16	- STEEL CANOPY AT OFFICE	F	- METAL PANEL - REP SPAN TERRA COTTA
7	- INSULATION UNIDENTIFY, UNKN, TYP	17	- STUCCO FINISH	G	- TO MATCH ADJACENT WALL
8	- STORAGE SYSTEM, DOORS AND WINDOWS	18	- 2 1/2" STUCCO REVEAL	H	- BLACK
9	- W/3 FENCE AND GATE, OR GUARDRAIL	19	- AIR SPAN FLUSH PANEL METAL AWNING	I	- NON VISUM 4-975 LAVA BROOK
10	- W/2 L-UP OR METAL STANDING SEAM ROOF FLT 2/3/5	20	- LIGHT POLE, WALL MOUNTED LIGHT, OR BOLLARD LIGHT		



BUILDING - SOUTHWEST ELEVATION



BUILDING - SOUTHEAST ELEVATION



BUILDING STREET ELEVATION - NORTH ELEVATION



1931 NEWPORT BLVD  
SUITE 4  
COSTA MESA, CA 92626  
CJM@JCMANN.COM  
STUDIO@JCMANN.COM

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CLIENT  
**STEVE GALVEZ**

MHS 98 LLC  
3188 Tamaso Parkway Ste A300  
Torrance, CA 90503  
(310) 227-9100

PROJECT TITLE  
**DATE STREET SELF-STORAGE**

DATE STREET  
MURFETA, CA

SHEET TITLE  
**BUILDING ELEVATION**

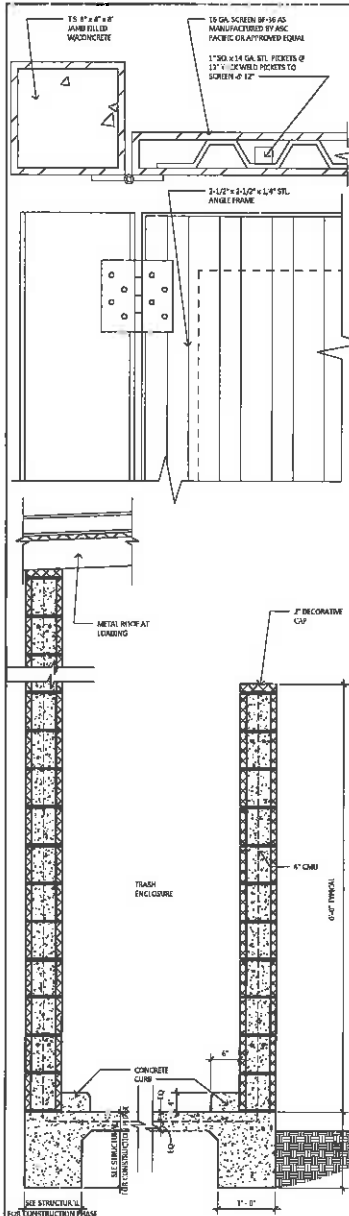
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DP: 2020-1028 & CLP: 2020-2148



DATE	REVISION	DATE

DATE: 10/18/21  
JOB NUMBER: 18-04

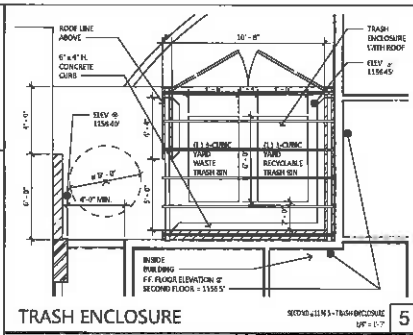
**A-7**



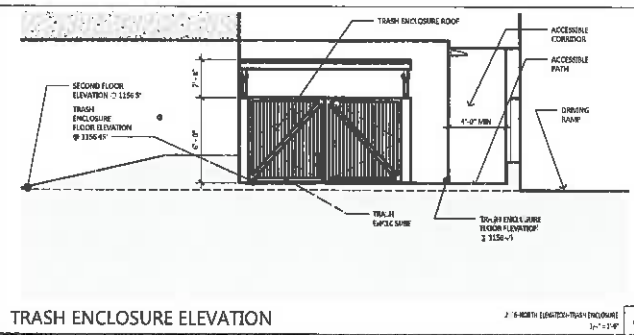
**TRASH ENCLOSURE**

**NOTES:**

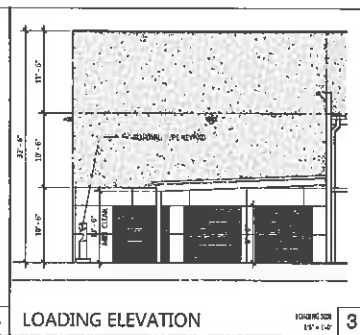
1. 1" WIDE CONCRETE APRON WITH 25% BOND OF ALL REBAR ENCLOSURES. MARK PITCH SHALL BE FINISHED IN.
2. GATE WOLFRAMS SHALL BE INSTALLED TO PREVENT ENCLOSURE GATES FROM SWINGING INTO ADJACENT PARKING STRIPS. 3. SIGN & CONTAINERS SHALL MARK OFF LINE FOR USE.
4. ALL RECYCLING BINS, ETC. SHALL BE LABELED BY THE UNIVERSAL RECYCLING SYMBOL.



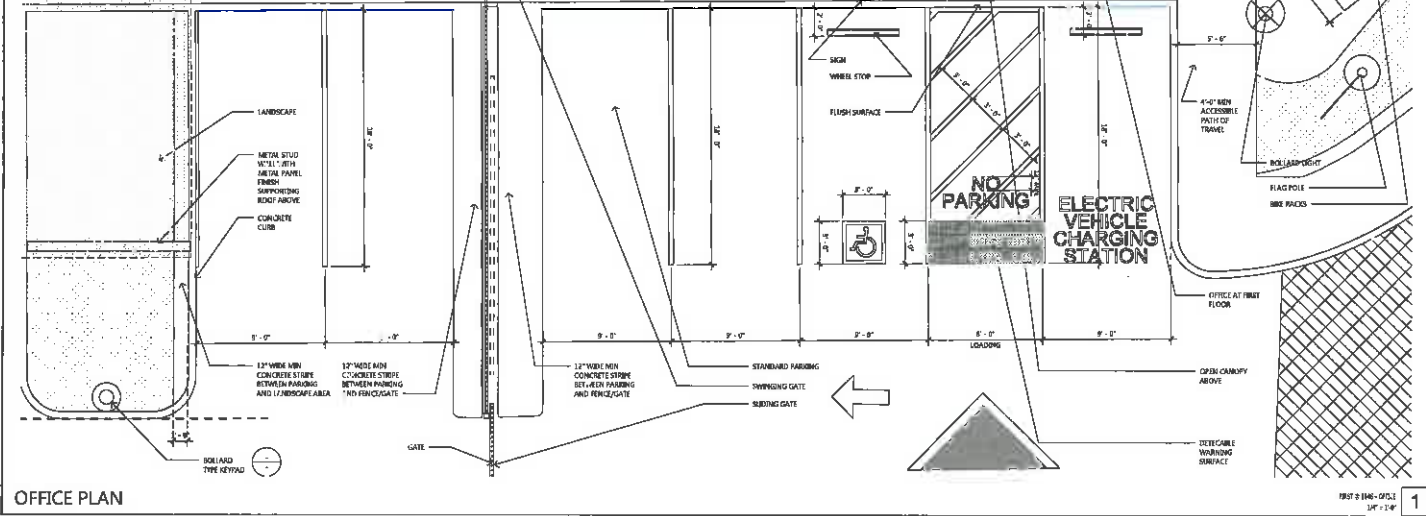
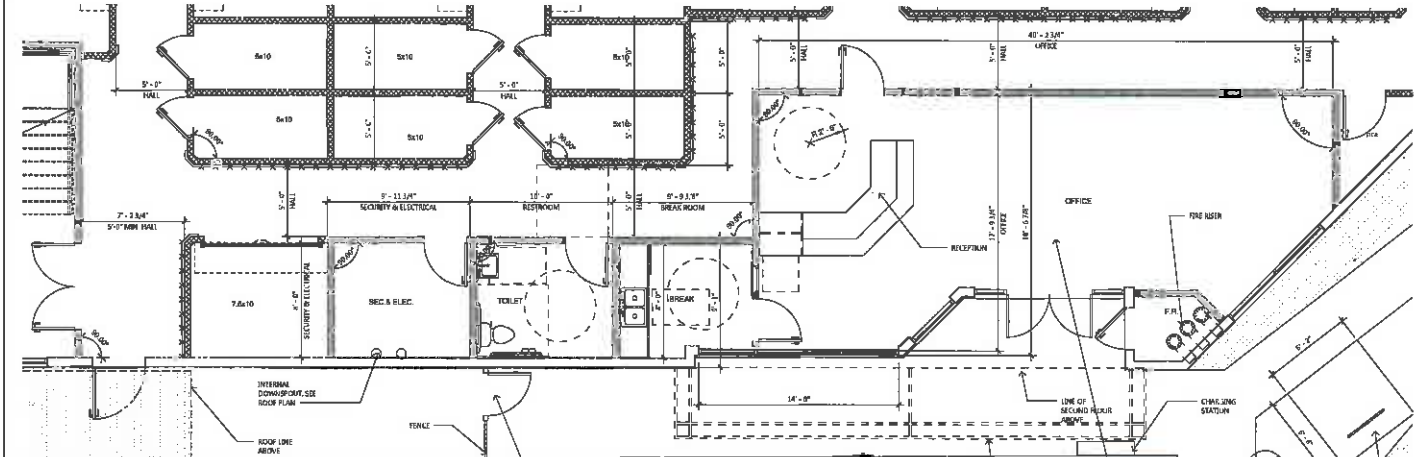
**TRASH ENCLOSURE SECTION**



**TRASH ENCLOSURE ELEVATION**



**LOADING ELEVATION**



**OFFICE PLAN**

ARCHITECTURE, PLANNING, INTERIOR  
1801 NEWPORT BLVD., SUITE 102, COSTA MESA, CA 92626  
COSTA@JCMARCH.COM  
STUDIO@JCMARCH.COM

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CLIENT  
**STEVE GALVEZ**

MHS 98 LLC  
31288 Temecula Parkway Ste 200B  
Temecula, CA 92592  
(951) 281-3100

PROJECT TITLE  
**DATE STREET SELF-STORAGE**

DATE STREET  
MURRIETA, CA

SHEET TITLE  
**OFFICE**

DWG NO. 20-2029-2100  
DP-2020-TOB & OUP-2020-2100

DESIGN BY

DATE	REVISION	DATE

DATE: 10/18/21  
JOB NUMBER: 19-001

**A-5**



ARCHITECTURAL PLANNING - INTERIORS  
 1921 NEWPORT BLVD  
 SUITE 10  
 COSTA MESA, CA 92626  
 ACTASARCHITECTURAL.COM  
 STUDIOARCHITECTURE.COM

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CLIENT  
**STEVE GALVEZ**

MHS 98 I.L.C.  
 91800 Tuolumne Parkway Ste. A200  
 Turlock, CA 95290  
 (951) 287-8100

PROJECT TITLE  
**DATE STREET SELF-STORAGE**

DATE STREET  
 MURFRETTA, CA

SHEET TITLE  
**BUILDING ELEVATION**

CASE NO. 20-0000-01-AM  
 DP-0000-1000 & CLIP-0000-01-AM

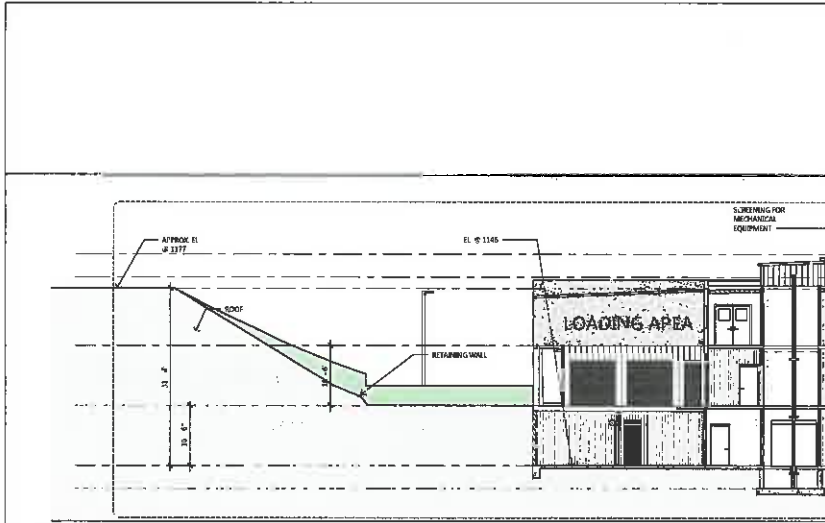


DATE	REVISION	DATE

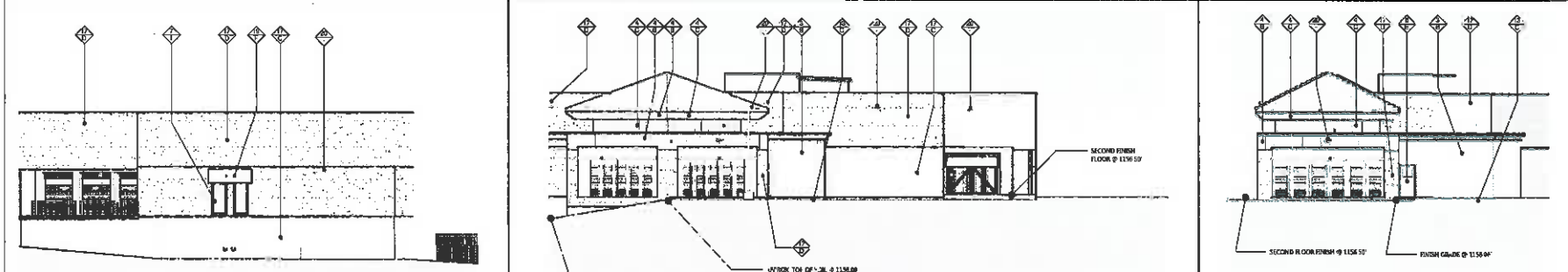
DATE: 10/16/21  
 JOB NUMBER: 18-044

**A-8**

FINISH MATERIAL		FINISH MATERIAL		FINISH MATERIAL COLOR	
1	- SINGLE MEDIUM CONCRETE ROOF TILE 4800 VALLEY RANGE	11	- METAL SHELL CAP PAINTED	A	- STAIN BEH. BRN. HIBBS' CLEVELY RANGE
2	- 4" X 8" WOODEN SHINGLES, SAWN	12	- FULLY BRICK	B	- ASP. GRAY W/SHUT
3	- ATAS DESIGN WALL DWG. #17 METAL PANEL VERTICAL	13	- CHU. MURAL WITH STUCCO OVER	C	- QUINCY EDWARDS CAP SHELL APPLE 012313
4	- ATAS VERSA SEAM FLAT METAL PANEL 48" WIDE VERT	14	- CORNICE	D	- QUINCY EDWARDS FIELD OF WHEAT 012313
5	- ROLL-UP DOOR	15	- MET. 1" STANDING SEAM ROOF AT LOADING	E	- HANUS DOWN - BESED TAN
6	- SWINGING DOOR	16	- STEEL CANOPY AT OFFICE	F	- METAL PANEL - ASP SPAN TRUSS LOTTA
7	- HFN-VISION WINDOW WINDOW TREAT	17	- STUCCO FINISH	G	- TO MATCH ARCHIT. EXTER. WALL
8	- STOREFRONT SYSTEM, DOORS AND WINDOWS	18	- 1/2" STUCCO REVEAL	H	- BLACK
9	- W/1 FENCE AND GATE OR CHAIRRAVE	19	- ASP SPAN FLOOR PANEL METAL AWNING	I	- NON WOOD-H 435 933A GROUT
10	- W/1/2" OR MET. 1" STANDING SEAM ROOF 48" TYP.	20	- LIGHT POLE, WALL MOUNTED LIGHT, OR ROLL-UP LIGHT		



SECTION

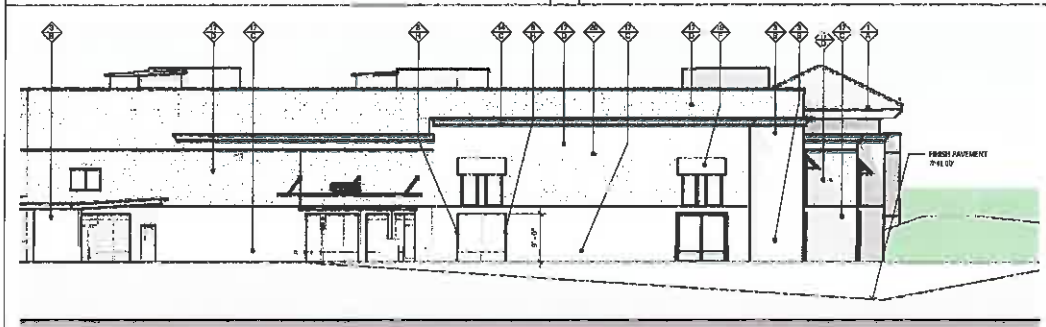


SOUTH WEST ELEVATION

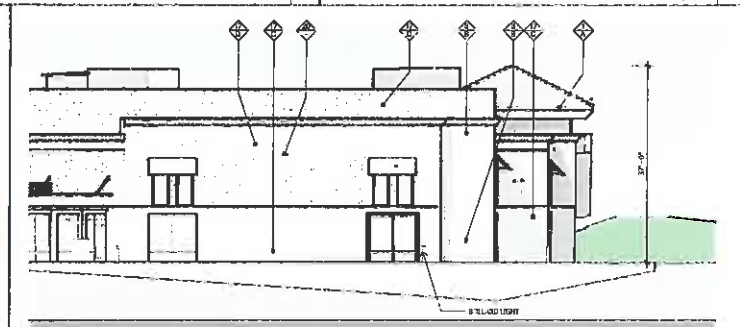
NORTH ELEVATION

WEST ELEVATION

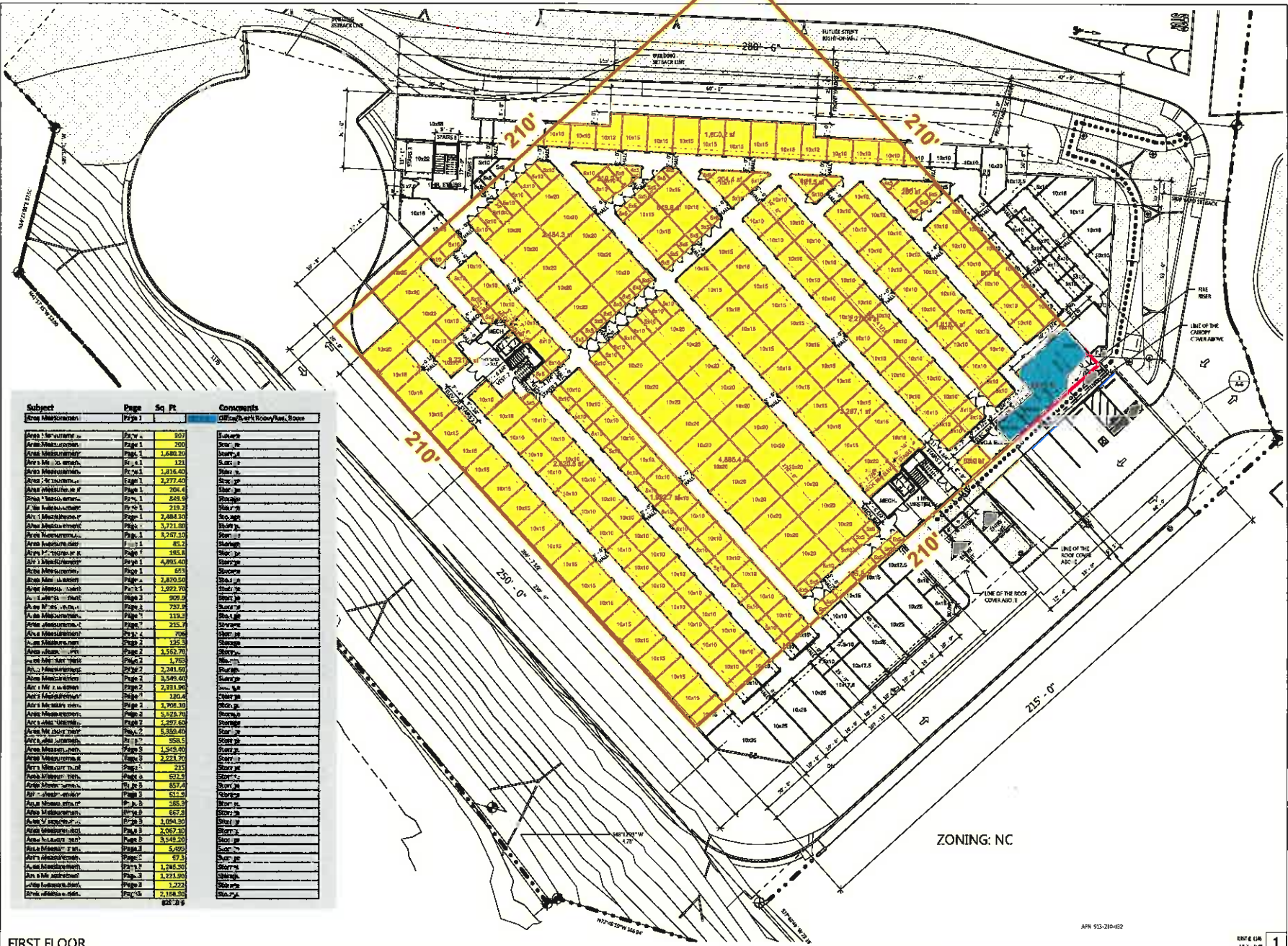
EAST ELEVATION



BUILDING - SOUTHEAST ELEVATION



EAST ELEVATION



Subject	Page	Sq Ft	Comments
Area Measurement	Page 1	807	Storage
Area Measurement	Page 1	200	Storage
Area Measurement	Page 1	1,648.29	Storage
Area Measurement	Page 1	121	Storage
Area Measurement	Page 1	1,816.63	Storage
Area Measurement	Page 1	2,277.42	Storage
Area Measurement	Page 1	204.41	Storage
Area Measurement	Page 1	548.93	Storage
Area Measurement	Page 1	218.2	Storage
Area Measurement	Page 1	2,484.20	Storage
Area Measurement	Page 1	5,771.89	Storage
Area Measurement	Page 1	5,207.55	Storage
Area Measurement	Page 1	45.2	Storage
Area Measurement	Page 1	185.4	Storage
Area Measurement	Page 1	4,993.40	Storage
Area Measurement	Page 1	403	Storage
Area Measurement	Page 1	2,470.50	Storage
Area Measurement	Page 1	1,922.70	Storage
Area Measurement	Page 1	909.9	Storage
Area Measurement	Page 1	737.2	Storage
Area Measurement	Page 1	131.2	Storage
Area Measurement	Page 2	232.7	Storage
Area Measurement	Page 2	708	Storage
Area Measurement	Page 2	125.3	Storage
Area Measurement	Page 2	1,353.70	Storage
Area Measurement	Page 2	1,759	Storage
Area Measurement	Page 2	2,241.50	Storage
Area Measurement	Page 2	3,549.60	Storage
Area Measurement	Page 2	2,211.39	Storage
Area Measurement	Page 2	130.4	Storage
Area Measurement	Page 2	1,708.30	Storage
Area Measurement	Page 2	5,828.79	Storage
Area Measurement	Page 2	1,297.60	Storage
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Area Measurement	Page 2	524.3	Storage
Area Measurement	Page 2	1,545.40	Storage
Area Measurement	Page 2	2,221.70	Storage
Area Measurement	Page 2	213	Storage
Area Measurement	Page 2	521.5	Storage
Area Measurement	Page 2	657.4	Storage
Area Measurement	Page 2	611.4	Storage
Area Measurement	Page 2	185.3	Storage
Area Measurement	Page 2	657.9	Storage
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Area Measurement	Page 2	2,067.20	Storage
Area Measurement	Page 2	3,541.20	Storage
Area Measurement	Page 2	5,495	Storage
Area Measurement	Page 2	57.5	Storage
Area Measurement	Page 2	1,246.20	Storage
Area Measurement	Page 2	1,221.90	Storage
Area Measurement	Page 2	1,222	Storage
Area Measurement	Page 2	2,184.20	Storage
		252.38	

FIRST FLOOR



ARCHITECTURAL PLANNING, INTERIOR  
 1931 HAWTHORNE BLVD.  
 SUITE 101  
 COSTA MESA, CA 92626  
 ACOSTAMANN.COM  
 STUDIO@ACOSTAMANN.COM

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CLIENT  
**STEVE GALVEZ**

MHS 98 LLC  
 3158 Torrey Pines Road #200  
 Torrance, CA 90505  
 (310) 207-9120

PROJECT TITLE  
**DATE STREET SELF-STORAGE**

DATE STREET  
 BUENA VISTA, CA

SHEET TITLE  
**FIRST FLOOR**

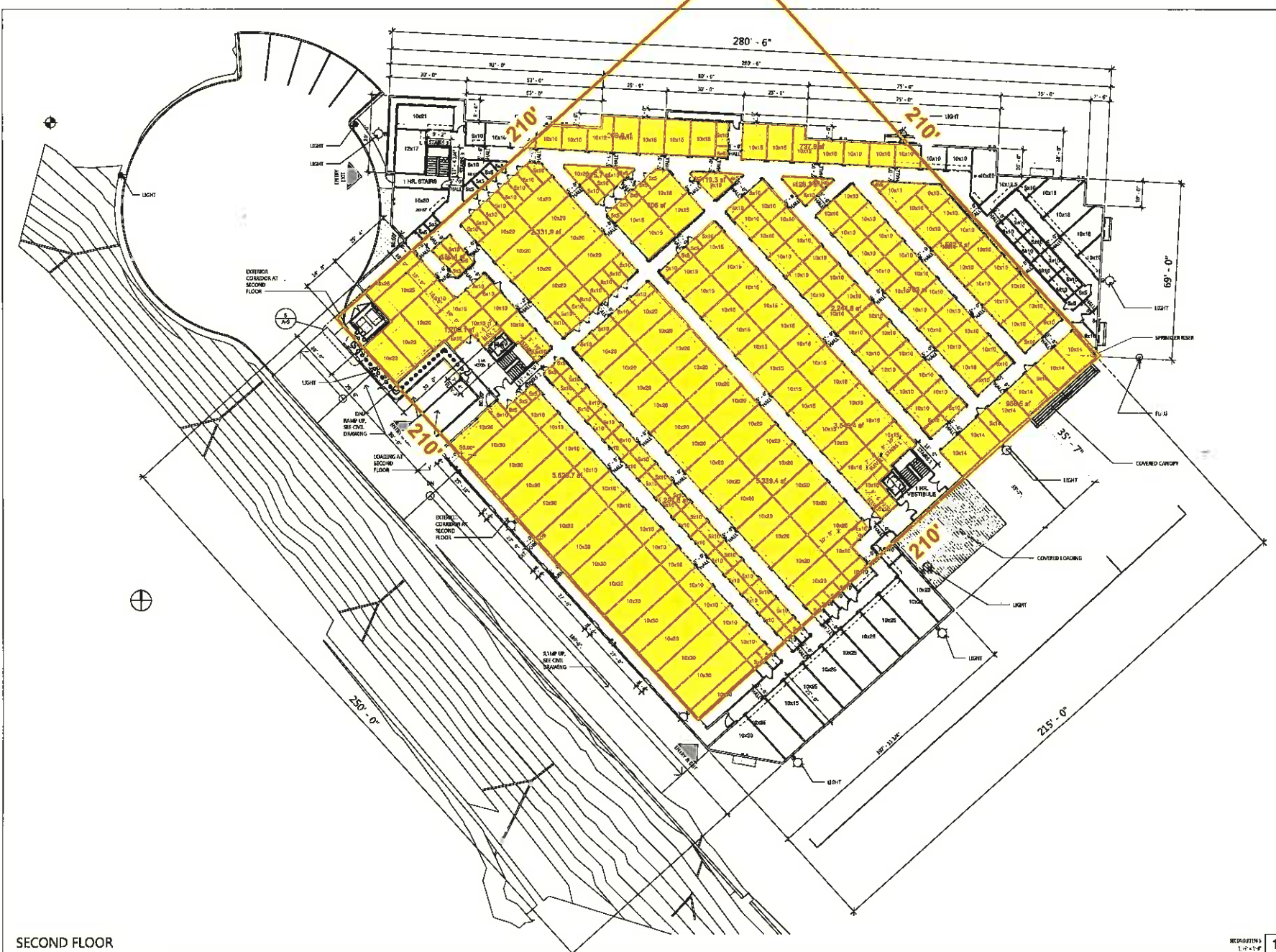
CASE NO. 20-200-0018  
 DR-1901-1025 & CLP-2005-2145



DATE	REVISION	DATE

DATE: 10/19/21  
 JOB NUMBER: 19-044

**A-2**



SECOND FLOOR

REVISIONS 1  
1 of 1

**J. Craig Mann**  
ARCHITECT

ARCHITECTURE, PLANNING, INTERIOR  
1531 NEWPORT BLVD.  
SUITE 101  
COSTA MESA, CA 92626  
CRAIGMANNARCH.COM  
STUDIO@CRAIGMANN.COM

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CLIENT  
**STEVE GALVEZ**

MHS 98 LLC  
3108 Tamarack Parkway Ste 4009  
Tamarack, CA 95226  
(916) 297-4187

PROJECT TITLE  
**DATE STREET SELF-STORAGE**

DATE STREET  
MURFRETTA, CA

SHEET TITLE  
**SECOND FLOOR**

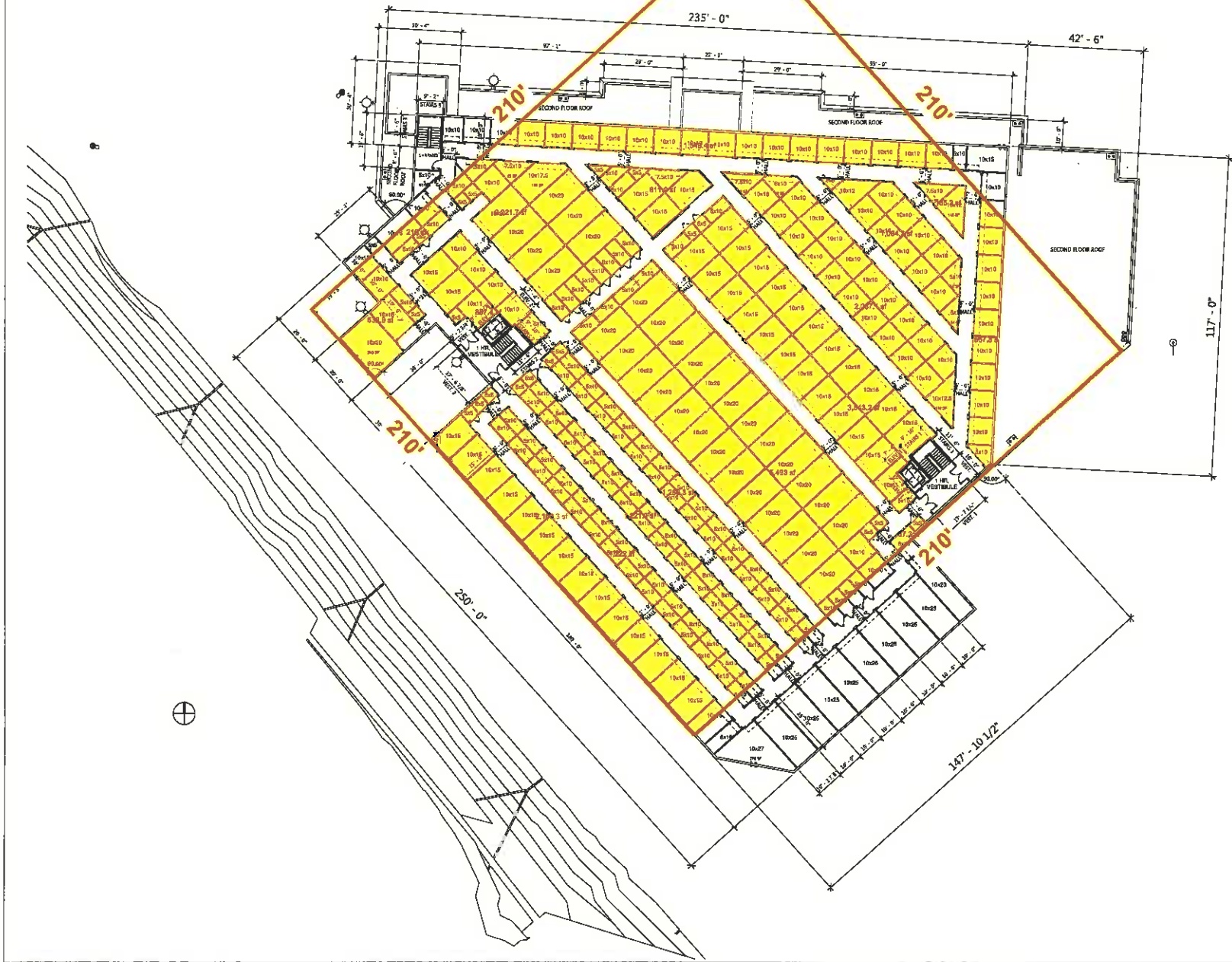
CASE NO. 20-2009-0188  
DP-000-705 & CUP-000-0163

SIGN BY  


DATE	REVISION	DATE

DATE: 10/16/21  
JOB NUMBER: 19464

**A-3**



**J. Craig Mann**  
ARCHITECT

ARCHITECTURAL, PLANNING, INTERIORS

1921 NEWPORT BLVD.  
SUITE 100  
COSTA MESA, CA 92626  
COSTA MESA, CA 92626  
STUDIOSJCM@GMAIL.COM

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CLIENT

**STEVE GALVEZ**

MHS 98 LLC  
3108 TEMPORA PARKWAY SUITE A208  
TAMPA, FL 33604  
(813) 207-8100

PROJECT TITLE

**DATE STREET SELF-STORAGE**

DATE STREET  
MARIETTA, GA

SHEET TITLE

**THIRD FLOOR**

CASE NO. 20-0000-PM  
DR-002-105 & DUP-000-010

SIGN BY



DELTA	REVISION	DATE

DATE: 10/16/21  
JOB NUMBER: 19-044

**A-4**

THIRD FLOOR

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. **Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org).** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893.**

The City of Murrieta Planning Department should be contacted on non-ALUC issues. For more information please contact City of Murrieta Planner Mr. Aaron Rintamaki at (951) 461-6079.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to [prull@rivco.org](mailto:prull@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon Street, 1<sup>st</sup> Floor Board Chambers  
Riverside California

**DATE OF HEARING:** January 13, 2022

**TIME OF HEARING:** 9:30 A.M.

**CASE DESCRIPTION:**

ZAP1116FV21 – MHS 98, LLC (Representative: VSL Engineering) – City of Murrieta Case Nos. ZC2020-2188 (Zone Change), CUP2020-2183 (Conditional Use Permit). A proposal to establish a 3-story 135,971 square foot self storage facility on 3.04 acres located westerly of Winchester Road, southerly of Murrieta Hot Springs Road, and northerly of Winchester Creek Avenue. The applicant also proposes to change the site's zoning from Neighborhood Commercial to Community Commercial (Airport Compatibility Zone D of the French Valley Airport Influence Area).



# AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION-REVIEW

ALUC CASE NUMBER: ZAP1116 FV21 DATE SUBMITTED: 11-17-21

### APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

F.V.  
2016  
D

Applicant	<u>MHS 98, LLC</u>	Phone Number	<u>951-297-8120</u>
Mailing Address	<u>31938 Temecula Parkway, #A369</u>	Email	<u>steve@stevegalvez.com</u>
	<u>Temecula, CA 92592</u>		

Representative	<u>Richard Valdez, VSL Engineering</u>	Phone Number	<u>951-660-5860</u>
Mailing Address	<u>31805 Temecula Parkway, #129</u>	Email	<u>vslengineering@gmail.com</u>
	<u>Temecula, CA 92592</u>		

Property Owner	<u>MHS 98, LLC</u>	Phone Number	<u>951-297-8120</u>
Mailing Address	<u>31938 Temecula Parkway, #A369</u>	Email	<u>steve@stevegalvez.com</u>
	<u>Temecula, CA 92592</u>		

### LOCAL JURISDICTION AGENCY

Local Agency Name	<u>City of Murrieta</u>	Phone Number	<u>951-461-6079</u>
Staff Contact	<u>Aaron Rintamaki</u>	Email	<u>arintamaki@murrietaca.gov</u>
Mailing Address	<u>City of Murrieta</u>	Case Type	
	<u>1 Town Square</u>	<input type="checkbox"/> General Plan / Specific Plan Amendment	
	<u>Murrieta, CA 92562</u>	<input checked="" type="checkbox"/> Zoning Ordinance Amendment	
Local Agency Project No	<u>ZC-2020-2188</u>	<input type="checkbox"/> Subdivision Parcel Map / Tentative Tract	
	<u>CUP-2020-2183</u>	<input checked="" type="checkbox"/> Use Permit	
		<input type="checkbox"/> Site Plan Review/Plot Plan	
		<input type="checkbox"/> Other	

### PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways **See attached vicinity map**

Street Address	<u>SW Corner, Date Street &amp; Del Haven Avenue</u>		
Assessor's Parcel No.	<u>913-210-040 (Formerly 913-210-032)</u>	Gross Parcel Size	<u>3.04 Acres</u>
Subdivision Name	<u>Date Street Self Storage</u>	Nearest Airport and distance from Airport	<u>French Valley 1 Mile</u>
Lot Number			

### PROJECT DESCRIPTION See Site Plan with Project Description

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees, include additional project description data as needed

Existing Land Use (describe) Vacant



Proposed Land Use (describe)	Self storage building (3 story), 135,851 square feet total enclosed space.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	N/A	
For Other Land Uses	Hours of Operation	8 AM to 6 PM with after hours key FOB access	
(See Appendix C)	Number of People on Site	1 staff 5 customers(?)	Maximum Number 10
	Method of Calculation	Estimate	
Height Data	Site Elevation (above mean sea level)	1146	ft.
	Height of buildings or structures (from the ground)	37	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
	If yes, describe		<input checked="" type="checkbox"/> No

- A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. **SUBMISSION PACKAGE:**
1. . . . . Completed ALUC Application Form
  1. . . . . ALUC fee payment
  1. . . . . Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
  1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
  1. . . . . CD with digital files of the plans (pdf)
  1. . . . . Vicinity Map (8.5x11)
  1. . . . . Detailed project description
  1. . . . . Local jurisdiction project transmittal
  3. . . . . Gummed address labels for applicant/representative/property owner/local jurisdiction planner
  3. . . . . Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. (**Only required if the project is scheduled for a public hearing Commission meeting**)

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** 3.2

**HEARING DATE:** January 13, 2022

**CASE NUMBER:** ZAP1101RI21 – Serrano Oaks LLC (Representative: Griffin Haupt)

**APPROVING JURISDICTION:** City of Jurupa Valley

**JURISDICTION CASE NO:** MA21245 ([GPA21006, CZ21008, SPA, SDP21083] General Plan Amendment, Change of Zone, Specific Plan Amendment, Site Development Permit)]

**LAND USE PLAN:** 2005 Riverside Municipal Airport Land Use Compatibility Plan

Airport Influence Area: Riverside Municipal Airport

Land Use Policy: Airport Compatibility Zones D and E

Noise Levels: Outside the 55 CNEL contour

**RECOMMENDATION:** Staff recommends that the General Plan Amendment, Specific Plan Amendment, and Change of Zone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Site Development Permit also be found CONSISTENT, subject to the conditions included herein.

**PROJECT DESCRIPTION:** The applicant proposes to construct a 104 unit apartment complex with recreational amenities on 4.12 acres. The applicant also proposes to amend the site's general plan land use designation from Commercial Neighborhood to Highest Density Residential, change the site's zoning from I-P (Industrial Park) to R-3 (General Residential), and amend the Mission De Anza Specific Plan to allow for multi-family residential land uses at this site.

**PROJECT LOCATION:** The site is located southerly of Limonite Avenue, easterly of Clay Street, westerly of Heatherwood Drive, and northerly of the Linares avenue, approximately 7,072 feet northwesterly of the westerly terminus of Runway 9-27 at Riverside Municipal Airport.

### BACKGROUND:

Residential Density: Pursuant to the Riverside Municipal Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones D (2.56 acres) and E (1.54 acres), where Zone D

restricts residential density to either below 0.2 dwelling units per acre or above 4.0 dwelling units per acre (Additional Compatibility Policy 2.3), and Zone E does not restrict residential density.

Although the total project proposes 104 units on 4.12 acres, only 52 units on 2.56 acres are located within Zone D, resulting in a density of 20 dwelling units per acre, which is consistent with the Zone D residential criterion of either below 0.2 dwelling units per acre or above 4.0 dwelling units per acre (Zone E does not restrict residential density).

Non-Residential Intensity: Pursuant to the Riverside Municipal Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones D and E, where Zone D restricts non-residential average intensity to 100 people per acre, and single acre intensity to 300 people. Zone E does not restrict non-residential intensity.

In addition to the project's 104 apartment units, the project also includes a 1,500 square foot leasing office building, a 2,083 square foot recreation building with 315 square foot mezzanine, and a 1,020 square foot pool with 1,825 square feet of deck area, accommodating a total occupancy of 249 people, resulting in an average intensity of 97 people per acre and a single acre intensity of 249 people for the portion of the project located in Zone D, both of which are consistent with the Compatibility Zone D intensity criteria.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zones D or E.

Noise: The site is located outside the Riverside Municipal Airport Compatibility Plan 55 CNEL contour relative to aircraft noise contour. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: The elevation of Runway 9-27 at its westerly terminus is 757.6 feet above mean sea level (AMSL). At a distance of approximately 7,072 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 828 feet AMSL. The project site elevation is 770 feet AMSL. With a maximum building height of 40 feet, the resulting top point elevation is 810 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) for height/elevation reasons was not required.

Open Area: Compatibility Zone D requires a minimum of 10% of open area for projects 10 acres or larger be set aside as open area that could potentially serve as emergency landing areas (Zone E does not require any open space). The proposed project is 4.12 acres in area, so open area is not required.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife

should be eliminated. (FAA Advisory Circular 5200-33C).

Although the nearest portion of the proposed project is located within 10,000 feet of the runway (approximately 7,072 feet), the project utilizes underground infiltration basins which will not contain surface water or attract wildlife and, therefore, would not constitute a hazard to flight.

General Plan/ Specific Plan Amendment/Change of Zone: The applicant also proposes to amend the site's general plan land use designation from Commercial Neighborhood to Highest Density Residential, change the site's zoning from I-P (industrial Park) to R-3 (General Residential), and amend the Mission De Anza Specific Plan to allow for multi-family residential land uses at this site. The amendments would be as, or more consistent with the Compatibility Plan as long as the underlying development is consistent with the compatibility criteria.

#### **CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive nonresidential uses.
  - (f) Any use which results in a hazard to flight, including physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.
4. The project has been conditioned to utilize underground detention systems, which shall not contain surface water or attract wildlife. Any other proposed basin would require review and approval by the ALUC. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin

5. The project has been evaluated as consisting of 104 apartment units, and also includes a 1,500 square foot leasing office building, a 2,083 square foot recreation building with 315 square foot mezzanine, and a 1,020 square foot pool with 1,825 square feet of deck area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP criteria, at the discretion of the ALUC Director.
6. During initial sales of properties within newly created subdivision, large airport related informational signs shall be installed and maintained by the developer. These signs shall be installed in conspicuous locations and shall clearly depict the proximity of the property to the airport and aircraft traffic pattern. The ALUC overflight informational brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns, the frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights, as well as Compatibility Factors exhibit from the Riverside Municipal Airport Land Use Compatibility Plan.

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

#### GENERAL INFORMATION

- ▶ Airport Ownership: City of Riverside
- ▶ Year Opened: c. 1930
- ▶ Property Size
  - ▶ Fee Title: 441 acres
  - ▶ Avigation Easements: Required for all development in airport influence area; acreage uncertain
- ▶ Airport Classification: General Aviation
- ▶ Airport Elevation: 819 feet MSL

#### RUNWAY/TAXIWAY DESIGN

- Runway 9-27**
- ▶ Critical Aircraft: Small business jet
  - ▶ Airport Reference Code: B-II
  - ▶ Dimensions: 5,401 ft. long, 100 ft. wide
  - ▶ Pavement Strength (main landing gear configuration)
    - ▶ 48,000 lbs (single wheel)
    - ▶ 70,000 lbs (dual wheel)
    - ▶ 110,000 lbs (dual-tandem wheel)
  - ▶ Average Gradient: 1.1% (rising to east)
  - ▶ Runway Lighting
    - ▶ Medium-intensity edge lights (MIRL)
    - ▶ Runway 9: Approach lights (MALSR)
    - ▶ Runway 27: Runway End Identifier Lights (REILs)
  - ▶ Primary Taxiways: Full-length parallel on south
- Runway 18-34**
- ▶ Critical Aircraft: Single-engine, piston
  - ▶ Airport Reference Code: E-I
  - ▶ Dimensions: 2,851 ft. long, 49 ft. wide
  - ▶ Pavement Strength (main landing gear configuration)
    - ▶ 40,000 lbs (single wheel)
    - ▶ 50,000 lbs (dual wheel)
    - ▶ 80,000 lbs (dual-tandem wheel)
  - ▶ Average Gradient: 0.8% (rising to north)
  - ▶ Runway Lighting
    - ▶ Medium-intensity edge lights (MIRL)
  - ▶ Primary Taxiways: Full-length parallel taxiway on west

#### BUILDING AREA

- ▶ Location: Southeast quadrant of airport
- ▶ Aircraft Parking Capacity
  - ▶ Hangar spaces: 137 indiv. units; add'l in large hangars
  - ▶ Tiedowns: Uncertain
- ▶ Other Major Facilities
  - ▶ Air traffic control tower
  - ▶ Lighted heliport east of runway intersection
  - ▶ Terminal building with pilots lounge, restaurant
- ▶ Services
  - ▶ Fuel: Jet A, 100LL (by truck)
  - ▶ Other: Aircraft rental & charter; flight instruction

#### AIRPORT PLANNING DOCUMENTS

- ▶ Airport Master Plan
  - ▶ Adopted by Riverside City Council, November 1989
- ▶ Airport Layout Plan Drawing
  - ▶ Last updated: January 2001
- ▶ FAR Part 150 Airport Noise Compatibility Program
  - ▶ Approved by FAA, March 1993

#### TRAFFIC PATTERNS AND APPROACH PROCEDURES

- ▶ Airplane Traffic Patterns
  - ▶ Runways 9, 27, 34: Left traffic
  - ▶ Runway 18: Right traffic
  - ▶ Pattern altitude: 1,000 ft. AGL light aircraft; 1,500 ft. AGL jets and others
  - ▶ Instrument Approach Procedures (lowest minimums)
    - ▶ Runway 9 ILS:
      - ▶ Straight-in (1/2-mile visibility; 200 ft. descent height)
      - ▶ Circling (1-mile visibility; 442 ft. descent height; no circling north of Runway 9-27)
    - ▶ Runway 9 VOR or GPS
      - ▶ Straight-in (1/2-mile visibility; 468 ft. descent height)
      - ▶ Circling (1-mile visibility; 442 ft. descent height)
  - ▶ Two additional procedures provide circling only
- ▶ Standard Inst. Departure Procedures: None
- ▶ Visual Approach Aids
  - ▶ Airport: Rotating beacon
  - ▶ Runway 27: Visual Approach Slope Indicator (3.0°)
  - ▶ Runway 34: Precision Approach Slope Indicator
- ▶ Operational Restrictions / Noise Abatement Procedures
  - ▶ Runway 18-34 usage limited to 12,500-lb aircraft

#### APPROACH PROTECTION

- ▶ Runway Protection Zones (RPZs)
  - ▶ Runway 9: 2,500 ft. long; >¼ on airport or road n.w.w.
  - ▶ Runway 27: 1,000 ft. long; all on airport property
  - ▶ Runway 18: 1,000 ft. long; ¾ on airport property
  - ▶ Runway 34: 1,000-ft. long; <¼ on airport property
- ▶ Approach Obstacles: None

#### PLANNED FACILITY IMPROVEMENTS

- ▶ Airfield
  - ▶ Extend Runway 9-27 eastward to 6,150 ft. length
  - ▶ Establish Runway 27 straight-in non-precision approach
- ▶ Building Area
  - ▶ Increase based aircraft parking
- ▶ Property
  - ▶ None

#### BASED AIRCRAFT

Aircraft Type	Current <sup>a</sup> 2002 data	Future <sup>a</sup> 2025	Ultimate <sup>a</sup>
Single-Engine	205	250	
Two-Engine Piston & Turboprop	24	103	data not available
Business Jets	1	50	
Helicopters / Others	10	50	
<b>Total</b>	<b>240</b>	<b>453</b>	

#### AIRCRAFT OPERATIONS

	Current <sup>a</sup> 2002 data	Future <sup>a</sup> 2025	Ultimate <sup>a</sup>
<b>Total</b>			
Annual	114,121 <sup>b</sup>	168,600	220,000
Average Day	312	441	603

#### Distribution by Aircraft Type

Aircraft Type	Current <sup>a</sup>	Future <sup>a</sup>	Ultimate <sup>a</sup>
Single-Engine	84%	62%	41%
Two-Engine Piston	10%	0%	5%
Two-Engine			
Turboprop	2%	11%	23%
Business Jet	1%	17%	20%
Helicopters / Other	3%	2%	11%

#### Distribution by Type of Operation<sup>c</sup>

Type of Operation (incl. touch and go)	Current <sup>a</sup>	Future <sup>a</sup>	Ultimate <sup>a</sup>
Single-Engine	46%	45%	45%
Two-Engine Piston			20%
Helicopter			45%
All Others			0%
<b>Total</b>	<b>46%</b>	<b>45%</b>	<b>24%</b>
<b>General</b>			
Single-Engine			55%
Two-Engine Piston			80%
Helicopter			55%
All Others			100%
<b>Total</b>	<b>57%</b>	<b>55%</b>	<b>76%</b>

#### Notes

- <sup>a</sup> Source: Riverside Municipal Airport Forecast Update (2002)
- <sup>b</sup> Source: Air Traffic Control (ATC) tower counts plus estimated night operations
- <sup>c</sup> Source: Estimated/projected for compatibility planning purposes based on discussion with Airport Manager (February 2004)

#### TIME OF DAY DISTRIBUTION<sup>a</sup>

Time of Day	Current	Future & Ultimate
Single-Engine		
Day	80%	no change
Evening	18%	
Night	2%	
Other Aircraft		
Day	20%	no change
Evening	3%	
Night	1%	

#### RUNWAY USE DISTRIBUTION<sup>a</sup>

Runway Use	Current	Future & Ultimate
<b>Business Jets &amp; Turbo Props</b>		
Day/Evening/Night		
<b>Takeoffs</b>		
Runway 9	13%	14%
Runway 27	50%	93%
Runway 18	0%	0%
Runway 34	3%	0%
<b>Landings</b>		
Runway 9	10%	50%
Runway 27	90%	50%
Runway 18	0%	0%
Runway 34	0%	0%
<b>Other Aircraft - Day/Evening/Night</b>		
<b>Takeoffs &amp; Landings</b>		
Runway 9	8%	no change
Runway 27	89%	
Runway 18	1%	
Runway 34	2%	

#### FLIGHT TRACK USAGE

Data summary not available

## Presence of Aircraft Overflight: Riverside Municipal Airport

### EXPANDED BUYER AWARENESS MEASURES

As stipulated in the Riverside County Airport Land Use Compatibility Plan (ALUCP) for Riverside Municipal Airport, any new single-family or multi-family residential development within the Riverside Municipal Airport Influence Area (except Compatibility Zone E) shall be provided measures intended to ensure that prospective buyers or renters are informed about the presence of aircraft overflights of the property.

This brochure provides buyers or renters with information showing the locations of aircraft flight patterns, frequency of overflights, typical altitudes of the aircraft, and range of noise levels that can be expected from individual aircraft overflight.



Exhibit RI-1

**Airport Features Summary**  
Riverside Municipal Airport

Exhibit RI-3

**Airport Activity Data Summary**  
Riverside Municipal Airport

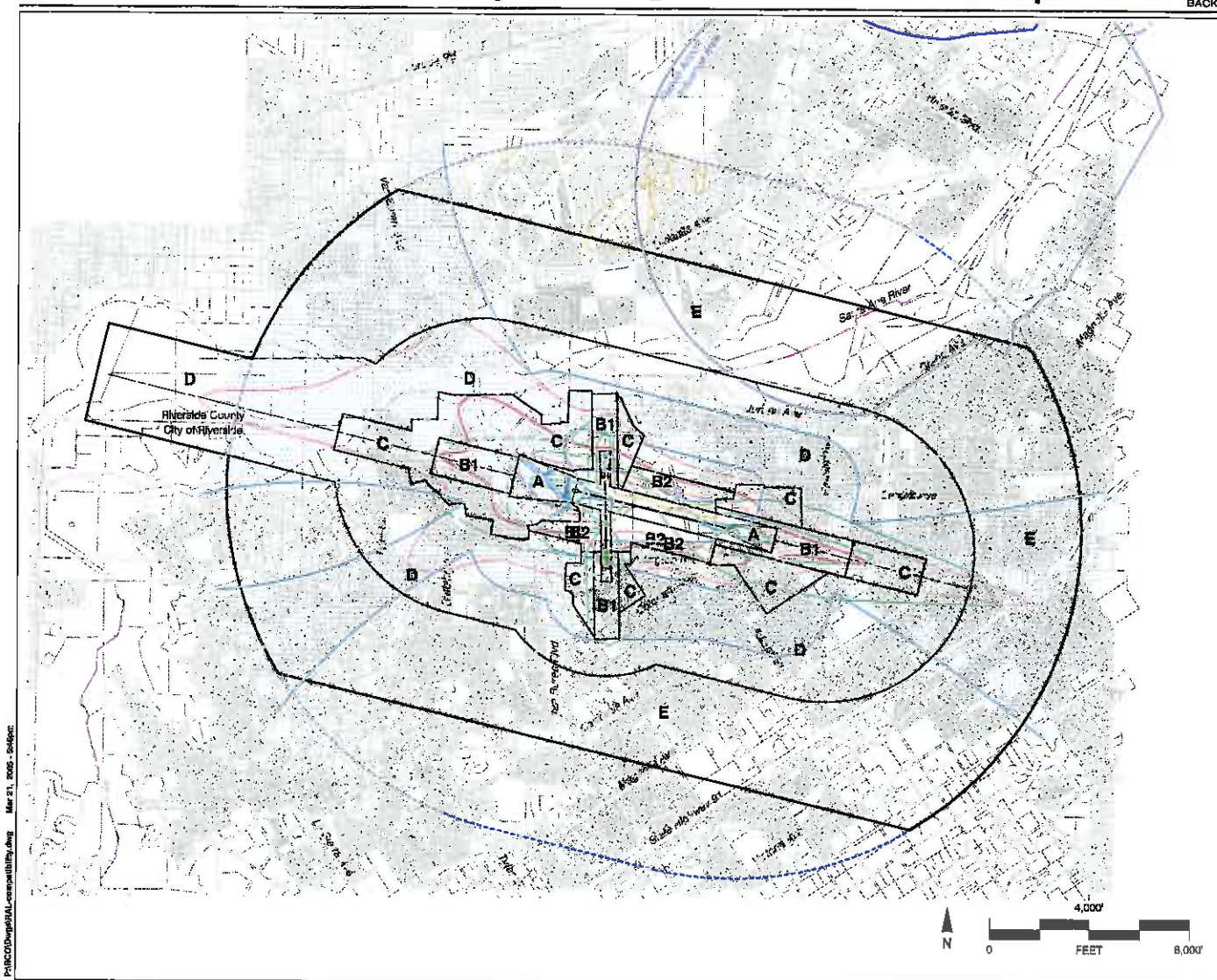
For more information contact us:  
**Airport Land Use Commission**  
(951) 955-5132  
[www.rcaluc.org](http://www.rcaluc.org)





# Find your Neighborhood on this Map

BACKGROUND DATA: RIVERSIDE MUNICIPAL AIRPORT CHAPTER W6



## Legend

### Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

### Noise and Overflight Compatibility Factors

- 55 dB CNEL
  - 60 dB CNEL
  - 65 dB CNEL
- } Ultimate

- General Traffic Pattern Envelope (approximately 80% of aircraft overflights estimated to occur within these limits)

### Safety and Airspace Compatibility Factors

- Aircraft Departure Accident Risk Intensity Contours\* (Shown Only for Takeoffs to the West and North)

- Aircraft Approach Accident Risk Intensity Contours\* (Shown Only for Landings from the East and South)

- FAR Part 77 Conical Surface Limits

- FAR Part 77 Terrain Penetration

### Boundary Lines

- Airport Property Line
- City Limits

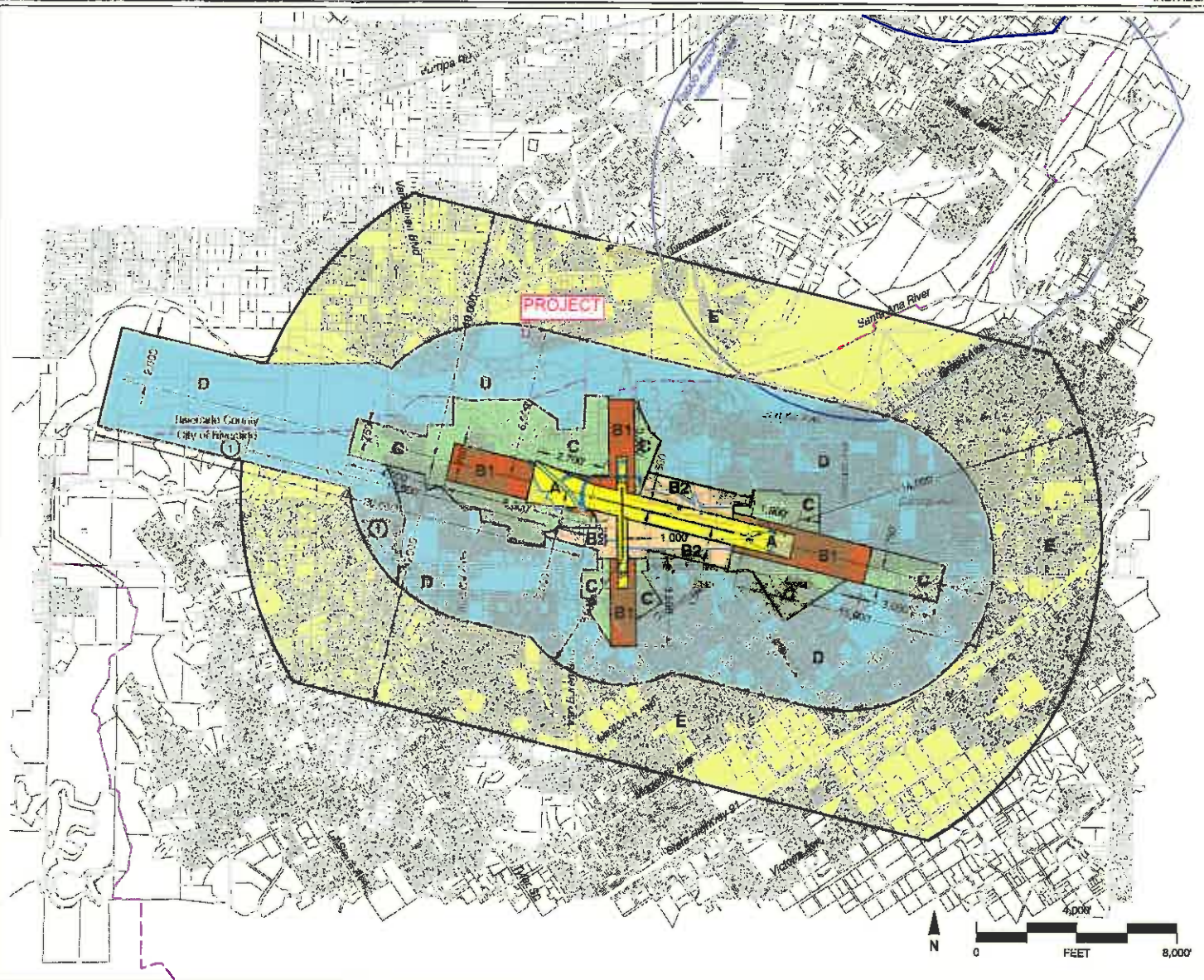
\* Aircraft accident risk intensity contours are derived from nationwide accident location data in California Division of Aeronautics database. The contours show relative intensities (highest concentrations) of near-airport accidents in 20 % increments. The contour shapes represent a wide range of general aviation airports and have not been modified to reflect the flight tracks for this airport.

Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 West County Airports Background Data  
 (March 2005)

Exhibit RI-7

Compatibility Factors Map  
 Riverside Municipal Airport

P:\BCCD\p\p\p\AL-compatibility.dwg Mar 21, 2005 2:46:02



**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
  - ✖ Height Review Overlay Zone

- Boundary Lines**
- Airport Property Line
  - City Limits

**Note**  
 Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section PL.2 for special exceptions to the Table 2A criteria.

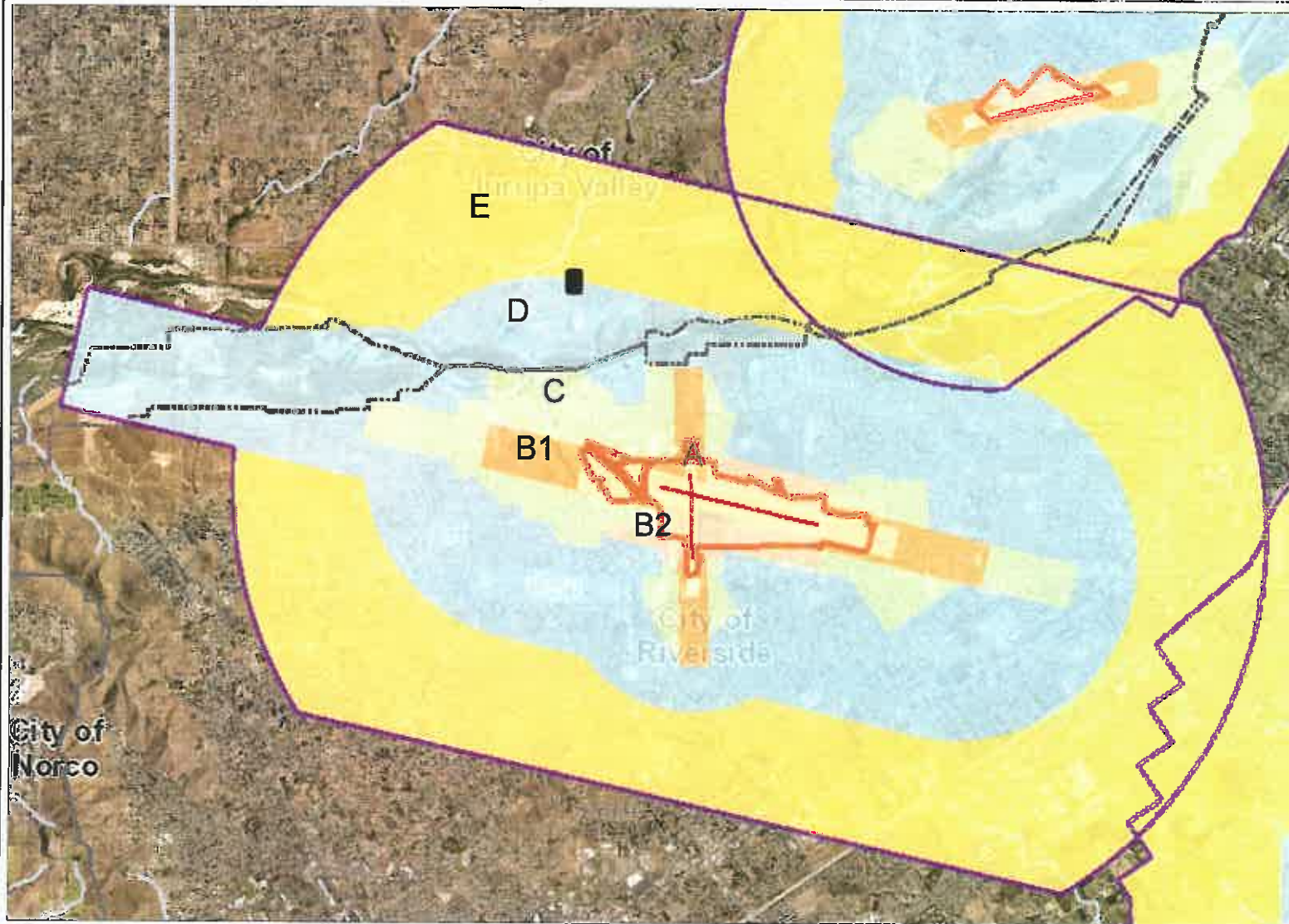
**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
*(Adopted March 2005)*

Map RT-1

**Compatibility Map**  
**Riverside Municipal Airport**

F:\JCO\Drawings\DM\Compatibility.dwg Mar 22, 2005 12:47pm

# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

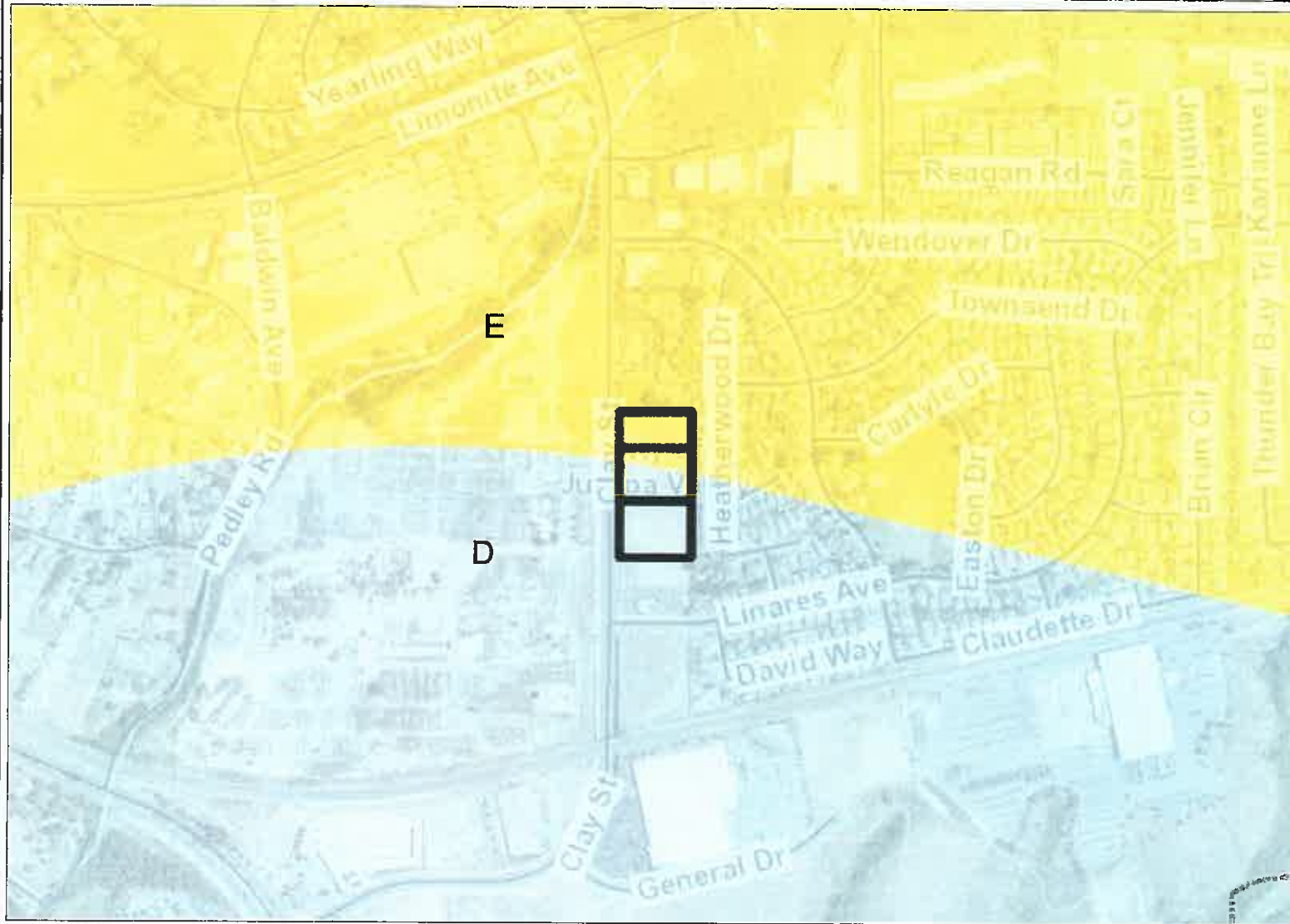
## Notes



REPORT PRINTED ON... 10/26/2021 1:29:30 PM

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# Map My County Map



- ### Legend
- Runways
  - Airports
  - Airport Influence Areas
  - Airport Compatibility Zones**
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6



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### Notes



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# Map My County Map



- Legend**
- County Centerline Names
  - County Centerlines
  - Blueline Streams
  - City Areas
  - World Street Map



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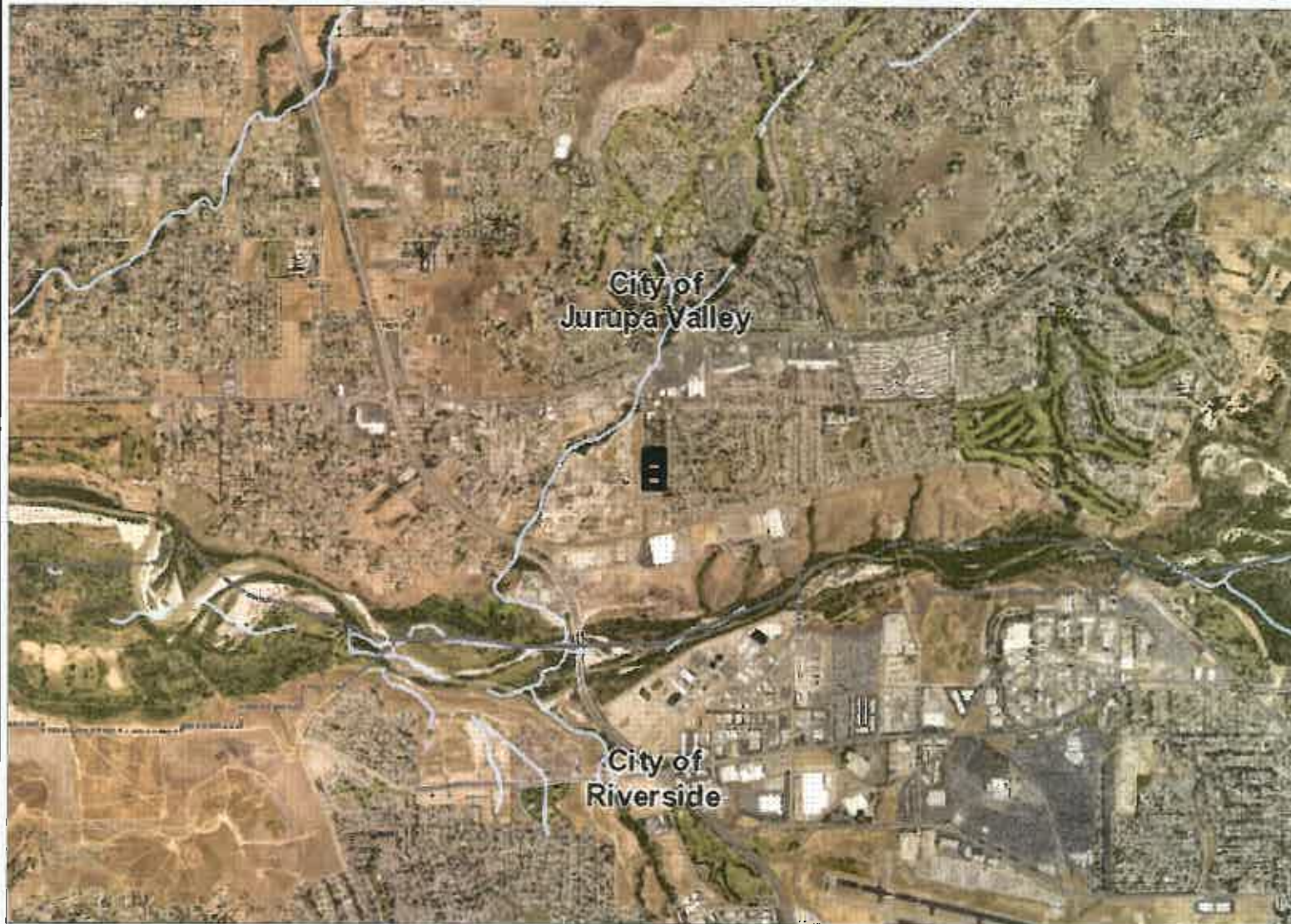
**Notes**



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# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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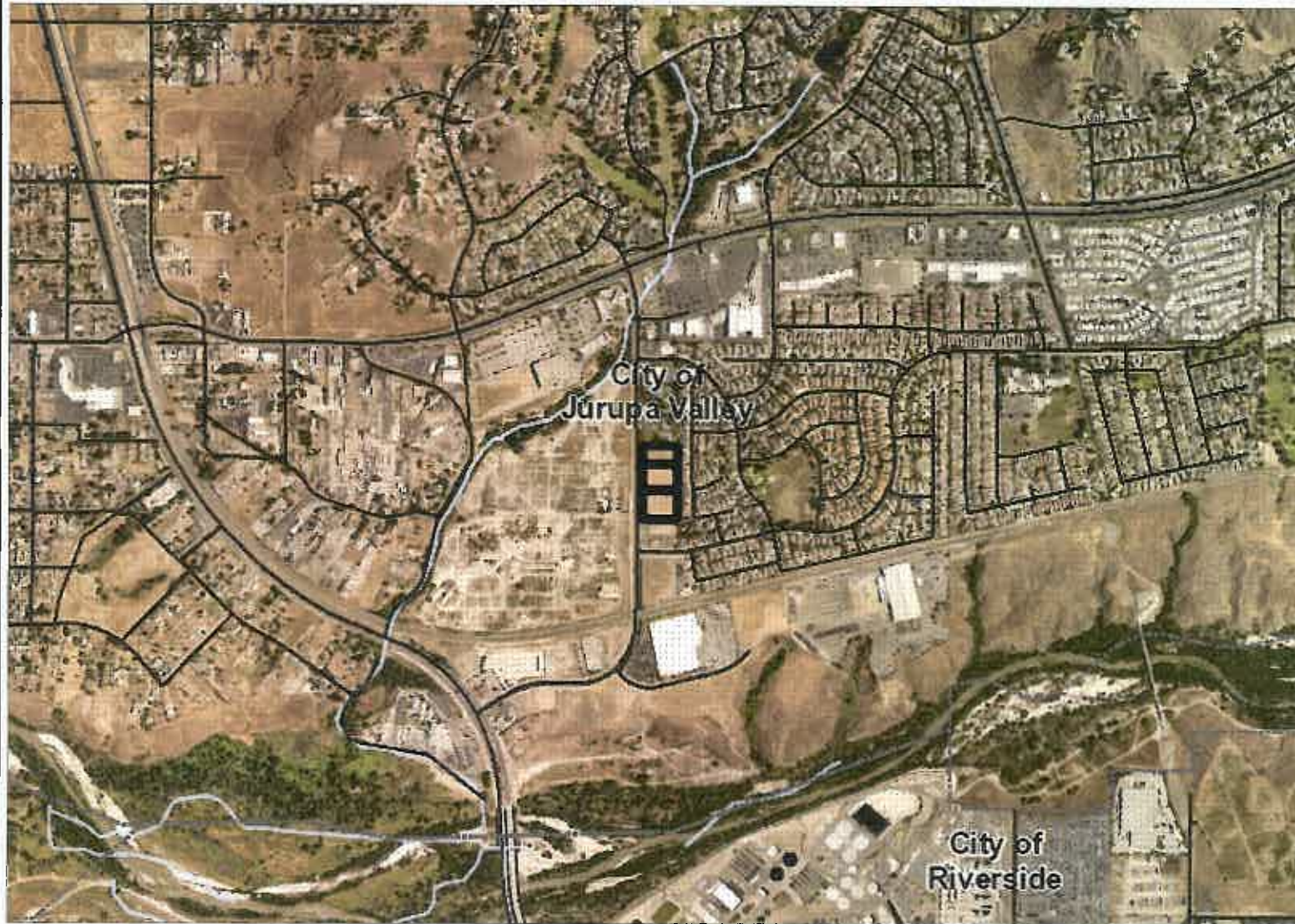
## Notes

0 3,079 6,157 Feet

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# Map My County Map



## Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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## Notes



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# Map My County Map



## Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

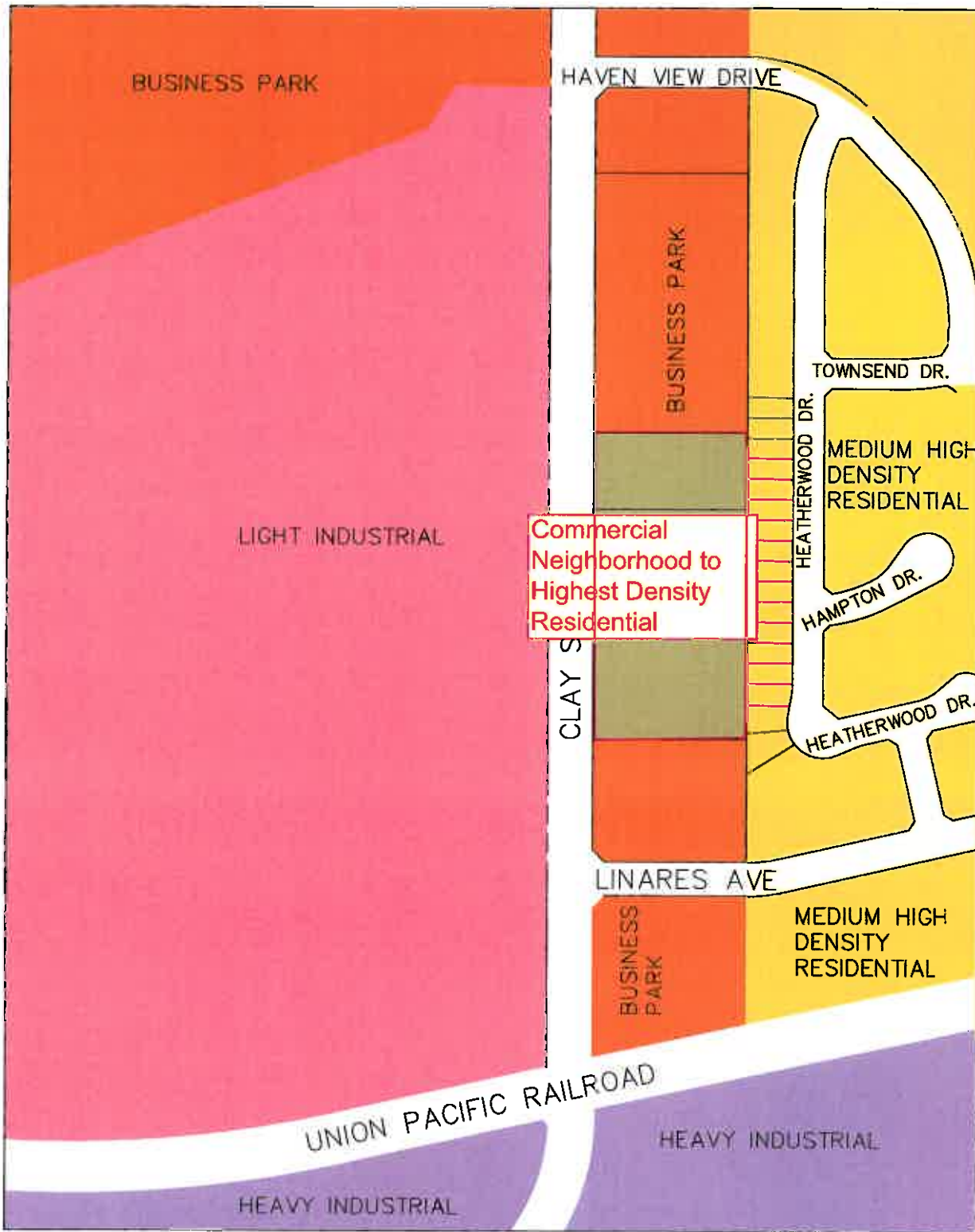
## Notes

0 385 770 Feet

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Commercial  
Neighborhood to  
Highest Density  
Residential

- MEDIUM HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- BUSINESS PARK
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL



SCALE 1"=300'

PREPARED FOR:  
**SERRANO OAKS, LLC**

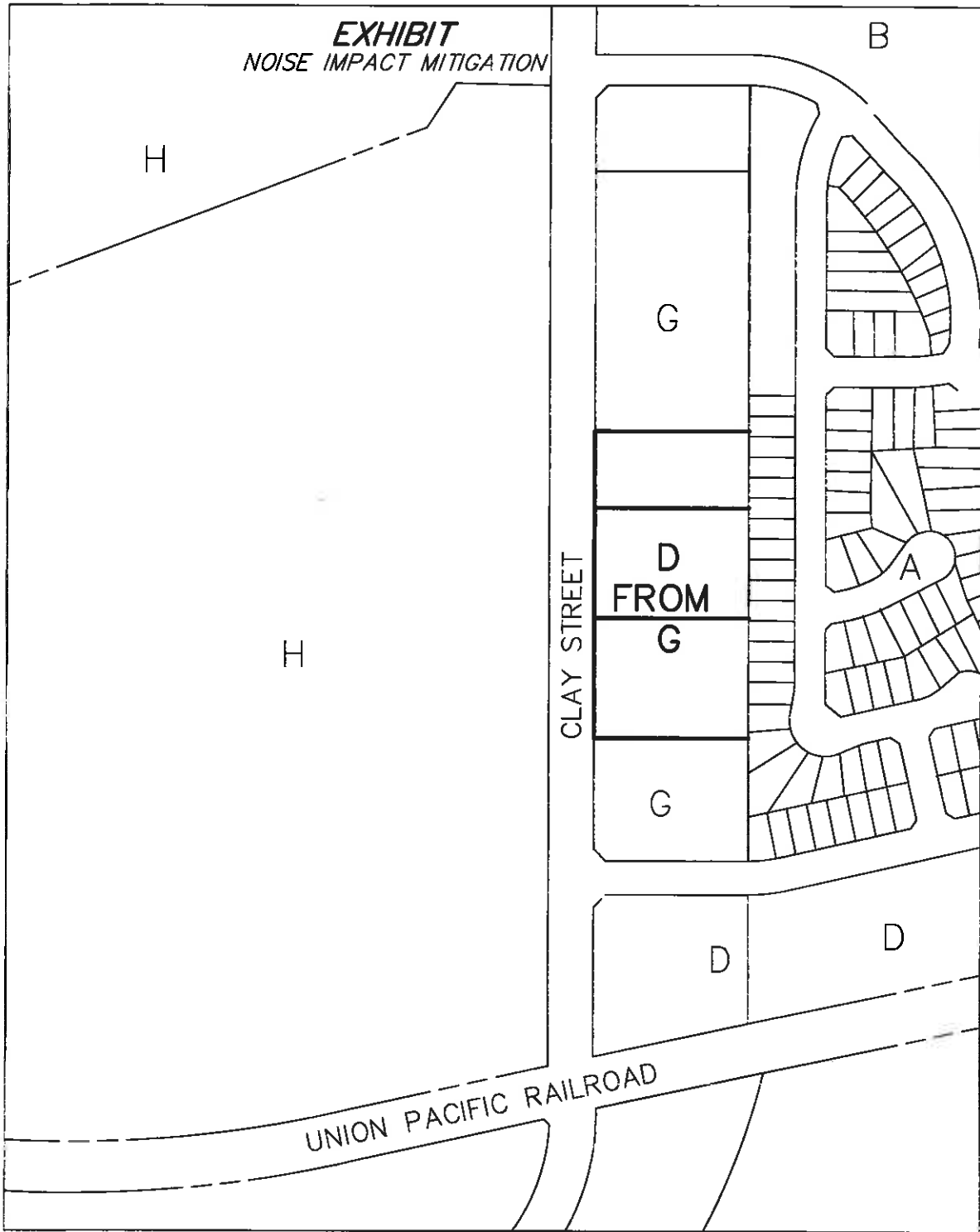
PREPARED BY:

**LAND DEVELOPMENT DESIGN COMPANY, LLC**  
2313 E. Philadelphia St., Ste. F  
Ontario, CA 91761  
(909) 930-1466

CITY OF JURUPA VALLEY  
APN 163-400-026  
APN 163-400-028  
APN 163-400-029

**LAND USE EXHIBIT**

**EXHIBIT**  
NOISE IMPACT MITIGATION



**LEGEND**

AREA	
A	TOWNHOMES
B	SINGLE FAMILY
D	APARTMENTS
G	COMMERCIAL INDUSTRIAL
H	COMMERCIAL INDUSTRIAL



SCALE 1"=300'

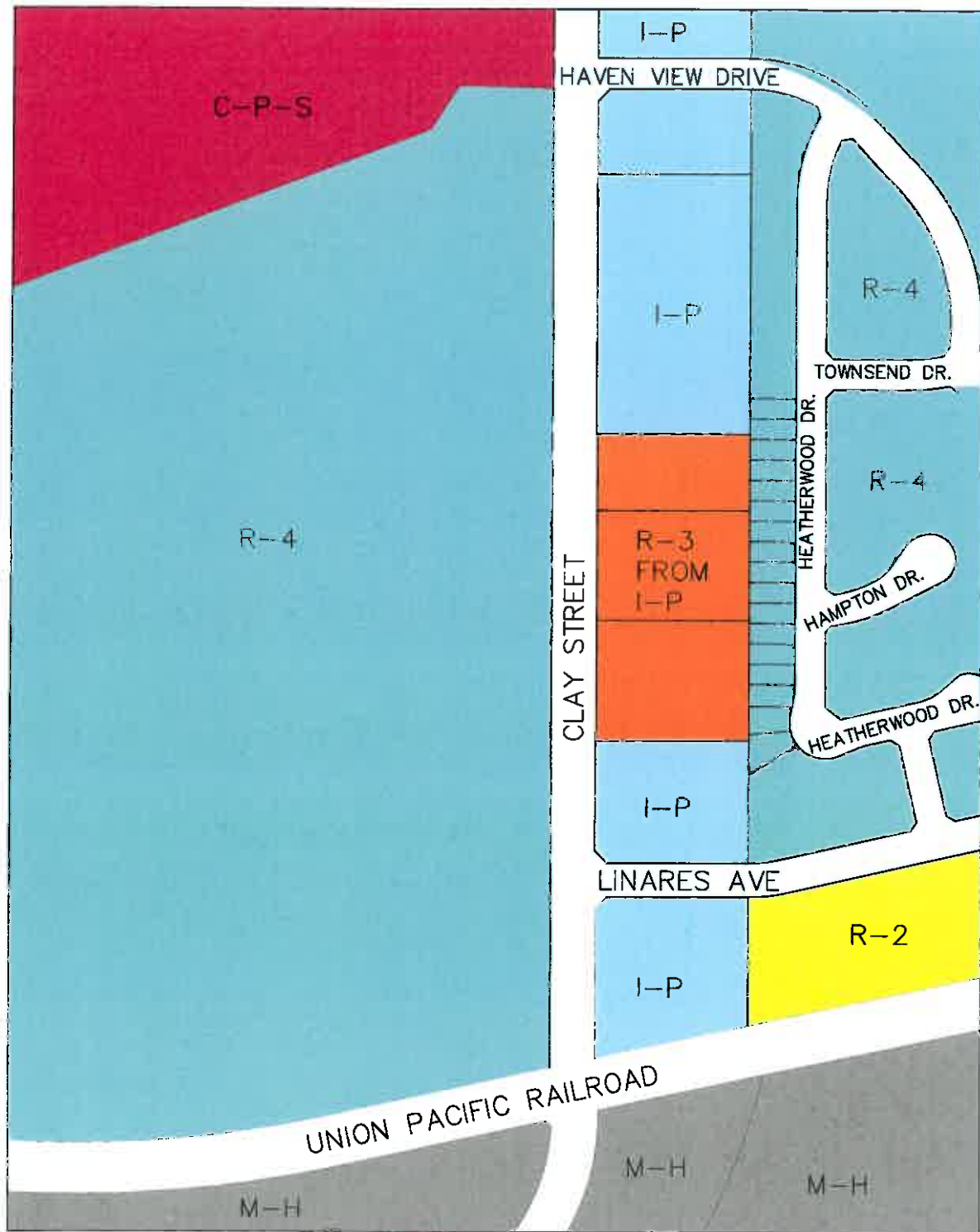
DEVELOPMENT BY  
**SERRANO OAKS, LLC**

PREPARED BY:

**LAND DEVELOPMENT DESIGN COMPANY, LLC**  
2313 E. Philadelphia St., Ste. F  
Ontario, CA 91761  
(909) 930-1466

CITY OF JURUPA VALLEY  
APN 163-400-026  
APN 163-400-028  
APN 163-400-029

**SCHEMATIC LAND PLAN**



- C-P-S (SCENIC HIGHWAY COMMERCIAL)
- I-P (INDUSTRIAL PARK)
- M-H (MANUFACTURING HEAVY)
- R-2 (MULTIPLE FAMILY DWELLING)
- R-3 (GENERAL RESIDENTIAL)
- R-4 (PLANNED RESIDENTIAL)



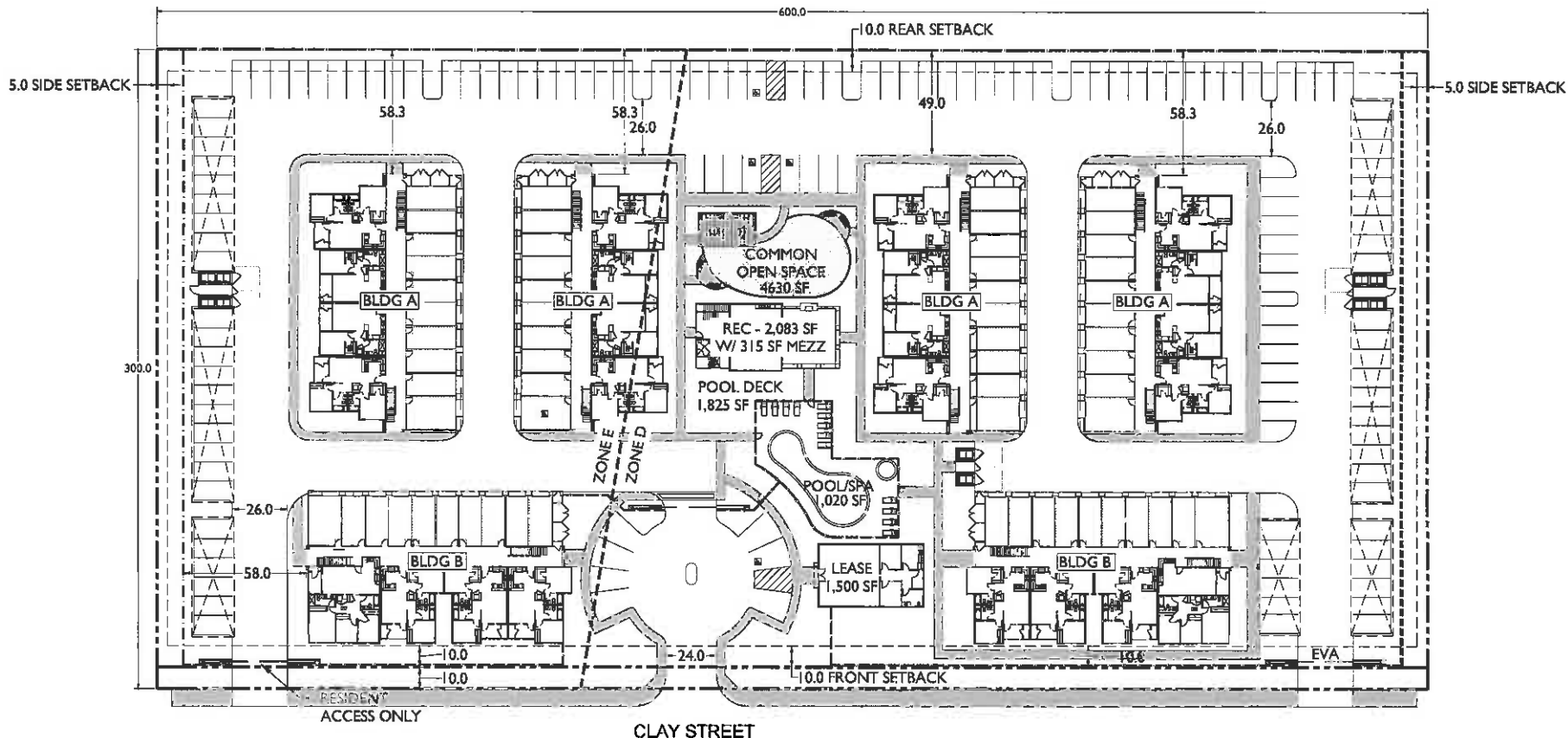
SCALE 1"=300'

PREPARED FOR:  
**SERRANO OAKS, LLC**

PREPARED BY:

**LAND DEVELOPMENT DESIGN COMPANY, LLC**  
2313 E. Philadelphia St., Ste. F  
Ontario, CA 91761  
(909) 930-1466

CITY OF JURUPA VALLEY  
APN 163-400-026  
APN 163-400-028  
APN 163-400-029  
**ZONING EXHIBIT**



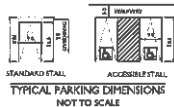
**PARKING SUMMARY**

REQUIRED		
1BD	48 X 1.25	60
2BD	52 X 2.25	117
3BD	4 X 2.75	11
<b>TOTAL REQUIRED</b>		<b>188 SP</b>

PROVIDED		
GARAGE		60 SP
OPEN ASSIGNED		129 SP
OPEN GUEST		5 SP
OPEN EMPLOYEE		2 SP
<b>TOTAL PROVIDED</b>		<b>196 SP</b>

ACCESSIBLE PARKING		
ASSIGNED	189 X 2%	4 SP
UNASSIGNED	7 X 5%	1 SP
<b>TOTAL REQUIRED</b>		<b>5 SP</b>
<b>TOTAL PROVIDED</b>		<b>5 SP</b>

BICYCLE PARKING		
REQUIRED		188 SP / 33 = 6 SP
<b>TOTAL PROVIDED</b>		<b>6 SP</b>



**BUILDING MIX**

	SUBTOTAL BLDG AREA	UNIT/BLDG	BLDG QTY	TOTAL BLDG AREA	TOTAL UNITS	BLDG HT
BLDG A	21,309 SF	18	4	85,236 SF	72	40'
BLDG B	21,006 SF	16	2	42,012 SF	32	40'
LEASING	1,500 SF	-	1	1,500 SF	-	30'
REC	2,398 SF	-	1	2,398 SF	-	20'
<b>TOTALS</b>		<b>8</b>		<b>131,146 SF</b>	<b>104</b>	
FAR				<b>131,146 SF / 179,467 SF = .73</b>		

**UNIT MIX**

24	PLAN 1	1BD/1BA	570 SF
24	PLAN 2	1BD/1BA	750 SF
20	PLAN 3	2BD/2BA	850 SF
32	PLAN 4	2BD/2BA	1000 SF
4	PLAN 5	3BD/2BA	1200 SF
<b>104 TOTAL UNITS</b>			

**SITE SUMMARY**

GROSS AREA	4.12 AC (179,467 SF)
DENSITY	104 DU/4.12 AC = 25.2 DU/AC
<b>LOT COVERAGE</b>	
BUILDINGS	50,783 SF 28%
PAVING	68,701 SF 38%
LANDSCAPE	59,983 SF 34%
<b>TOTAL</b>	<b>179,467 SF 100%</b>

**AMENITIES - OCCUPANCY**

LOUNGE & CAL ROOM: 1394 SF / 15 =	93 OCC.
POOL EQUIPMENT: 180 SF / 300 =	1 OCC.
FITNESS MEZZANINE: 315 SF / 50 =	6 OCC.
LEASING OFFICE: 1500 SF / 100 =	15 OCC.
POOL/SPA: 1020 SF / 50 =	20 OCC.
POOL DECK: 1825 SF / 15 =	121 OCC.
<b>TOTAL</b>	<b>256 OCC.</b>

**PROJECT SUMMARY**

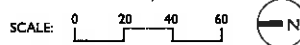
ADDRESS/LOCATION	CLAY STREET
APN	163-400-029, 026, 028
EXISTING LAND USE	CN (COMMERCIAL NEIGHBORHOOD HHDR (HIGHEST DENSITY RESIDENTIAL) I-P (INDUSTRIAL PARK) R-3 (GENERAL RESIDENTIAL)
PROPOSED LAND USE	R-3 (GENERAL RESIDENTIAL)
EXISTING ZONING	R-3 (GENERAL RESIDENTIAL)
PROPOSED ZONING	R-3 (GENERAL RESIDENTIAL)
TOTAL HOMES	104 UNITS
GROSS AREA	4.12 ACRES
DENSITY	25.2 DU/AC
PARKING	196 SP
FAR	.73
LOT COVERAGE	28%

**JURUPA VALLEY, CA**

REXCO DEVELOPMENT  
1285 CORONA POINTE COURT, SUITE 102  
CORONA, CA 92879  
951.898.1502

**CLAY STREET**

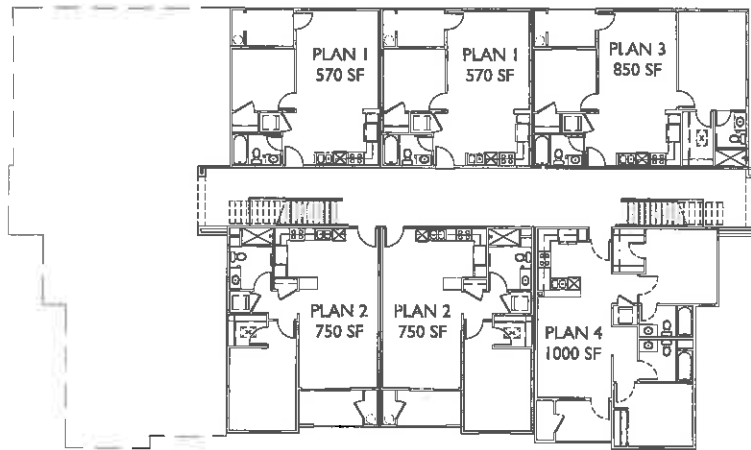
NOVEMBER 15, 2021



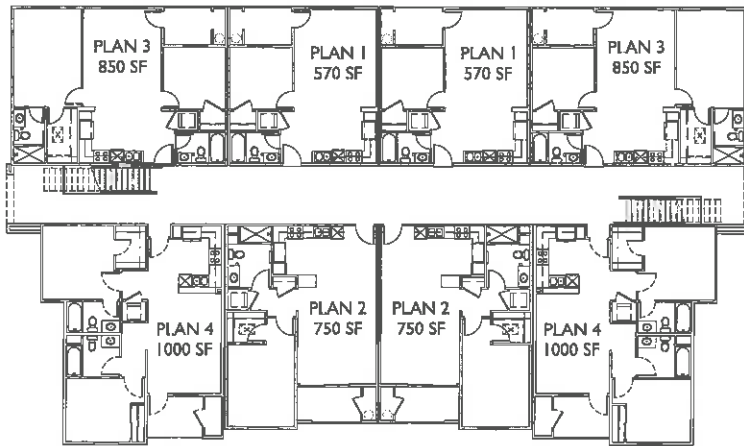
**CONCEPTUAL SITE PLAN**



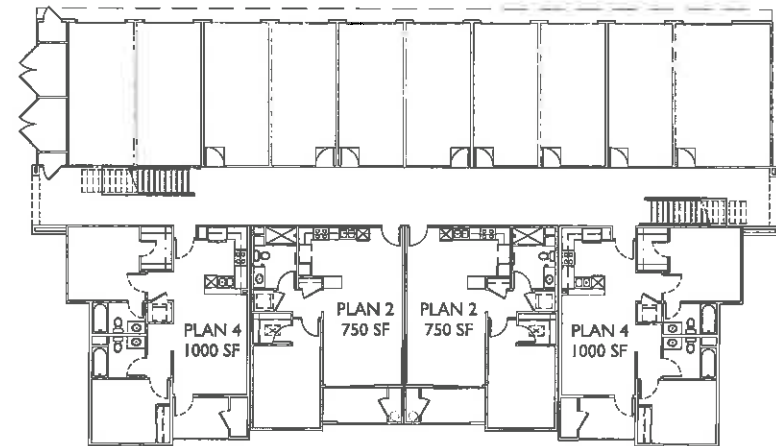
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

**JURUPA VALLEY, CA**

REXCO DEVELOPMENT  
 1285 CORONA POINTE COURT, SUITE 102  
 CORONA, CA 92879  
 951.898.1502

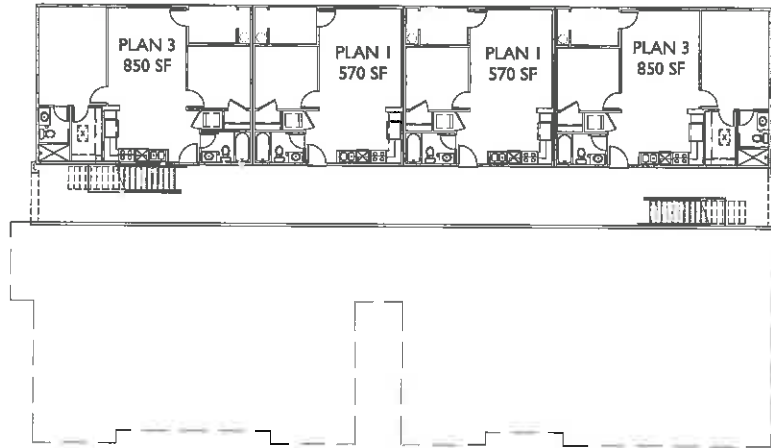
**CLAY STREET**

OCTOBER 5, 2021  
 SCALE: 0 8 16 24

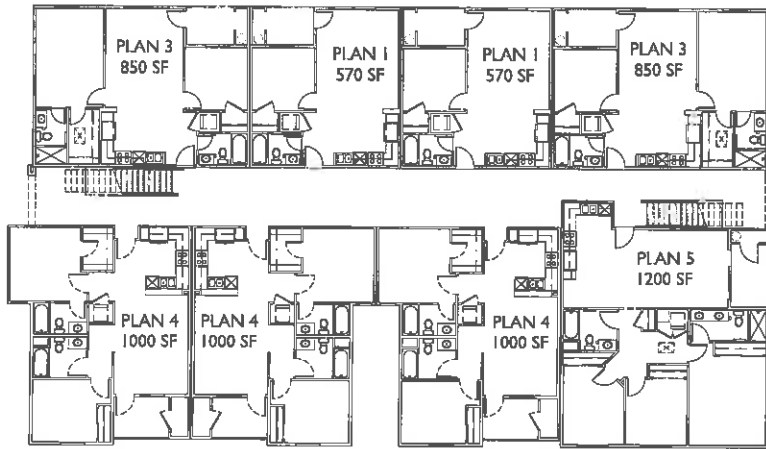
**BUILDING A**



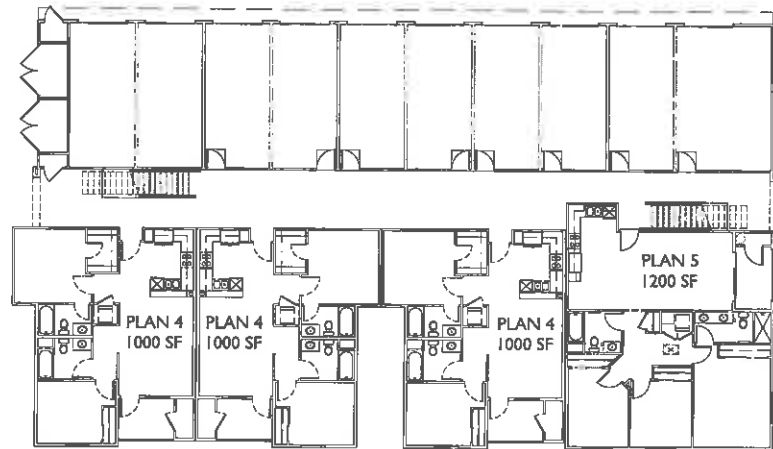
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



**JURUPA VALLEY, CA**

REXCO DEVELOPMENT  
 1285 CORONA POINTE COURT, SUITE 102  
 CORONA, CA 92879  
 951.898.1502

**CLAY STREET**

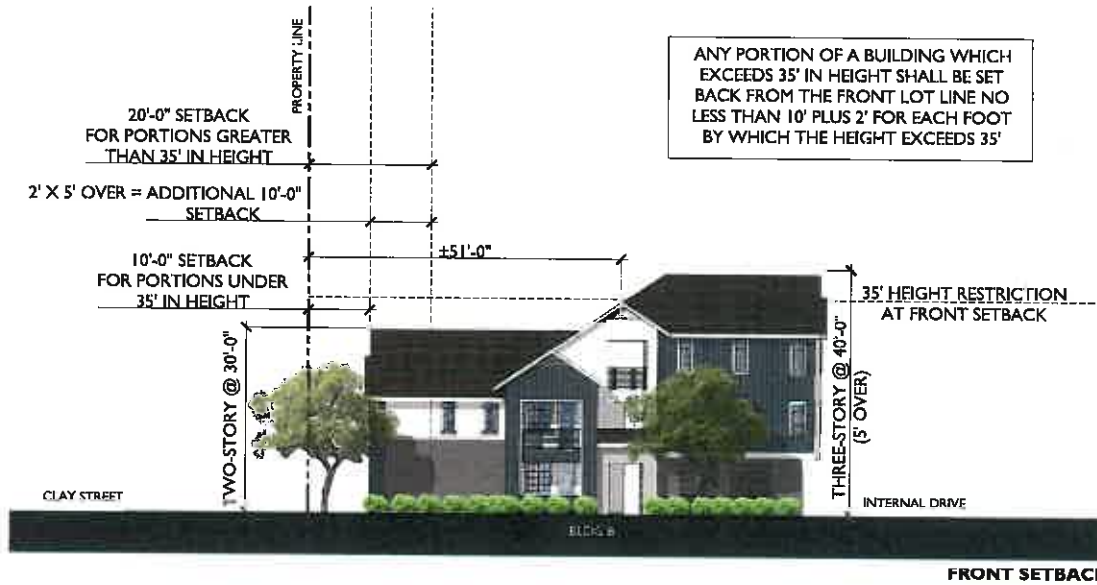
OCTOBER 5, 2021

SCALE: 0 8 16 24

**BUILDING B**



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



ANY PORTION OF A BUILDING WHICH EXCEEDS 35' IN HEIGHT SHALL BE SET BACK FROM THE FRONT LOT LINE NO LESS THAN 10' PLUS 2' FOR EACH FOOT BY WHICH THE HEIGHT EXCEEDS 35'



**JURUPA VALLEY, CA**

REXCO DEVELOPMENT  
1285 CORONA POINTE COURT, SUITE 102  
CORONA, CA 92879  
951.898.1502

**CLAY STREET**

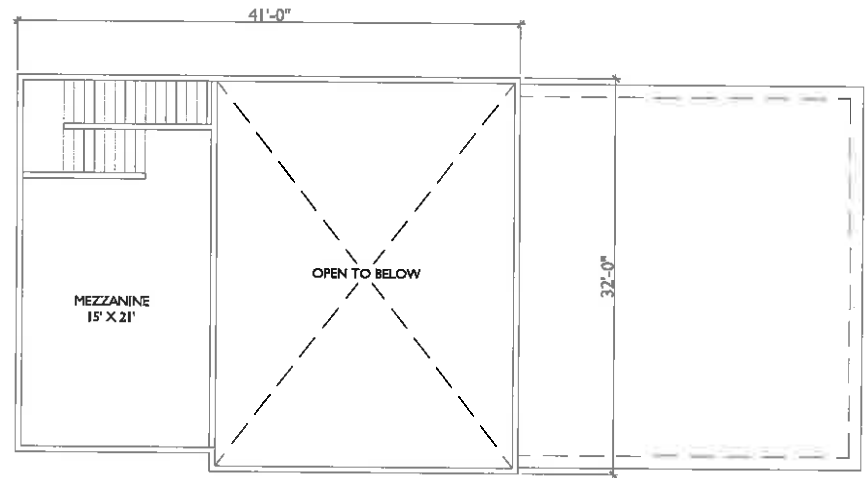
OCTOBER 5, 2021

SCALE: 0 4 8 12

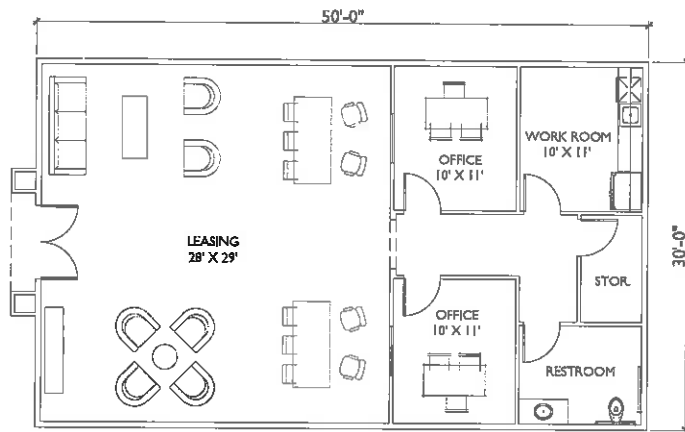
**SITE SECTION**



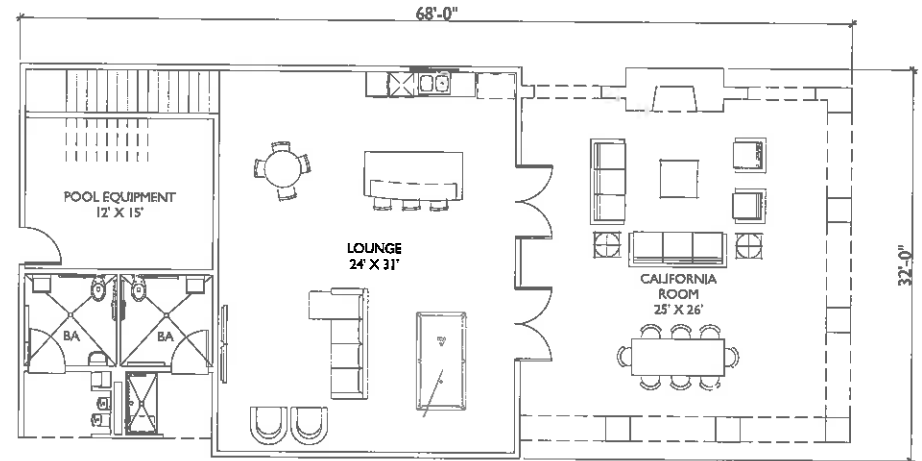
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198



SECOND FLOOR



LEASING



FIRST FLOOR

REC BUILDING

JURUPA VALLEY, CA

REXCO DEVELOPMENT  
1285 CORONA POINTE COURT, SUITE 102  
CORONA, CA 92879  
951.898.1502

CLAY STREET

OCTOBER 5, 2021

SCALE: 0 4 8 12

REC AND LEASING



5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198



**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. **Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org).** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893.**

The City of Jurupa Valley Planning Department should be contacted on non-ALUC issues. For more information please contact City of Jurupa Valley Planner Ms. Rocio Lopez at (951) 332-6464.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to [prull@rivco.org](mailto:prull@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon Street, 1<sup>st</sup> Floor Board Chambers  
Riverside California

**DATE OF HEARING:** January 13, 2022

**TIME OF HEARING:** 9:30 A.M.

**CASE DESCRIPTION:**

ZAP1101RI21 – Serrano Oaks, LLC (Representative: Griffin Haupt) – City of Jurupa Valley Case No. MA21245 ([GPA21006, CZ21008, SPA, SDP21083] General Plan Amendment, Change of Zone, Specific Plan Amendment, Site Development Permit). A proposal to construct a 104 unit apartment complex with recreational amenities on 4.12 acres, located southerly of Limonite Avenue, easterly of Clay Street, westerly of Heatherwood Drive, and northerly of the Linares avenue. The applicant also proposes to amend the site's general plan land use designation from Commercial Neighborhood to Highest Density Residential, change the site's zoning from I-P (Industrial Park) to R-3 (General Residential), and amend the Mission De Anza Specific Plan to allow for multi-family residential land uses at this site (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area).



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1101RI21 DATE SUBMITTED: 10-14-21

### APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

**Applicant** Serrano Oaks LLC **Phone Number** (714) 396-1879  
**Mailing Address** 2518 N. Santiago Blvd., Orange, CA 92867 **Email**

**Representative** Griffin Haupt **Phone Number** (714) 396-1879  
**Mailing Address** 2518 N. Santiago Blvd., Orange, CA 92867 **Email** griffin@rexcodex.com

**Property Owner** Serrano Oaks LLC **Phone Number** (714)396-1879  
**Mailing Address** 2518 N. Santiago Blvd. **Email** griffin@rexcodex.com  
Orange, CA 92867

Riv. D" E" MAIL

### LOCAL JURISDICTION AGENCY

**Local Agency Name** City of Jurupa Valley **Phone Number** (951)332-6464  
**Staff Contact** Rocio Lopez **Email**  
**Mailing Address** 8930 Limonite Ave., Jurupa Valley, CA 92509 **Case Type**

**Local Agency Project No** MA21245 (GA21006, C221008, SPA SDP21083)  
 General Plan / Specific Plan Amendment  
 Zoning Ordinance Amendment  
 Subdivision Parcel Map / Tentative Tract  
 Use Permit  
 Site Plan Review/Plot Plan  
 Other

### PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

**Street Address** N/A  
**Assessor's Parcel No.** 163-400-026, 163-400-028 & 163-400-029 **Gross Parcel Size** 4.12 AC  
**Subdivision Name** N/A **Nearest Airport and distance from Airport** KRAL; 3.1 Miles  
**Lot Number** N/A

### PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

**Existing Land Use (describe)** Vacant

\$ 4,183

Proposed Land Use (describe)	Proposed 103 unit multi-family project across all three (3) parcels		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	Three (3)	
For Other Land Uses (See Appendix C)	Hours of Operation	N/A	
	Number of People on Site	N/A	Maximum Number N/A
	Method of Calculation		
Height Data	Site Elevation (above mean sea level)	770	ft.
	Height of buildings or structures (from the ground)	40 ft. max	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If yes, describe		

- A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. SUBMISSION PACKAGE:**
- 1. . . . . Completed ALUC Application Form
  - 1. . . . . ALUC fee payment
  - 1. . . . . Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
  - 1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
  - 1. . . . . CD with digital files of the plans (pdf)
  - 1. . . . . Vicinity Map (8.5x11)
  - 1. . . . . Detailed project description
  - 1. . . . . Local jurisdiction project transmittal
  - 3. . . . . Gummed address labels for applicant/representative/property owner/local jurisdiction planner
  - 3. . . . . Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. **(Only required if the project is scheduled for a public hearing Commission meeting)**

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** 3.3

**HEARING DATE:** January 13, 2022

**CASE NUMBER:** ZAP1037FL21 – RC Hobbs Companies, Inc. (Representative: Bob Beers)

**APPROVING JURISDICTION:** City of Jurupa Valley

**JURISDICTION CASE NO:** MA21272 ([GPA21009 General Plan Amendment], [CZ21011 Change of Zone], [TTM37857 Tentative Tract Map])

**LAND USE PLAN:** 2004 Flabob Airport Land Use Compatibility Plan

**Airport Influence Area:** Flabob Airport

**Land Use Policy:** Zone D

**Noise Levels:** Outside the 55 CNEL noise contour from aircraft noise

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends that the General Plan Amendment and Change of Zone be found CONSISTENT with the 2004 Flabob Airport Land Use Compatibility Plan, and that the Tentative Tract Map also be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

**PROJECT DESCRIPTION:** The applicant proposes to divide 3.84 acres into 37 single family residential lots, 1 detention basin lot, and 1 open space recreation lot. The applicant also proposes to amend the site's general plan land use designation from Medium Density Residential to High Density Residential, and change the site's zoning from One Family Dwellings (R-1) to Planned Unit Development (PUD).

**PROJECT LOCATION:** The project site is located northerly of 45<sup>th</sup> Street, westerly of Pacific Avenue, easterly of Opal Street, and southerly of Brookdale Avenue, approximately 4,185 feet northwesterly of the southwesterly terminus of Runway 6-24 at Flabob Airport.

**BACKGROUND:**

Residential Density: The site is located in Compatibility Zone D of the Flabob Airport Influence Area (AIA), which restricts residential density to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre.

The project proposes dividing 3.84 acres into 37 single family residential lots, resulting in a density of 9.64 dwelling units per acre, which is consistent with the Compatibility Zone D residential density criteria.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zone D (highly noise-sensitive outdoor nonresidential uses and hazards to flight).

Noise: The site is located outside the 55 CNEL contour for Flabob Airport Land Use Compatibility Plan relative to aircraft noise. Therefore, no special measures to mitigate noise are required at this location.

Part 77: The elevation of Runway 6-24 at its westerly terminus is approximately 750 feet above mean sea level (AMSL). As the runway length does not exceed 3,200 feet, the relevant slope for purposes of determining Federal Aviation Administration notice requirements is 50:1. At a distance of approximately 4,185 feet from the closest point of the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 834 feet AMSL. The project's site elevation is 846 feet AMSL, with a proposed maximum building height of 27 feet, resulting in the project's highest top point elevation of 873 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) for height/elevation reasons is required. The applicant has submitted Form 7460-1, and the FAA OES has assigned Aeronautical Study Nos. 2021-AWP-20573-OE through 2021-AWP-20576-OE to this project. Its status is currently a "work in progress".

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 4,185 feet from the runway, and therefore would be subject to the above requirement.

The project includes a 4,500 square foot bioretention basin. Bioretention basins are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such basins are permissible in Zone D when vegetation is selected careful so as not to provide food, shelter, nesting, roosting, or water for wildlife. The project has been conditioned to be consistent with the basin

criteria (as well as providing 48-hour draw down of the basin).

Open Area: Compatibility Zone D requires 10% of open area for projects 10 acres or larger be set aside as open area that could potentially serve as emergency landing areas. Based on the project size of 3.84 acres, the provision of ALUC open area is not required.

General Plan Amendment/Change of Zone: The applicant also proposes to amend the site's general plan land use designation from Medium Density Residential to High Density Residential, and change the site's zoning from One Family Dwellings (R-1) to Planned Unit Development (PUD). The amendments would be as, or more consistent with the Compatibility Plan as long as the underlying development is consistent with the compatibility criteria.

#### **CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses.
  - (f) Any use which results in a hazard to flight, including physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. This project has been evaluated for a subdivision of 37 single family residential lots on 3.84 acres. Any change in the project's density will require an amended review to evaluate consistency with the ALUCP criteria, at the discretion of the ALUC Director.

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

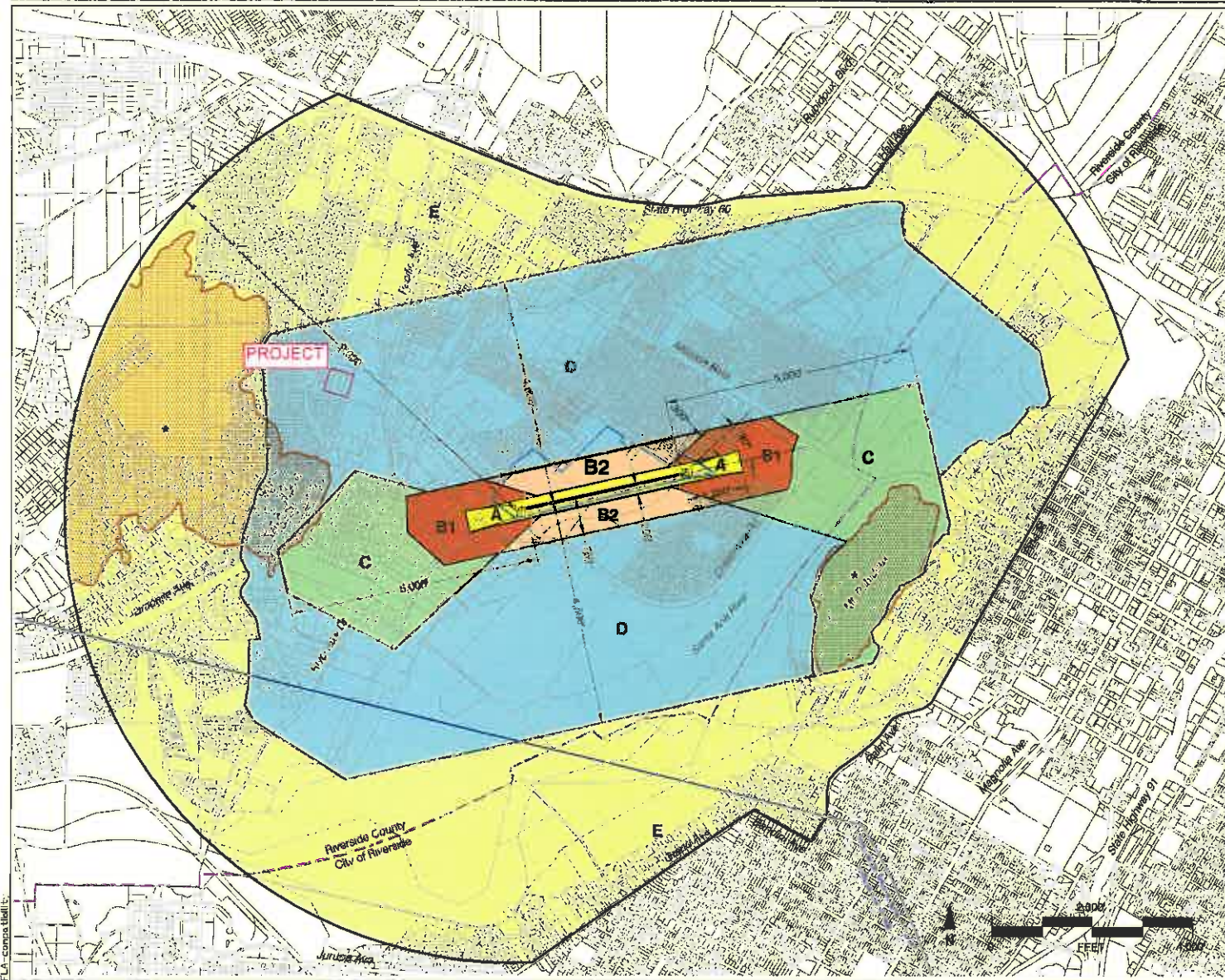
**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**Legend**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

**Boundary Lines**

- Airport Property Line
- City Limits

**Note**

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

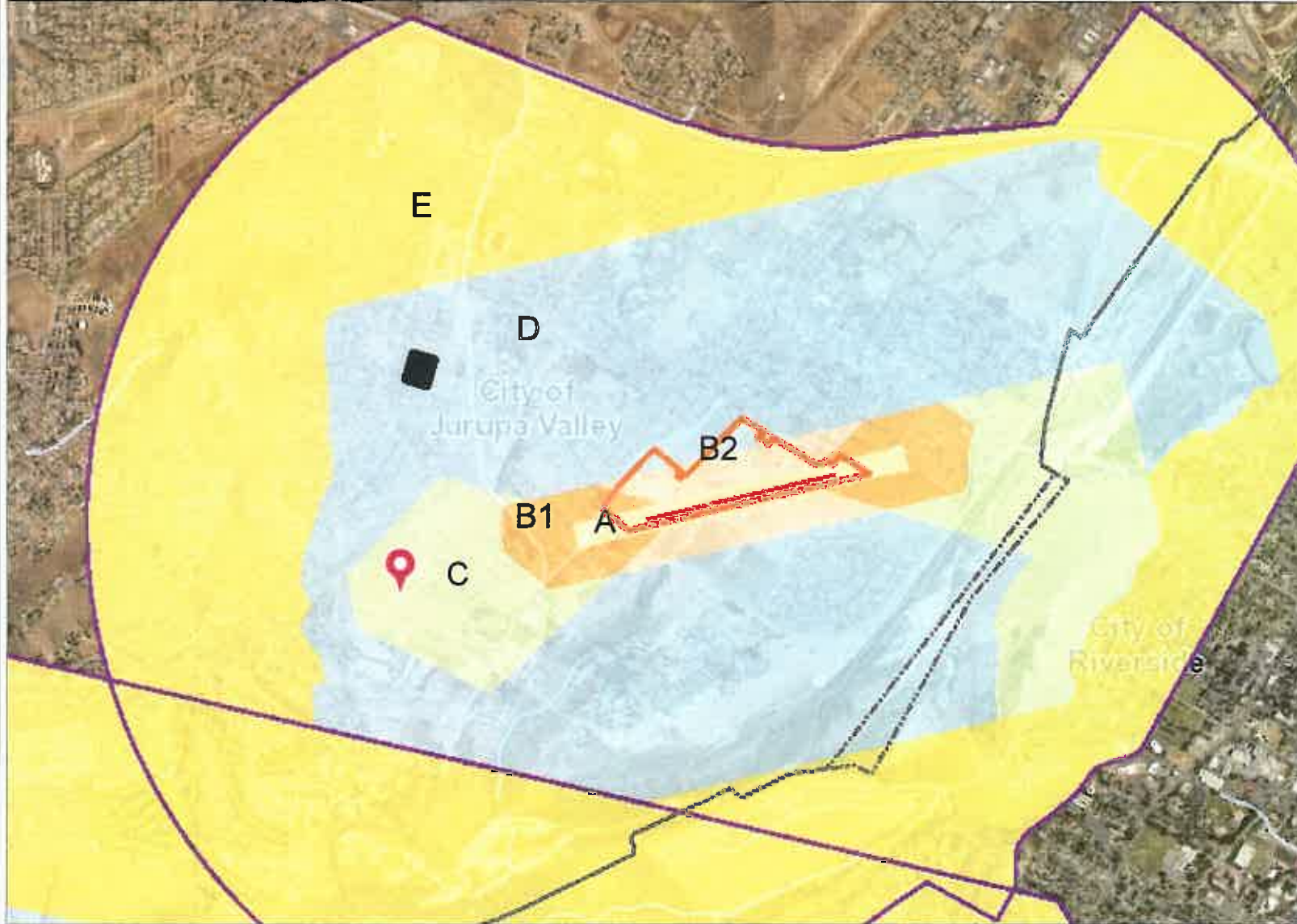
**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
 (Adopted December 2004)

Map FL-1

**Compatibility Map**  
**Flabob Airport**

FLA-compos, 11/11/04

# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A**
- A-FXC1**
- B1**
- B1-APZ I**
- B1-APZ I-EXC1**
- B1-APZ II**
- B1-APZ II-EXC1**
- B1-EXC1**
- B2**
- B2-EXC1**
- C**
- C1**
- C1-EXC1**
- C1-EXC3**
- C1-EXC4**
- C1-HIGHT**
- C2**
- C2-EXC1**
- C2-EXC2**
- C2-EXC3**
- C2-EXC5**
- C2-EXC6**



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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## Notes

# Map My County Map



## Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 385 770 Feet

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## Notes

# Map My County Map



### Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- ▨ City Areas
- World Street Map



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### Notes

# Map My County Map



## Legend

- Blue line Streams
- City Areas
- World Street Map



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0 3 6,157 Feet  
079

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## Notes

# Map My County Map



- Legend**
- County Centerline Names
  - County Centerlines
  - Blueline Streams
  - City Areas
  - World Street Map



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**Notes**

# Map My County Map



## Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 192 385 Feet

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## Notes



# TENTATIVE TRACT MAP NO. 37857

## LEGAL DESCRIPTION

THE LAND IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF JURUPA VALLEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 2, 3 AND 4 OF PARCELS MAP 7457, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 225, PAGE 23, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APNs: 192-190-013-1, 192-190-014-2 & 192-190-017-3

## DEVELOPER

RC HOBBS COMPANIES, INC.  
1428 E. CHAPMAN AVENUE  
ORANGE, CA 92666  
ATTN: ROGER HOBBS  
714-633-8100

## OWNER

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS  
50 E. NORTH TEMPLE STREET, 12TH FLOOR  
SALT LAKE CITY, UT 84103-8300

## GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN DESIGNATION:  
PROPOSED GENERAL PLAN DESIGNATION:  
EXISTING ZONING: R-1 - Residential  
PROPOSED ZONING: PUD  
EXISTING LANDUSE: Vacant  
PROPOSED LANDUSE: DETACHED SFH

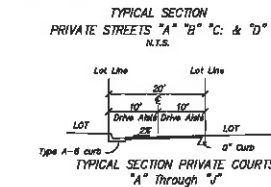
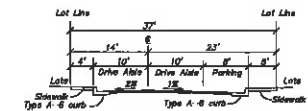
## PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 3,164 ACRES  
REPRODUCTION SOURCE: Aerial Topographic Mapping  
NUMBER OF PROPOSED LOTS: 37  
MINIMUM LOT AREA: 1,800 SQ. FT.  
MINIMUM LOT WIDTH: 45'  
LOT SIZE: AS SHOWN ON MAP  
DENSITY: 0.63 UNITS/ACRE

EXISTING PALM TREES ALONG ASH TO BE SAVED IN PLACE WHERE FEASIBLE

## LEGEND

T.C. TOP OF CURB  
F.S. FINISHED SURFACE  
P.E. PAVED ELEVATION  
C.S. CURET DRAIN  
H.P. HIGH POINT  
D. EXIST. LAND USAGE  
L. EXIST. ZONING



## UTILITY PURVEYORS

WA REP: RIVERSIDE COMMUNITY SERVICES DISTRICT  
SEWER: RIVERSIDE COMMUNITY SERVICES DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRICITY: SOUTHERN CALIFORNIA Edison  
TELEPHONE: AT&T  
SCHOOLS: JURUPA VALLEY UNIFIED SCHOOL DISTRICT  
CITY: SPECGRAM

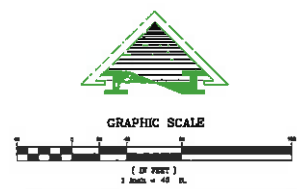
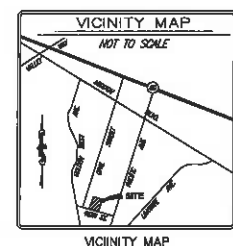
## LOT TABLE

Lot Number	Width (ft)	Depth (ft)	Area (sq ft)
1	30	28	840
2	47	27	1,269
3	43	27	1,161
4	43	27	1,161
5	43	27	1,161
6	43	27	1,161
7	43	27	1,161
8	43	27	1,161
9	43	27	1,161
10	43	27	1,161
11	43	27	1,161
12	43	27	1,161
13	43	27	1,161
14	43	27	1,161
15	43	27	1,161
16	43	27	1,161
17	43	27	1,161
18	43	27	1,161
19	43	27	1,161
20	43	27	1,161
21	43	27	1,161
22	43	27	1,161
23	43	27	1,161
24	43	27	1,161
25	43	27	1,161
26	43	27	1,161
27	43	27	1,161
28	43	27	1,161
29	43	27	1,161
30	43	27	1,161
31	43	27	1,161
32	43	27	1,161
33	43	27	1,161
34	43	27	1,161
35	43	27	1,161
36	43	27	1,161
37	43	27	1,161

Lot Number	Width (ft)	Depth (ft)	Area (sq ft)
1	30	28	840
2	47	27	1,269
3	43	27	1,161
4	43	27	1,161
5	43	27	1,161
6	43	27	1,161
7	43	27	1,161
8	43	27	1,161
9	43	27	1,161
10	43	27	1,161
11	43	27	1,161
12	43	27	1,161
13	43	27	1,161
14	43	27	1,161
15	43	27	1,161
16	43	27	1,161
17	43	27	1,161
18	43	27	1,161
19	43	27	1,161
20	43	27	1,161
21	43	27	1,161
22	43	27	1,161
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26	43	27	1,161
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29	43	27	1,161
30	43	27	1,161
31	43	27	1,161
32	43	27	1,161
33	43	27	1,161
34	43	27	1,161
35	43	27	1,161
36	43	27	1,161
37	43	27	1,161

ALUC Zone D  
for Flabob Airport

Existing General Plan Designation: MDR  
Proposed General Plan Designation: HDR  
Existing Zoning Designation: R-1  
Proposed Zoning Designation: Planned Unit Development



**ROBERT BEERS**  
8175 Limonita Avenue, Suite E  
Jurupa Valley, CA 92509  
Ph. (951) 317-2041 Fax (909) 360-2070

FIELD BOOK REF.	MARK	REVISIONS	APPROVAL DATE

PREPARED FOR:  
**RC Hobbs Companies**  
1428 E. Chapman Avenue  
Orange, CA 92666  
PHONE: (714) 633-8100

**Lee Palmas**  
TTM 37857  
GPA Exhibit  
City of Jurupa Valley  
CALIFORNIA

DATE: Dec. 3, 2021  
JOB NO.:  
DRAWN BY: S.M.B.  
CHECKED BY: S.M.B.  
SHEET 1 OF 1

# TENTATIVE TRACT MAP NO. 37857

## LEGAL DESCRIPTION

THE LAND IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCELS 3, 3 AND 4 OF PARCEL MAP 7037, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 20, PAGE 50, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
 APNS: 182-190-010-1, 182-190-016-2 & 182-190-017-2

## DEVELOPER

**RC HOBBS COMPANIES, INC.**  
 1428 E. CHAPMAN AVENUE  
 ORANGE, CA 92668  
 ATT: ROGER HOBBS  
 714-633-8100

## OWNER

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS  
 80 E. NORTH TEMPLE STREET, 15TH FLOOR  
 SALT LAKE CITY, UT 84143-0220

## GENERAL PLAN/ZONING/LANDUSE

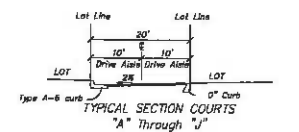
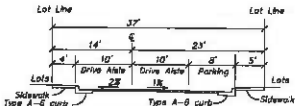
EXISTING GENERAL PLAN DESIGNATION:  
 PROPOSED GENERAL PLAN DESIGNATION:  
 EXISTING ZONING: R1 - Residential  
 PROPOSED ZONING: R1-D  
 EXISTING LANDUSE: Vacant  
 PROPOSED LANDUSE: DETACHED SFH

## PROJECT NOTES

TOTAL GROSS PROJECT SITE: 3.86 ACRES  
 TOPOGRAPHY SOURCE: Aerial Photographic Mapping  
 NUMBER OF RESIDENTIAL LOTS: 37  
 MINIMUM LOT AREA: 1,028 S.F.  
 MINIMUM LOT DEPTH: 45'  
 MINIMUM LOT WIDTH: 45'  
 LOT SIZE: AS SHOWN ON MAP  
 DENSITY: 8.84 DU/AC  
 EXISTING PINE TREES ALONG 45TH TO BE SAVED IN PLACE WHERE FEASIBLE

## LEGEND

- T.C. TOP OF CURB
- P.L. FLOWLINE
- P.S. PARKING SURFACE
- P.E. PAD ELEVATION
- C.B. CATCH BASIN
- H.P. HIGH POINT
- S.L. EXIST. LAND USAGE
- Z. EXIST. ZONING



## UTILITY SURVEYORS

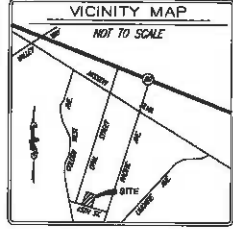
WATER: RIVERSIDE COMMUNITY SERVICES DISTRICT  
 SEWER: RIVERSIDE COMMUNITY SERVICES DISTRICT  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRICITY: SOUTHERN CALIFORNIA Edison  
 TELEPHONE: AT&T  
 SCHOOL: JURUPA VALLEY UNITED SCHOOL DISTRICT  
 DATA: SPECTRUM

## LOT TABLE

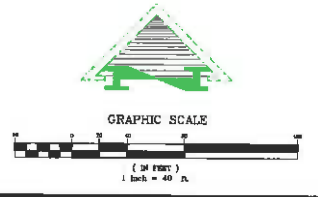
LOT NUMBER	ACRES	SQ. FT.	AREA (SQ. FT.)
1	41	48	2,818
2	41	48	2,818
3	50	50	2,500
4	41	48	2,818
5	41	48	2,818
6	41	48	2,818
7	41	48	2,818
8	41	48	2,818
9	41	48	2,818
10	41	48	2,818
11	41	48	2,818
12	41	48	2,818
13	41	48	2,818
14	41	48	2,818
15	41	48	2,818
16	41	48	2,818
17	41	48	2,818
18	41	48	2,818
19	41	48	2,818
20	41	48	2,818
21	41	48	2,818
22	41	48	2,818
23	41	48	2,818
24	41	48	2,818
25	41	48	2,818
26	41	48	2,818
27	41	48	2,818
28	41	48	2,818
29	41	48	2,818
30	41	48	2,818
31	41	48	2,818
32	41	48	2,818
33	41	48	2,818
34	41	48	2,818
35	41	48	2,818
36	41	48	2,818
37	41	48	2,818
Subtotal Residential lots	1530	1530	85,260

## Lot Area Summary

Lot Number	Area (sq. ft.)	Depth (ft.)	Width (ft.)
A	100	45	45
B	54	102	45
C	5	160	124
D	50	104	45



VICINITY MAP



**ROBERT BEERS**  
 8175 Limonite Avenue, Suite E  
 Jurupa Valley, CA 92509  
 Ph. (951) 317-2041 Fax (909) 360-2070

FIELD BOOK REF.	DATE	DESCRIPTION	APPROVAL

PREPARED FOR:  
**RC Hobbs Companies**  
 1428 E. Chapman Avenue  
 Orange, CA 92668  
 PHONE: (714) 633-8100

**TTM 37857**  
 PUD  
 City of Jurupa Valley  
 CALIFORNIA

DATE: August 15, 2021  
 JOB NO.:  
 DRAWN BY: R.M.B.  
 CHECKED BY: R.M.B.  
 SHEET 1 OF 1



PLAN 2C - FRENCH  
ALLEY ACCESS HOMES

PLAN 2B - FARMHOUSE

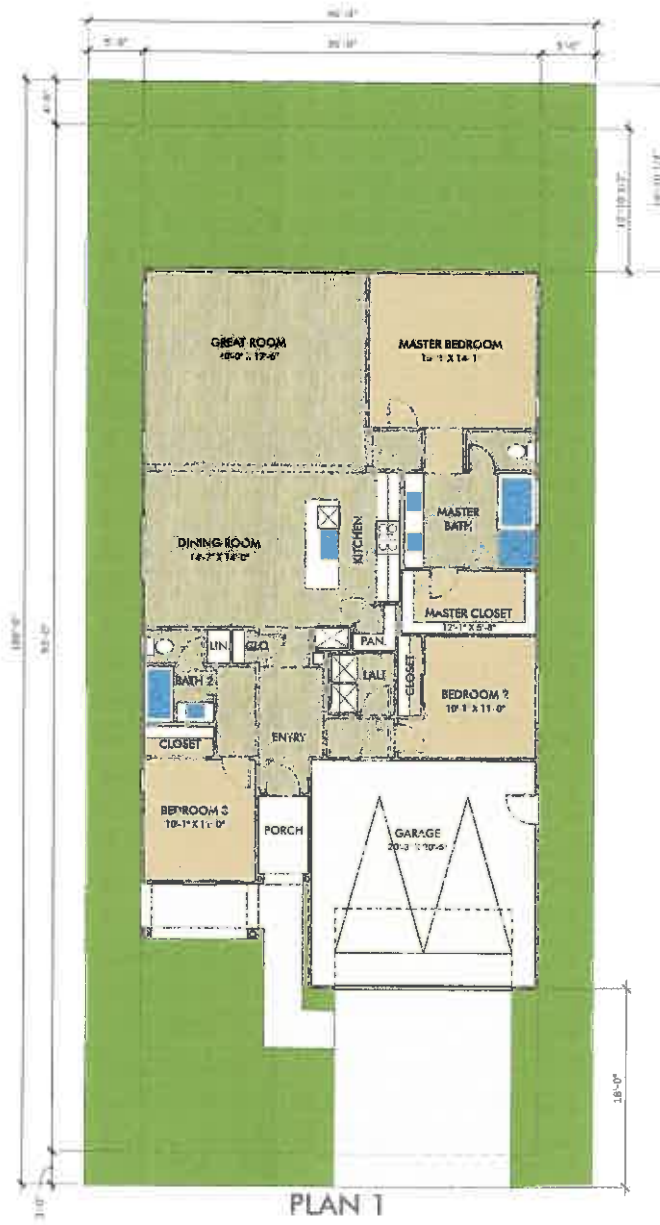


PLAN 2B - FARMHOUSE  
STREET ACCESS HOMES

PLAN 1A - SPANISH

# LAS PALMAS

WILMINGTON, CA 90793-2001  
DESIGN DEVELOPMENT STREET SCENE

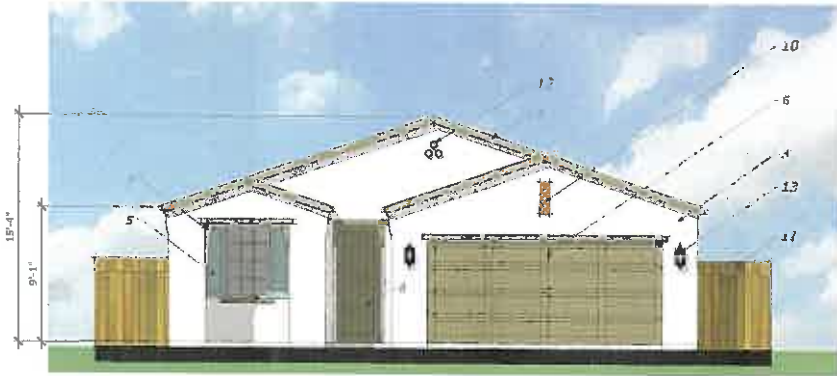


**PLAN 1 - FIRST FLOOR**  
 3 BED + 2 BATH  
 2 CAR  
 1,735 SQ. FT.

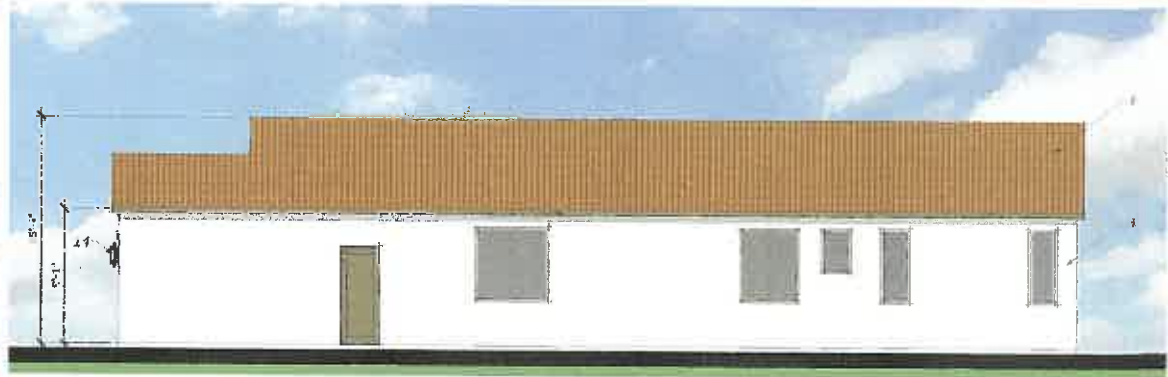
**PLAN 1**  
 SCALE: 1/4" = 1'-0"

# LAS PALMAS

MORENO VALLEY, CA August 12, 2024  
**DESIGN DEVELOPMENT FLOOR PLANS**



1A - FRONT (SPANISH)



1A - RIGHT (SPANISH)



1A - REAR (SPANISH)



1A - LEFT (SPANISH)

**MATERIAL KEY:**

- |                          |                         |  |
|--------------------------|-------------------------|--|
| 1. ROOFING               | 7. CORBEL               | 13. COACH LIGHT                          |
| 2. PAINTED 2X6 BARGE BD. | 8. ENTRY DOOR           | 14. SHAPED FOAM EAVE W/<br>STUCCO FINISH |
| 3. STUCCO                | 9. PRECAST TRIM         | 15. PAINTED SIDING                       |
| 4. WINDOW/DOOR TRIM      | 10. DECORATIVE VENT     | 16. PAINTED B&B SIDING                   |
| 5. DECORATIVE SHUTTERS   | 11. PROPERTY FENCE      | 17. WOOD PLANTER BOX                     |
| 6. GARAGE DOOR           | 12. FAUX CLAY PIPE VENT |  |

**PLAN 1**

SCALE: 1/4" = 1'-0"

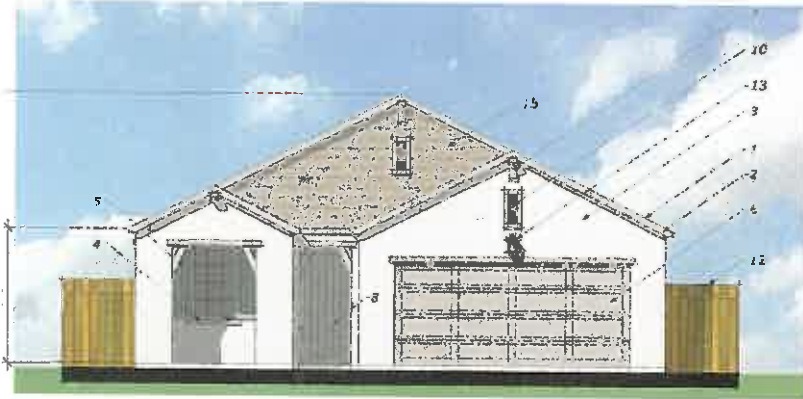
**LAS PALMAS**

NORFOLK HILLS, VA

August 2, 2023

DESIGN DEVELOPMENT ELEVATIONS





1B - FRONT (FRENCH)



1B - RIGHT (FRENCH)



1B - REAR (FRENCH)



1B - LEFT (FRENCH)

**SERIAL KEY:**  
 ROOFING  
 PAINTED 2X6 BARGE BD.  
 STUCCO  
 WINDOW/DOOR TRIM  
 DECORATIVE SHUTTERS  
 GARAGE DOOR

- |                         |  |
|-------------------------|--|
| 7. CORBEL               | 13. COACH LIGHT                          |
| 8. ENTRY DOOR           | 14. SHAPED FOAM EAVE W/<br>STUCCO FINISH |
| 9. PRECAST TRIM         | 15. PAINTED SIDING                       |
| 10. DECORATIVE VENT     | 16. PAINTED B&B SIDING                   |
| 11. PROPERTY FENCE      | 17. WOOD PLANTER BOX                     |
| 12. FAUX CLAY PIPE VENT |  |

PLAN 1

SCALE: 1/4" = 1'-0"

LAS PALMAS

MORENO VALLEY

August 2, 2024

DESIGN DEVELOPMENT ELEVATIONS

H RC HOBBS  
 COMPANIES

DE Arc  
 ARCHITECTURE • PLANNING

A03



1C - FRONT (FARMHOUSE)



1C - RIGHT (FARMHOUSE)



1C - REAR (FARMHOUSE)



1C - LEFT (FARMHOUSE)

**MATERIAL KEY:**

- |                          |                         |  |
|--------------------------|-------------------------|--|
| 1. ROOFING               | 7. CORBEL               | 13. COACH LIGHT                          |
| 2. PAINTED 2X6 BARGE BD. | 8. ENTRY DOOR           | 14. SHAPED FOAM EAVE W/<br>STUCCO FINISH |
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| 6. GARAGE DOOR           | 12. FAUX CLAY PIPE VENT |  |

**PLAN 1**

SCALE: 1/4" = 1'-0"

**LAS PALMAS**

MORENO VALLE, CA

4-JULY-2021

DESIGN DEVELOPMENT ELEVATIONS



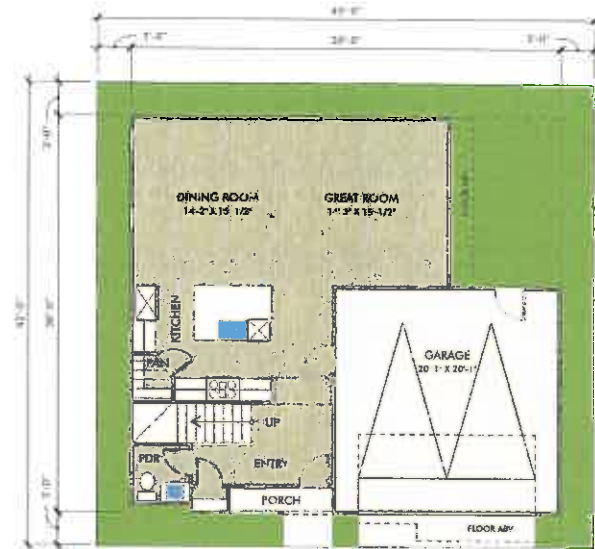
RC HOBE  
COMPANY



OPTIONAL BED 4



SECOND FLOOR



PLAN 2 - FIRST FLOOR

3 BED + LOFT / 2.5 BATH  
2 CAR  
2,005 SQ. FT.

PLAN 2

SCALE: 1/4" = 1'-0"

LAS PALMAS

MORENO VALLEY, CA

APRIL 13, 2021

DESIGN DEVELOPMENT FLOOR PLANS





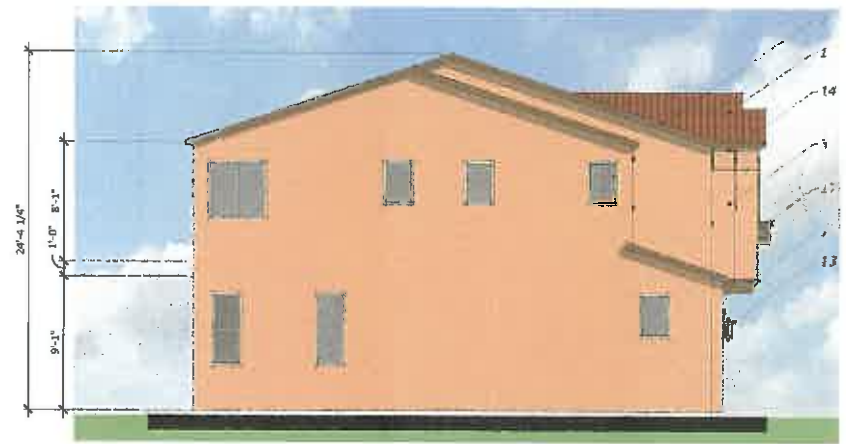
2A - FRONT (SPANISH)



2A - RIGHT (SPANISH)



2A - REAR (SPANISH)



2A - LEFT (SPANISH)

**ERIAL KEY:**

- |                       |                         |  |
|-----------------------|-------------------------|--|
| ROOFING               | 7. CORBEL               | 13. COACH LIGHT                          |
| PAINTED 2X6 BARGE BD. | 8. ENTRY DOOR           | 14. SHAPED FOAM EAVE W/<br>STUCCO FINISH |
| STUCCO                | 9. PRECAST TRIM         | 15. STUCCO FINISH                        |
| WINDOW/DOOR TRIM      | 10. DECORATIVE VENT     | 16. PAINTED SIDING                       |
| DECORATIVE SHUTTERS   | 11. PROPERTY FENCE      | 17. PAINTED B&B SIDING                   |
| GARAGE DOOR           | 12. FAUX CLAY PIPE VENT | 17. WOOD PLANTER BOX                     |

**PLAN 2**

SCALE: 1/4" = 1'-0"

**LAS PALMAS**

MIRILLO VALLEY, CA

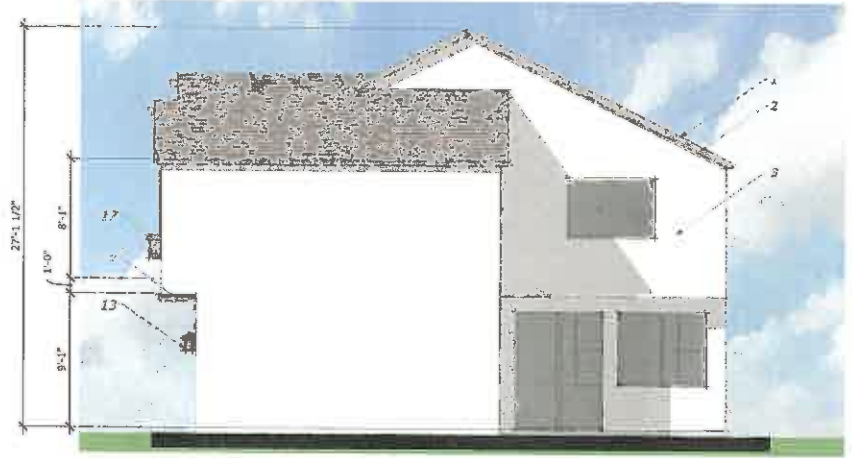
8/20/13 - 2/20/14

**DESIGN DEVELOPMENT ELEVATIONS**

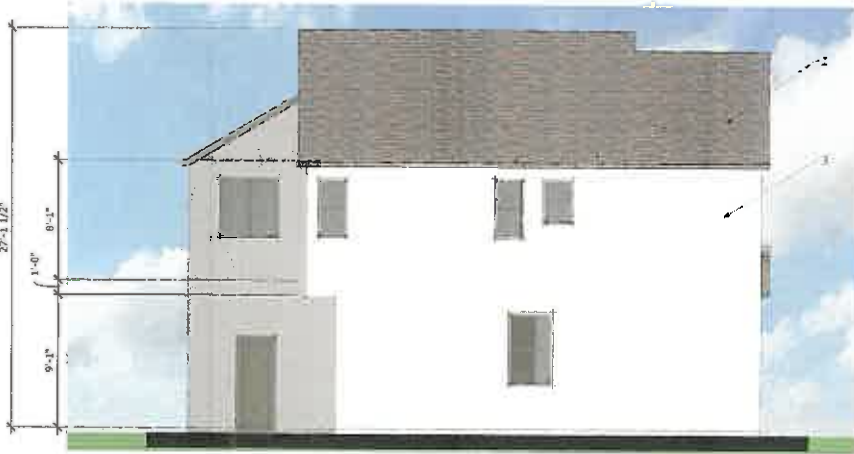




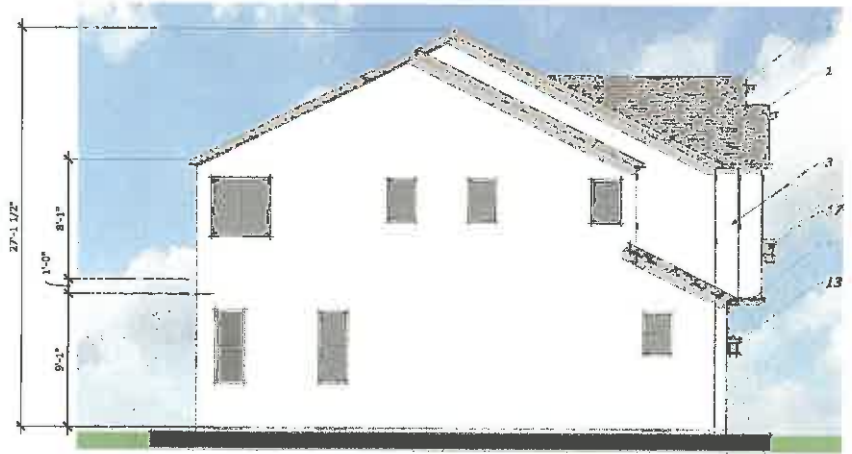
2B - FRONT (FRENCH)



2B - RIGHT (FRENCH)



2B - REAR (FRENCH)



2B - LEFT (FRENCH)

**MATERIAL KEY:**

- |                          |                         |  |
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| 1. ROOFING               | 7. CORBEL               | 13. COACH LIGHT                          |
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**PLAN 2**

SCALE: 1/4" = 1'-0"

**LAS PALMAS**

WOLFEND VALLESCA

COMPILED 2021

DESIGN DEVELOPMENT ELEVATIONS



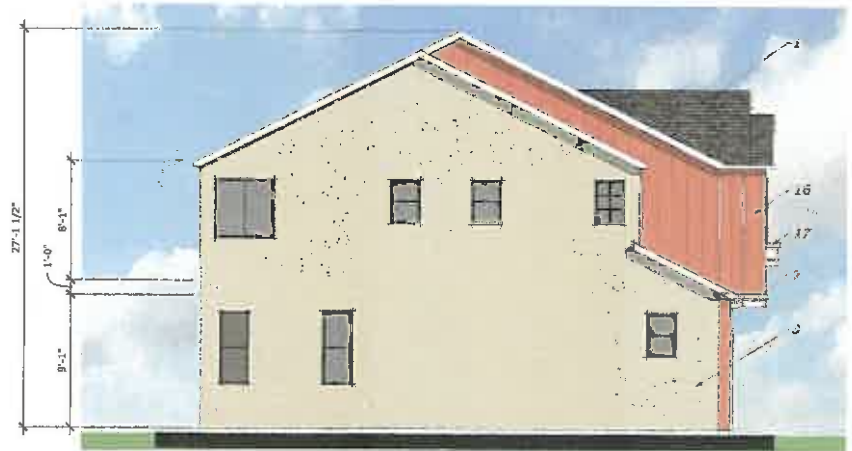
2C - FRONT (FARMHOUSE)



2C - RIGHT (FARMHOUSE)



2C - REAR (FARMHOUSE)



2C - LEFT (FARMHOUSE)

**SERIAL KEY:**

- |                       |                         |  |
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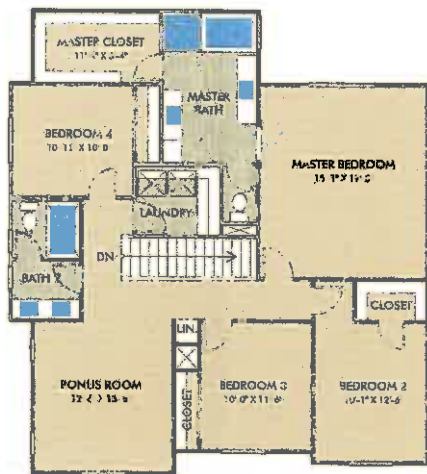
**PLAN 2**

SCALE: 1/4" = 1'-0"

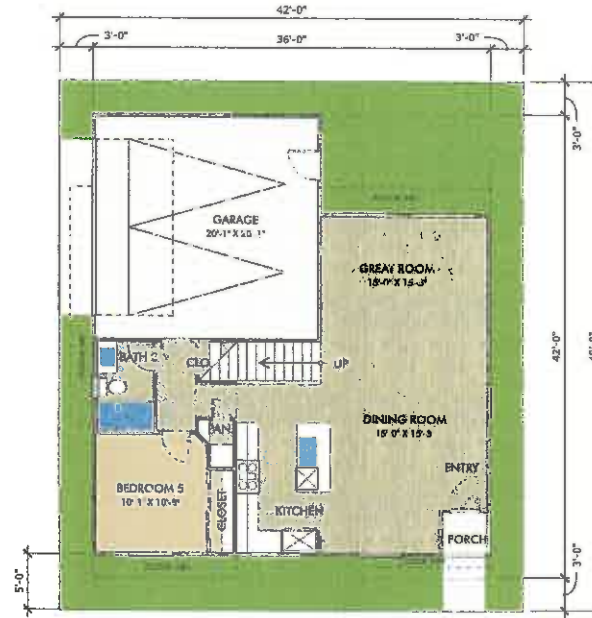
**LAS PALMAS**

ROSELAND VALLEY, CA      4000 S. 100TH ST.      90404-1501  
**DESIGN DEVELOPMENT ELEVATIONS**





SECOND FLOOR



PLAN 3 - FIRST FLOOR

5 BED + LOFT / 3 BATH  
2 CAR  
2,235 SQ. FT.

PLAN 3

SCALE: 1/4" = 1'-0"

LAS PALMAS

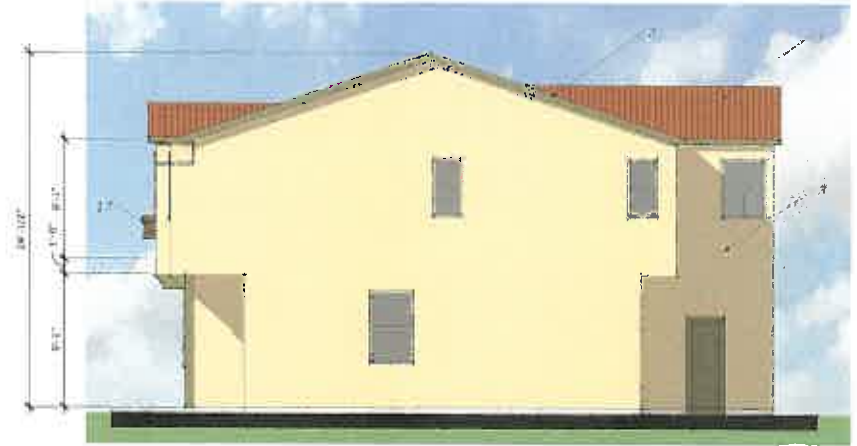
MORNING VALLEY PHA

August 2021

DESIGN DEVELOPMENT FLOOR PLANS



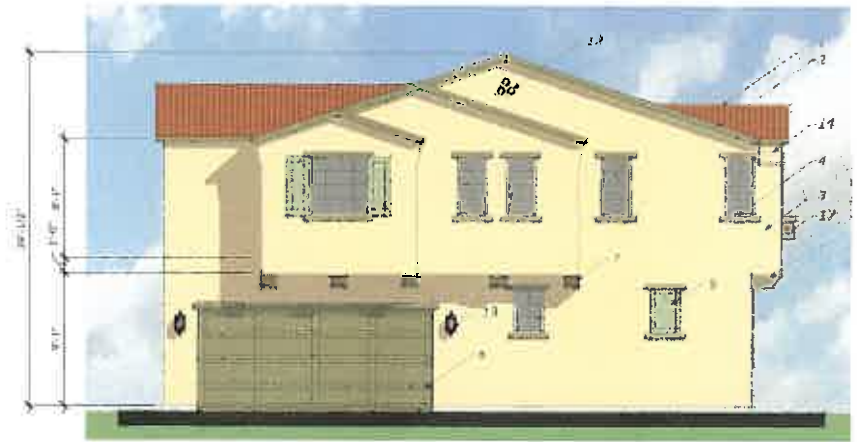
3A - FRONT (SPANISH)



3A - RIGHT (SPANISH)



3A - REAR (SPANISH)



3A - LEFT (SPANISH)

**SERIAL KEY:**

- ROOFING
- PAINTED 2X6 BARGE BD.
- STUCCO
- WINDOW/DOOR TRIM
- DECORATIVE SHUTTERS
- GARAGE DOOR

- 7. CORBEL
- 8. ENTRY DOOR
- 9. PRECAST TRIM
- 10. DECORATIVE VENT
- 11. PROPERTY FENCE
- 12. FAUX CLAY PIPE VENT

- 13. COACH LIGHT
- 14. SHAPED FOAM EAVE W/  
STUCCO FINISH
- 15. PAINTED SIDING
- 16. PAINTED B&B SIDING
- 17. WOOD PLANTER BOX

**PLAN 3**

SCALE: 1/4" = 1'-0"

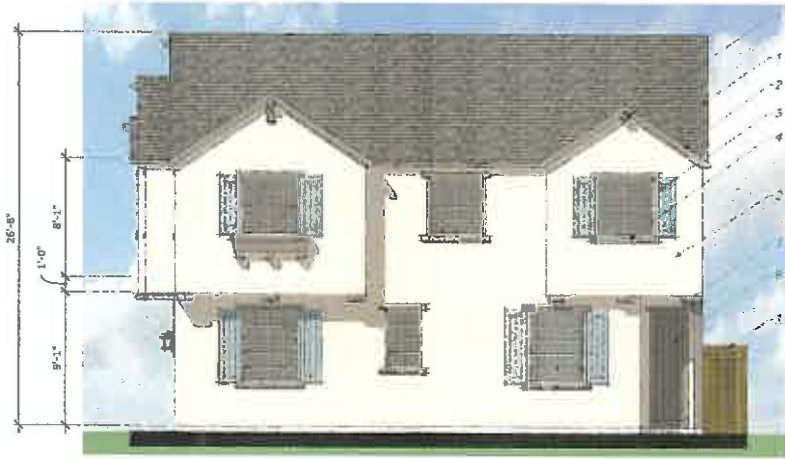
**LAS PALMAS**

MORENO VALLEY, CA

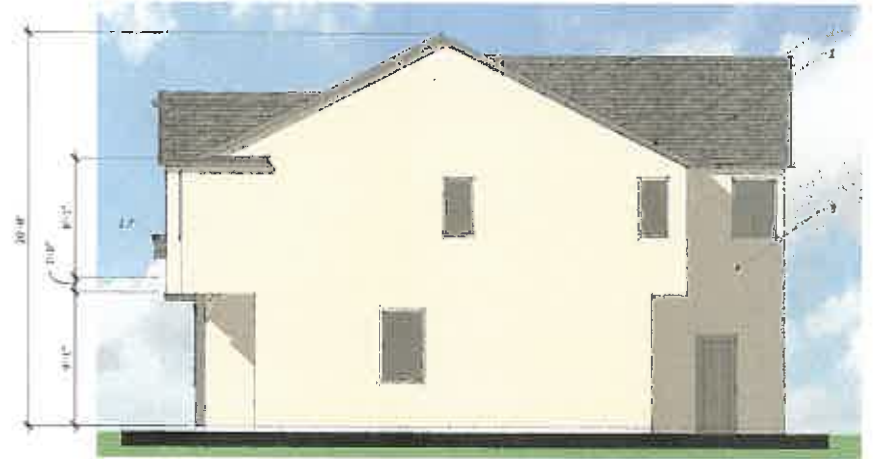
August 2006

DESIGN DEVELOPMENT ELEVATIONS





3B - FRONT (FRENCH)



3B - RIGHT (FRENCH)



3B - REAR (FRENCH)



3B - LEFT (FRENCH)

**MATERIAL KEY:**

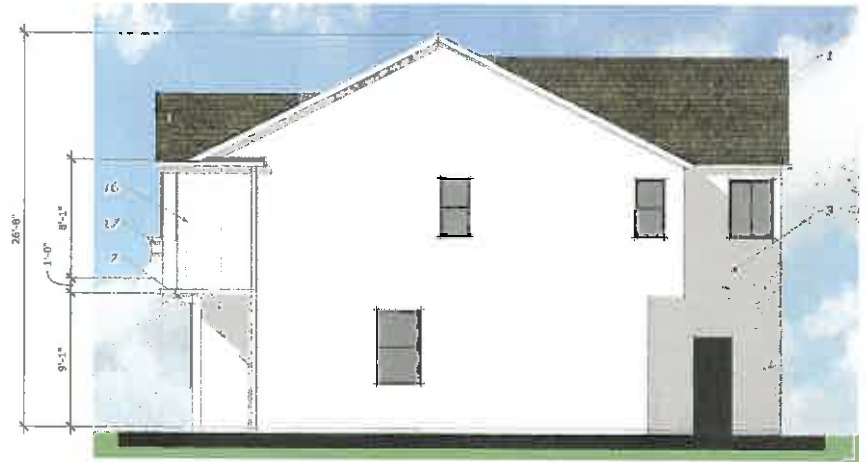
- |                          |                         |  |
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**PLAN 3**

SCALE: 1/4" = 1'-0"



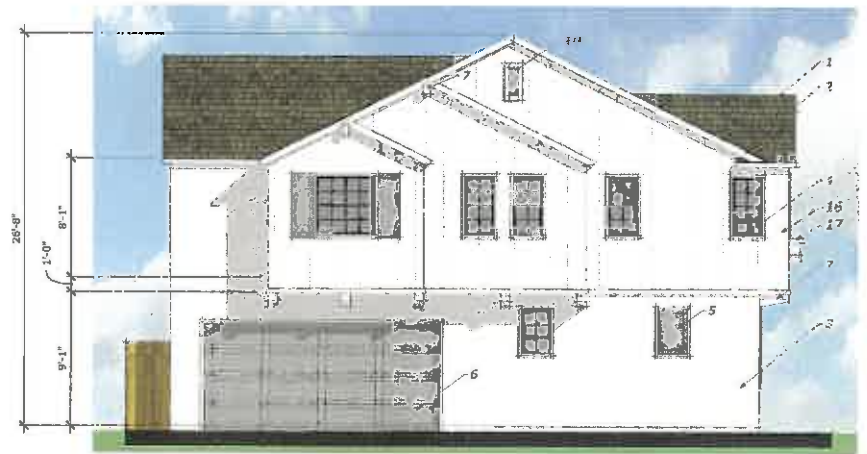
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3C - RIGHT (FARMHOUSE)



3C - REAR (FARMHOUSE)



3C - LEFT (FARMHOUSE)

**MATERIAL KEY:**

- |                          |                         |  |
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| 6. GARAGE DOOR           | 12. FAUX CLAY PIPE VENT |  |

**PLAN 3**

SCALE: 1/4" = 1'-0"

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. **Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org).** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893.**

The Jurupa Valley Planning Department should be contacted on non-ALUC issues. For more information please contact City of Jurupa Valley Planner Mr. Miguel Del Rio at (951) 332-6464 x222.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to [prull@rivco.org](mailto:prull@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon Street, 1<sup>st</sup> Floor Board Chambers  
Riverside California

**DATE OF HEARING:** January 13, 2022

**TIME OF HEARING:** 9:30 A.M.

**CASE DESCRIPTION:**

ZAP1037FL21 – RC Hobbs Companies, Inc. (Representative: Bob Beers) – City of Jurupa Valley Case Nos. MA21272 ([GPA21009 General Plan Amendment], [CZ21011 Change of Zone], [TTM37857 Tentative Tract Map]). A proposal to divide 3.84 acres into 37 single family residential lots, 1 detention basin lot, and 1 open space recreation lot, located northerly of 45<sup>th</sup> Street, westerly of Pacific Avenue, easterly of Opal Street, and southerly of Brookdale Avenue. The applicant also proposes to amend the site's general plan land use designation from Medium Density Residential to High Density Residential, and change the site's zoning from One Family Dwellings (R-1) to Planned Unit Development (PUD) (Airport Compatibility Zone D of the Flabob Airport Influence Area).





# RIVERSIDE COUNTY

## AIRPORT LAND USE COMMISSION

### APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1037FL21 DATE SUBMITTED: 12/1/21

#### APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant: RC Hobbs Company Phone Number: (714) 633-8100  
 Mailing Address: 1428 E. Chapman Avenue Email: rch@rchobbs.com  
Orange, CA 92866

Representative: Bob Beers Phone Number: (951) 360-2070  
 Mailing Address: 8175 Limonite Avenue, Suite E Email: rmbeers777@hotmail.com  
Jurupa Valley, CA 92509

Property Owner: Church of Jesus Christ of Latter Day Saints Phone Number: \_\_\_\_\_  
 Mailing Address: 50 E. North Temple Street, 12th Floor Email: \_\_\_\_\_  
Salt Lake City, Utah 84150-6320

#### LOCAL JURISDICTION AGENCY

Local Agency Name: City of Jurupa Valley Phone Number: (951) 332-6464 x217  
 Staff Contact: Miguel DelRio Email: mdelrio@jurupavalley.org  
 Mailing Address: 8930 Limonite Avenue Case Type:  
Jurupa Valley, CA 92529  General Plan / Specific Plan Amendment  
 Zoning Ordinance Amendment  
 Subdivision Parcel Map / Tentative Tract  
 Use Permit  
 Site Plan Review/Plot Plan  
 Other

Local Agency Project No: MA21272-SPA21009, C221011, TTM37857

#### PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address: 6225 45th Street

Assessor's Parcel No.: 182-190-015, 182-190-016 & 182-190-017 Gross Parcel Size: 3.84 acres

Subdivision Name: Parcel Map 7657 Nearest Airport and distance from Airport: Flabob Airport 4,300 ft

Lot Number: Parcels 2, 3 & 4

#### PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe): 3 - Large Vacant Parcels  
Property fronts on 45th Street and is located between Opal and Pacific

ZAP1037  
2/1/21  
x

Proposed Land Use (describe)	Subdivide the property into 37 residential lots with an open space/recreational lot along with two onsite WQMP basins for water quality treatment		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)		37
For Other Land Uses (See Appendix C)	Hours of Operation	not applicable	
	Number of People on Site	222	Maximum Number assume double the number of residents = $222 * 2 = 444$ people - 115 per acre
	Method of Calculation	Assume 6 people per dwelling unit * 37 = 222 people	
		222 people / 3.84 acres = 57.8 (call it 58) people per acre	
Height Data	Site Elevation (above mean sea level)	846	ft.
	Height of buildings or structures (from the ground)	27	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, describe _____ _____ _____		

- A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. SUBMISSION PACKAGE:**
1. . . . . Completed ALUC Application Form
  1. . . . . ALUC fee payment
  1. . . . . Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
  1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
  1. . . . . CD with digital files of the plans (pdf)
  1. . . . . Vicinity Map (8.5x11)
  1. . . . . Detailed project description
  1. . . . . Local jurisdiction project transmittal
  3. . . . . Gummed address labels for applicant/representative/property owner/local jurisdiction planner
  3. . . . . Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. **(Only required if the project is scheduled for a public hearing Commission meeting)**

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

### ADMINISTRATIVE ITEMS

#### 5.1 Director's Approvals.

- A. During the period of November 16, 2021, through December 15, 2021, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Paul Rull reviewed one non-legislative case within the March Air Reserve Base/Inland Port Airport.

ZAP1500MA21 (Zone E March AIA) pertains to County of Riverside Case No. TPM38026 (Tentative Parcel Map), a proposal to divide 4.46 acres into 3 parcels located at 17140 Parsons Road, northerly of Dallas Avenue, westerly of Venora way, and southerly of Mariposa Avenue. The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 21,860 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,706 feet AMSL. The project site elevation is 1,662 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition has been included that any future buildings exceeding 44 feet in height will require FAA OES review before permit issuance.

ALUC Director Paul Rull issued a determination of consistency for this project on December 3, 2021.

- B. Additionally, ALUC Director Paul Rull reviewed three local jurisdiction non-impact legislative cases pursuant to ALUC Resolution No. 2011-02, and issued determinations of consistency.

ZAP1097PS21 (Citywide-Multiple Airport Zones Palm Springs International AIA) pertains to City of Cathedral City Case No. GPA 20-001 (General Plan Amendment [Housing Element Update]), a proposal to update the City's Housing Element to be consistent with state law and identifying and analyzing the City's housing needs. There are no new housing sites, beyond those already identified in the current General Plan and Zoning Code, as part of this update. The project will (in the future) require a change of zone to increase the density of site #9, as identified in the available land inventory (Assessor's Parcel No. 680-190-037). This site would need to be rezoned from R-2 (10 dwelling units per acre) to R-3 (20 units per acre.) The site is located within Compatibility Zone D of Palm Springs Airport Influence Area (AIA), where residential density is restricted to either below 0.2 dwelling units per acre or above 3.0 dwelling units per acre. The proposed density of this site would be consistent with the airport land use compatibility criteria as long as the residential density is consistent with the Compatibility Zone D density criteria. There are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity within the proposed amendments (that would exceed ALUCP criteria). Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the Palm Springs International Airport Influence Areas located within the City of Cathedral City.

ALUC Director Paul Rull issued a determination of consistency for this project on November 18, 2021.

\*\*\*\*\*

ZAP1067HR21 (Citywide-Multiple Airport Zones Hemet-Ryan AIA) pertains to City of Hemet Case No. GPA21-001 (2021-2029 Housing Element Update, Safety Element Update, Environmental Justice Update), a proposal to update the City's Housing, Safety Element, and Environmental Justice Element to be consistent with state law, identifying and analyzing the City's housing needs and developing a work program consisting of City's goals, policies, and objectives to develop housing. (No changes to the City's land use designation or zoning are proposed). In addition, the City's existing General Plan stipulates that any development within the airport influence area shall be consistent with the underlying airport land use compatibility criteria. There are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity within the proposed amendments. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the portions of the Hemet-Ryan Airport Influence Area located within the City of Hemet.

ALUC Director Paul Rull issued a determination of consistency for this project on December 2, 2021.

\*\*\*\*\*

ZAP1057RG21 (Countywide-Multiple Airport Zones) pertains to County of Riverside Change of Zone (CZ2100131), a proposal to amend Ordinance No. 348 to correct a recent modification to the permitted uses within the Mixed Use (MU) zone to include "Motor vehicle fuel services stations, with or without the concurrent sale of beer and wine for off-premises consumption" as permitted use with a Conditional Use Permit. The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

ALUC Director Paul Rull issued a determination of consistency for this project on December 9, 2021.

**5.2** Update March Air Reserve Base Compatibility Use Study (CUS)  
Presentation by Project Director Simon Housman or his designee.

**5.3** a) Approval of Non-Disclosure Agreement form with March Air Reserve Base related to the MCUS  
b) Authorize the MCUS project manager to sign the agreement.

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



December 3, 2021

Jason Allin, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

**CHAIR**  
Steven Stewart  
Palm Springs

**VICE CHAIR**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Russell Betts  
Desert Hot Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

**STAFF**

Director  
Paul Rull

Simon A. Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

File No.: ZAP1500MA21  
Related File No.: TPM38026 (Tentative Parcel Map)  
APN: 266-200-001  
Airport Zone: Compatibility Zone E

Dear Mr. Allin:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TPM38026 (Tentative Parcel Map), a proposal to divide 4.46 acres into 3 parcels located at 17140 Parsons Road, northerly of Dallas Avenue, westerly of Venora way, and southerly of Mariposa Avenue.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 21,860 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,706 feet AMSL. The project site elevation is 1,662 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition has been included that any future buildings exceeding 44 feet in height will require FAA OES review before permit issuance.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

**CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be

## AIRPORT LAND USE COMMISSION

downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Hazards to flight.
3. The attached “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the

## AIRPORT LAND USE COMMISSION

name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. Prior to issuance of building permits for any new buildings greater than 44 feet in height, the permittee shall provide to the Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

If you have any questions, please feel free to contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Linda Rehr/Chester Honstein (applicant/property owner)  
Adkan Engineers (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Major David Shaw, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

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# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**

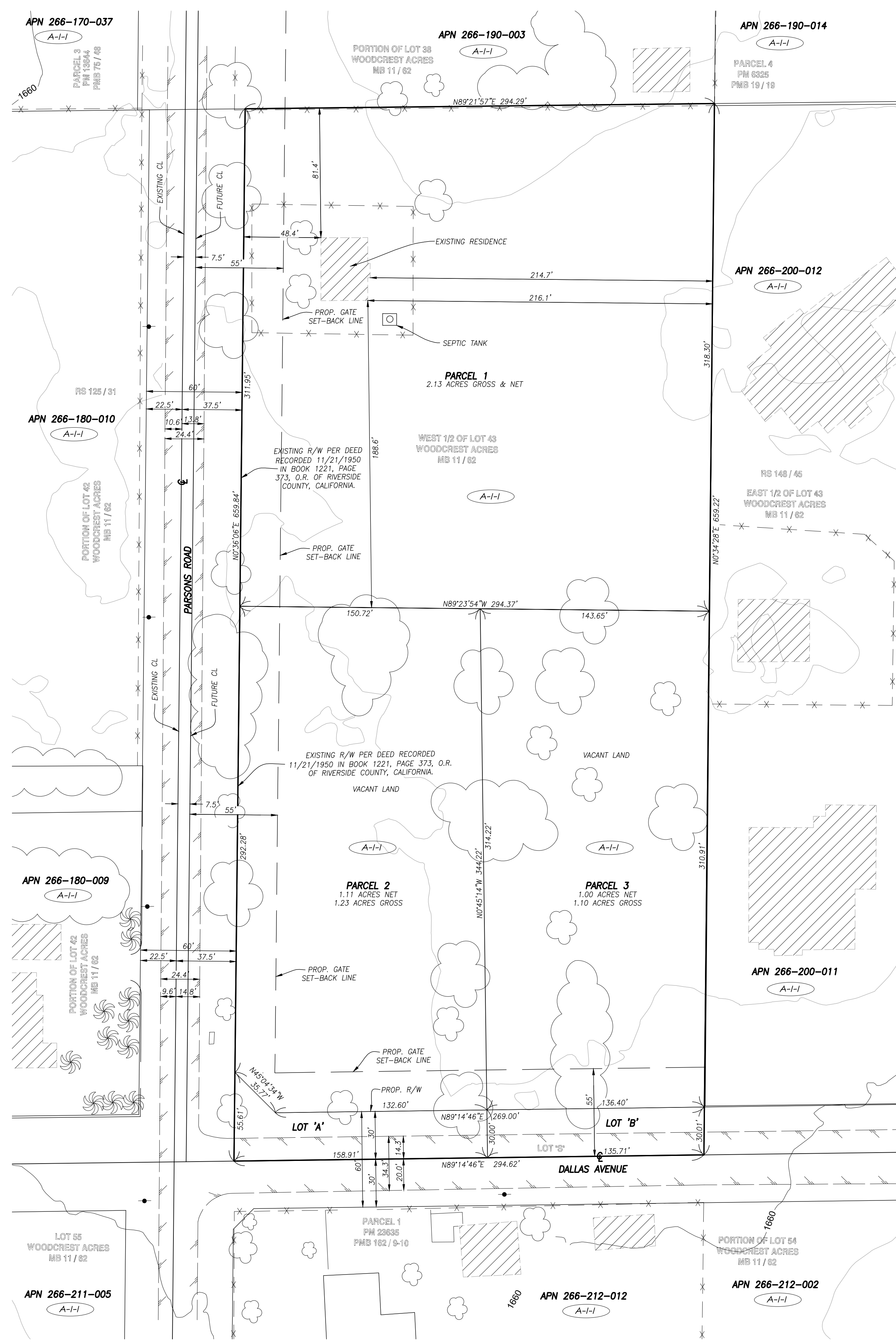
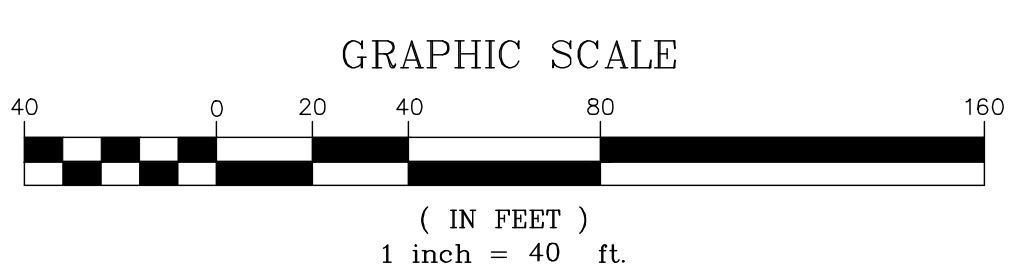


**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 38026**  
 BEING A SUBDIVISION OF A PORTION OF LOT 43 OF WOODCREST ACRES, PER MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.



**OWNERS**

**CHESTER A. HONSTEN**  
 15164 DESERT STREET  
 ADELANTO, CA 92301

**CHERYL ANN YOUNG**  
 12945 GALEWOOD DRIVE  
 APPLE VALLEY, CA 92308

**SUSAN RAE HILTON**  
 7556 WHISPERWOOD DRIVE  
 PANAMA CITY, FL 32404

**KAREN MARIE BUMANGLAG**  
 1141 MORNING VIEW DRIVE, #102  
 ESCONDIDO, CA 92026

**LINDA IRENE REHR**  
 15164 DESERT STREET  
 ADELANTO, CA 92301

**APPLICANT**

**LINDA IRENE REHR**  
 15164 DESERT STREET  
 ADELANTO, CA 92301

**ENGINEER**  
**adkan**  
**ENGINEERS**  
 6874 AIRPORT DRIVE  
 RIVERSIDE, CA 92504  
 TEL: 951-688-0241  
 FAX: 951-688-0599

**SITE ADDRESS**

17140 PARSONS ROAD  
 RIVERSIDE, CA 92503

**TOPOGRAPHY**

RIVERSIDE COUNTY FLOOD CONTROL AND WATER  
 CONSERVATION DISTRICT TOPOGRAPHY PROVIDED ON  
 OCTOBER 30, 2020.

**ASSESSORS PARCEL NUMBERS**

266-200-001

**ZONING/LAND USE**

ZONING: A-1-I (LIGHT AGRICULTURE)  
 LANDUSE: RC-VLDR (RURAL COMMUNITY- VERY LOW RESIDENTIAL DENSITY)

**ADJACENT LAND USE**

NORTH: RC-VLDR  
 NORTH: RC-VLDR  
 EAST: RC-VLDR  
 WEST: RC-VLDR

**UTILITY PURVEYORS**

WATER: WESTERN MUNICIPAL WATER DISTRICT  
 SEWER: WESTERN MUNICIPAL WATER DISTRICT  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
 TELEPHONE: AT&T  
 CABLE: SPECTRUM  
 SCHOOL: VAL VERDE UNIFIED SCHOOL DISTRICT

**LEGEND**

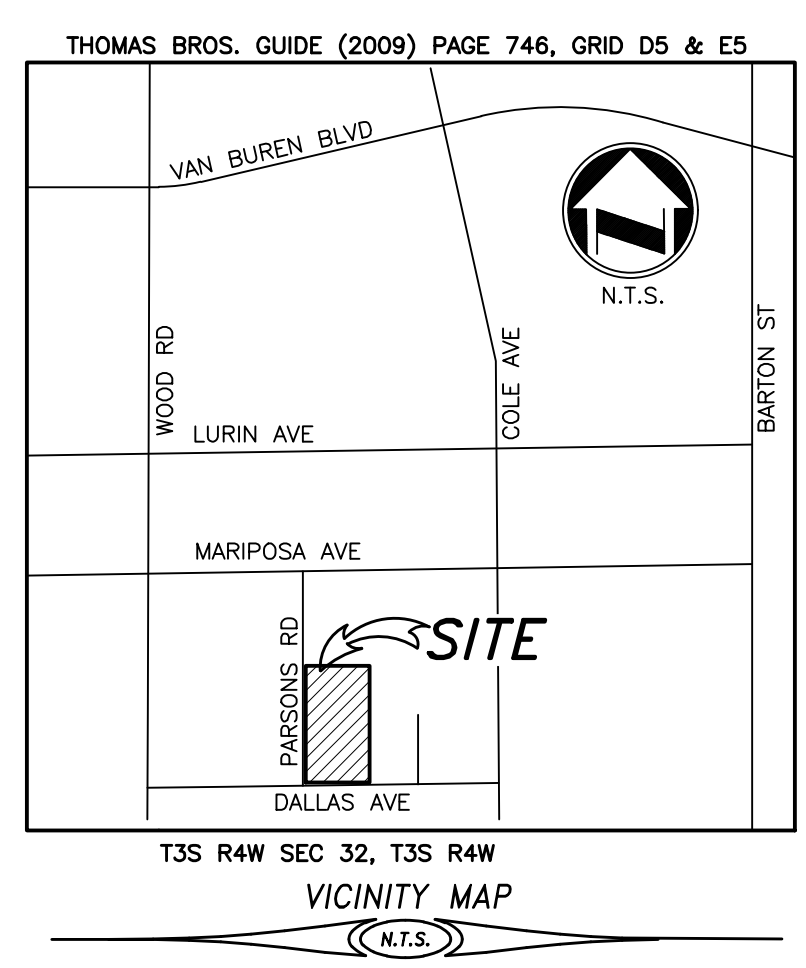
AC. ACRES  
 ZONING

**LEGAL DESCRIPTION**

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:  
 WEST HALF OF LOT 43 OF WOODCREST ACRES, AS SHOWN BY MAP ON FILE IN  
 BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, BEING ALL OF  
 SAID LOT EXCEPT THAT PORTION THEREOF CONVEYED TO THE HEIRS OF ROBERT  
 HENDERSON, DECEASED BY DEED RECORDED APRIL 2, 1950 IN BOOK 846, PAGE  
 548 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.  
 EXCEPTING THEREFROM THE WESTERLY 37.5 FEET OF SAID LOT AS CONVEYED TO  
 THE COUNTY OF RIVERSIDE IN DEED RECORDED NOVEMBER 21, 1950 IN BOOK 1221,  
 PAGE 313 OF OFFICIAL RECORDS OF SAID COUNTY.

**PROJECT NOTES**

- THIS TENTATIVE PARCEL MAP WAS PREPARED BY ADKAN ENGINEERS UNDER THE DIRECTION OF MITCHELL ADKISON R.G.E. 15131
- THOMAS BROS. COORDINATES: 2008 RIV. CO. (PAGE 114 GRID H-2)
- FEMA MAPPED FLOOD ZONE X, COMMUNITY PANEL NO. 06065C14056, EFFECTIVE DATE AUGUST 28, 2008.
- TOPOGRAPHY SOURCE: RIVERSIDE COUNTY FLOOD CONTROL
- TOTAL NUMBER OF PARCELS: 3
- TOTAL SITE ACREAGE: 4.46± ACRES
- TOTAL NUMBER OF BUILDINGS: 1 BUILDING
- SUBDIVISION INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- THIS PARCEL IS NOT WITHIN AN EARTHQUAKE FAULT ZONE.
- THIS PARCEL HAS NOT BEEN EVALUATED BY CGS FOR LIQUEFACTION HAZARDS.
- THIS PARCEL HAS NOT BEEN EVALUATED BY CGS FOR SEISMIC LANDSLIDE HAZARDS.



REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDED PARCEL 3, LOT 'A', AND LOT 'B'	SM 10/5/21

**TENTATIVE PARCEL MAP NO. 38026**

PREPARATION DATE : OCTOBER 2020

**adkan**  
**ENGINEERS**  
 Civil Engineering · Surveying · Planning  
 6874 Airport Drive, Riverside, CA 92504  
 Tel:(951) 688-0241 · Fax:(951) 688-0599

PAGE BREAK





# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

November 18, 2021

Mr. Robert Rodriguez, Planning Director  
City of Cathedral City Planning Department  
68-700 Avenida Lalo Guerrero  
Cathedral City CA 92234

**CHAIR**  
Steven Stewart  
Palm Springs

**VICE CHAIR**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Russell Betts  
Desert Hot Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

**STAFF**

**Director**  
Paul Rull

Simon Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

File No.: ZAP1097PS21  
Related File No.: GPA 20-001 (General Plan Amendment)  
APN: Citywide

Dear Mr. Rodriguez:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Cathedral City Case No. GPA 20-001 (General Plan Amendment [Housing Element Update]), a proposal to update the City’s Housing Element to be consistent with state law and identifying and analyzing the City’s housing needs. There are no new housing sites, beyond those already identified in the current General Plan and Zoning Code, as part of this update. The project will (in the future) require a change of zone to increase the density of site #9, as identified in the available land inventory (Assessor’s Parcel No. 680-190-037). This site would need to be rezoned from R-2 (10 dwelling units per acre) to R-3 (20 units per acre.) The site is located within Compatibility Zone D of Palm Springs Airport Influence Area (AIA), where residential density is restricted to either below 0.2 dwelling units per acre or above 3.0 dwelling units per acre. The proposed density of this site would be consistent with the airport land use compatibility criteria as long as the residential density is consistent with the Compatibility Zone D density criteria. There are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity within the proposed amendments (that would exceed ALUCP criteria). Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the Palm Springs International Airport Influence Areas located within the City of Cathedral City.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs International Airport Land Use Compatibility Plan.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

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# ***HOUSING ELEMENT***

---

## **PURPOSE**

The Housing Element addresses the housing characteristics and needs of the City, including, but not limited to, a description of existing housing types, condition of existing units, overcrowding, affordability, availability, and the demand for affordable housing in the area. The Housing Element also includes goals, policies and programs to acknowledge and respond to the City's housing needs.

The Housing Element provides analysis of the progress made since the previous element was drafted in 2014 and evaluates the needs for the current planning period (2022 through 2029). In drafting the current Housing Element, analysis of existing and projected housing needs was derived from available local, county, and statewide data, which are cited throughout the document. Note that the results of the 2020 Census were not available at the time this Element was prepared and adopted.

The City's land use map includes a variety of residential densities to accommodate all types of housing, from single-family to high-density residential development. The Housing Element works in tandem with the Land Use Element by assuring that adequate lands are available to provide sufficient housing for the period from 2022 through 2029.

## **CALIFORNIA LAW**

AB 2853, passed in 1980, established Government Code Article 10.6, Section 65580 et. seq. to define the need for, and the content of, Housing Elements. At its core, the law requires that the "housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing" to meet the State's housing goals.

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- (a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

- (c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- (d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs.
- (f) Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals and the purposes of this article

Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:

- (a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- (b) To assure that counties and cities prepare will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- (d) To ensure that each local government cooperates with other local governments to address regional housing needs.

Government Code Section 65583 outlines the required content of all housing elements, including identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The basic components of a Housing Element were established in Section 65583, and required that each Element include:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of local needs.
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.
- A program that sets forth a schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element to provide housing for all economic segments of the community guided by the following state housing objectives.
- Provision of decent housing for all persons regardless of age, race, sex, marital status, source of income, or other factors.
- Provision of adequate housing by location, type, price and tenure.

- Development of a balanced residential environment including access to jobs, community facilities, and services.

Housing Element law is regularly updated, expanded and modified. The most recent update to Housing Element law occurred in 2017, when a series of bills were passed into law to address the State-wide housing crisis. The laws passed in 2017 addressed a wide range of housing-related issues, including Housing Elements, which are summarized below.

- *SB 2* established a recordation fee for real estate documentation which would fund planning grants for affordable housing and affordable housing projects.
- *SB 3* placed a \$4 billion general obligation bond on the November 2018 ballot to fund affordable housing, farmworker housing, transit-oriented development, infill infrastructure and home ownership.
- *SB 35* mandated a streamlined approval process for infill affordable housing projects in communities that have not, according to the Department of Housing and Community Development (HCD) met their affordable housing allocation (RHNA).
- *AB 72* allowed HCD to find a housing element out of compliance with State law, and to refer the non-compliant element to the State Attorney General for action at any time during a Housing Element planning period.
- *AB 73* provided State-funded financial incentives for local jurisdictions which choose to create a streamlined zoning overlay for certain affordable housing projects.
- *SB 166* required that development proposals on local jurisdictions' sites inventory cannot be reduced in density without findings, and/or the identification of additional sites to result in 'no net loss' of affordable housing units in the sites inventory.
- *SB 540* provided State funding for the planning and implementation of workforce housing opportunity zones for very low-, low- and moderate-income households.
- *AB 571* modified the farmworker tax credit program to allow HCD to advance funds to migrant housing center operators at the beginning of each planting season, and allowed migrant housing to remain open for up to 275 days annually.
- *AB 678* amended the Housing Accountability Act to limit a local jurisdiction's ability to deny low- and moderate-income housing projects by increasing the required documentation and raising the standard of proof required of a local jurisdiction.
- *AB 686* (approved in 2018) required a public agency to administer its programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing.
- *AB 879* amended the annual reporting requirements of local jurisdictions to HCD regarding proposed projects, including processing times, number of project applications and approvals, and required approval processes.
- *AB 1397* amended the requirements of adequate sites analysis to assure that sites are not only suitable, but also available, by requiring additional information in site inventories.
- *AB 1505* allowed local jurisdictions to adopt local ordinances that require affordable housing units on- or off-site when approving residential projects.
- *AB 1515* established a 'reasonable person' standard to consistency of affordable housing projects and emergency shelters with local policies and standards.
- *AB 1521* placed restrictions on the owners of affordable housing projects when terminating or selling their projects.

## **CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS**

This current update of the Housing Element (2022-2029) was drafted concurrent with the City’s 2040 General Plan update (which commenced in 2019). The Housing Element, as with all Elements of the General Plan, must be consistent with all other Elements. For example, residential development capacities established in the Land Use Element are incorporated into the Housing Element. The Land Use Element also identifies use designations at densities that will facilitate the provision of a range of residential housing products for all income groups. The Circulation and Mobility Element plays a role in the location of residential development in relation to roadways, transit, pedestrian, and bicycle facilities. The Noise Element establishes noise levels appropriate for residential uses. Whenever one element of the General Plan is amended, other elements, including the Housing Element, will be reviewed and modified, if necessary, to ensure consistency between elements.

## **PREVIOUS HOUSING ELEMENT EVALUATION**

The City’s previous Housing Element included a number of policies and programs to encourage a balanced range of housing available to all income levels and household compositions in quantities sufficient to meet the needs of the community for the 2014-2021 planning period.

Since the adoption of the last housing element update, the City’s Housing Successor Agency successfully expanded housing options for special needs groups including low-income seniors and veterans. Specifically, Programs 1.B.3, 1.D.1, 2.A.4 encouraged various forms of outreach efforts, development incentives and financial assistance that resulted in the construction of 60-unit affordable housing project for veterans (Veterans Village) and the renovation of the 224-unit affordable housing project for seniors (Cathedral Palms). The City has also provided additional resources to the homeless population by expanding the Homeless Liaison Police Officer program from one to two officers, and is still an active participant in CVAG’s Homeless Task Force (Programs 1.B.5 and 1.F.1). The City continues to participate in regional efforts that seek innovative housing solutions for low income households and other special needs groups (Program 2.C.2)

A full report on the City’s progress in meeting the objectives of the policies and programs set forth during the 2014-2021 planning period is described in Technical Appendix A.

## **DEMOGRAPHIC BACKGROUND**

Housing needs for Cathedral City are based on a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. Rising costs and increasing competition for available physical and financial resources make it difficult for some families, especially lower income and special needs families, to find affordable housing. The Demographics section of the Housing Element presents the demographic background necessary for the comprehensive analysis of the City’s housing needs.

### **Regional Setting**

Cathedral City is located in the Coachella Valley, a subregion of Riverside County. The County encompasses a large portion of Southern California, and over the past decade has experienced a



slow growth when compared to previous decades. According to Census and Department of Finance data, the County’s population increased by 41.7%, from 1,545,313 in 2000 to 2,189,641 in 2010, and by 12.8% from 2010 to 2,470,546 in 2019. The incorporated cities of the Coachella Valley generally followed similar trends for population growth within the same time period.

**Population Trends**

Cathedral City is the second most populous city in the Coachella Valley region of Riverside County. Between 2000 and 2010, the City population increased by 17.3% from 43,647 to 51,200 residents. Between 2010 and 2019, the population increased by 6.2%, from 51,200 to 54,357 residents. The percent increase was greater than that of Rancho Mirage (5.7%) but less than all other Coachella Valley cities and Riverside County, which ranged between 7.5% and 20.7%.

**Table 1  
Population Trends – Cathedral City**

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
2000	43,647	--	--	--
2010	51,200	7,553	17.3%	1.7%
2019	54,357	3,157	6.2%	0.7%

Source: 2000 and 2010 U.S. Census; American Community Survey Data Profiles 5-Year Estimates, 2019.

**Table 2  
Population Trends – Neighboring Jurisdictions**

Jurisdiction	2010	2019	Change (2010-2019)	
			Number	Percent
Indio	76,036	91,756	15,720	20.7%
Coachella	40,704	45,181	4,477	11.0%
Desert Hot Springs	25,938	28,585	2,647	10.2%
La Quinta	37,467	41,076	3,609	9.6%
Palm Desert	48,445	52,575	4,130	8.5%
Indian Wells	4,958	5,370	412	8.3%
Palm Springs	44,552	47,897	3,345	7.5%
<b>Cathedral City</b>	<b>51,200</b>	<b>54,357</b>	<b>3,157</b>	<b>6.2%</b>
Rancho Mirage	17,218	18,193	975	5.7%
Riverside County	2,189,641	2,470,546	280,905	12.8%

Source: 2010 U.S. Census; American Community Survey 2019 5-Year Estimates.

Cities are listed in order of highest to lowest percentage of population change.

The Southern California Association of Governments (SCAG) prepares population forecasts for cities within its jurisdiction as part of future growth policies and programs. SCAG’s 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) projects that the Cathedral City population will reach 68,100 in 2040. As the City grows, the demand for a variety of housing products will increase; however, the need for additional housing must be evaluated in light of the slowing annual growth rate that has occurred since 2010.

### Race and Ethnicity

The racial and ethnic distribution of Cathedral City residents in 2010 and 2019 is shown in the following table. Residents who categorize themselves as White comprise the largest race/ethnicity; this group increased from 63.5% to 75.6%. The second most prevalent race/ethnicity is “some other race,” although their share of the population decreased from 23.5% to 11.6%. The percentage of Black/African Americans, American Indians and Alaska Natives, Asians, and Native Hawaiians and Other Pacific Islanders remained largely unchanged, comprising approximately 10.2% combined during both 2020 and 2019. The percentage of residents in the “Two or More Races” category decreased from 4.2% to 2.6%. The percentage of Hispanic or Latino residents decreased slightly from 58.8% to 58.6%.

**Table 3**  
**Population by Race/Ethnicity**

Race/Ethnicity	2010		2019	
	Persons	%	Persons	%
One Race				
White	32,537	63.5%	41,101	75.6%
Asian	2,562	5.0%	3,345	6.2%
Black or African American	1,344	2.6%	1,482	2.7%
American Indian and Alaska Native	540	1.1%	515	1.0%
Native Hawaiian and Other Pacific Islander	55	0.1%	139	0.3%
Some Other Race	12,008	23.5%	6,347	11.6%
Two or More Races	2,154	4.2%	1,428	2.6%
Total	51,200	100%	54,357	100%
Hispanic or Latino (of any race)	30,085	58.8%	31,851	58.6%

Source: 2010 U.S. Census, Table P3; American Community Survey 5-Year Estimates 2019, Table DP05

### Age Characteristics

**Table 4** provides a comparison of Cathedral City age characteristics in 2010 and 2019. Approximately 38.2% of the 2019 City population consists of younger and middle-age adults (25 to 54 years), and 25.4% consists of children (0 to 19 years). However, the data show that the population is slowly aging. Between 2010 and 2019 (other than those 25 to 34 years old, which increased by 0.5%), all age groups under 55 years decreased by a combined total of 5.7%, and all age groups over 55 years increased by a combined total of 5.7%. The increase is also reflected in the median age, which increased from 36.0 years in 2010 to 39.4 years in 2019.

The data suggest that housing demand is currently highest for young adults and families with children. If the aging trend continues, there may be a growing demand for senior housing and programs that promote “aging in place”; however, this trend is likely to occur slowly, and the demand for such products will need to be evaluated over time.

**Table 4  
Population by Age**

Age Group	2010		2019	
	Persons	%	Persons	%
Under 5 years	3,546	6.9%	3,155	5.8%
5 to 9 years	3,671	7.1%	3,074	5.7%
10 to 14 years	4,024	7.9%	3,883	7.1%
15 to 19 years	4,138	8.1%	3,707	6.8%
20 to 24 years	3,383	6.6%	3,397	6.2%
25 to 34 years	6,179	12.1%	6,854	12.6%
35 to 44 years	6,769	13.2%	6,781	12.5%
45 to 54 years	6,962	13.6%	7,102	13.1%
55 to 59 years	2,658	5.2%	3,592	6.6%
60 to 64 years	2,507	4.9%	3,551	6.5%
65 to 74 years	3,959	7.7%	5,031	9.3%
75 to 84 years	2,503	4.9%	3,110	5.7%
85 years and over	901	1.8%	1,120	2.1%
Total	51,200	100%	54,357	100%
Median Age	36.0		39.4	

Source: 2010 U.S. Census Tables P12 and P13; American Community Survey 5-Year Estimates, 2019. Table DP05

### Household Income

Incomes vary significantly by region, industry, and type of job. **Table 5** describes average income per worker, by industry, in the Coachella Valley. As shown, the highest-paying sectors are Finance/Insurance/Real Estate, Government, and Information, with incomes averaging around \$50,000 to \$60,000. The lowest-paying sectors are Retail Trade, Other Services, and Leisure and Hospitality, with incomes averaging around \$31,000.

**Table 5**  
**Average Income by Industry, Coachella Valley**

<b>Industry</b>	<b>Average Income per Worker, 2017</b>
Finance, Insurance, Real Estate	\$59,726
Government	\$58,711
Information	\$50,493
Education and Health Services	\$48,322
Manufacturing	\$46,340
Construction	\$45,488
Logistics	\$45,114
Professional and Business Services	\$43,736
Retail Trade	\$32,281
Other Services	\$31,836
Leisure and Hospitality	\$31,513
Agriculture	\$29,571

Source: 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 29.

The following table compares median household income in Cathedral City and Riverside County in 2010 and 2019. The City’s 2010 median household income was 79% of the County’s, and the City’s 2019 median household income was 71% of the County’s. During this period, the City’s median household income increased only 1.8% compared to the County’s 13.7% increase. Income growth in Cathedral City is not keeping pace with that of Riverside County.

**Table 6**  
**Median Household Income**

<b>Jurisdiction</b>	<b>Median Household Income</b>			<b>% of County Median Household Income</b>	
	<b>2010</b>	<b>2019</b>	<b>Percent Increase 2010-2019</b>	<b>2010</b>	<b>2019</b>
Cathedral City	\$45,693	\$46,521	1.8%	79%	71%
Riverside County	\$57,768	\$65,712	13.7%	100%	100%

Source: American Community Survey 5-Year Estimates 2006-2010 and 2019, Table DP03

**Employment**

Like much of the Coachella Valley, a substantial portion of the City’s economy is rooted in the regional tourism and service industries. The following table describes employment by industry in Cathedral City in 2019. The data show that 23,119 residents over 16 years of age were in the

civilian-employed<sup>1</sup> labor force. The largest percentage of the population was employed in “arts, entertainment, recreation, accommodation, and food services” (21.6%), followed by “educational services, health care, and social assistance” (19.7%) and “Professional, scientific, management, admin., waste management” (13.6%).

**Table 7  
Employment by Industry**

Industry Type	2019	
	Persons	%
Civilian-employed population 16 years of age and over:		
Arts, entertainment, recreation, accommodation, food services	4,983	21.6%
Educational services, health care, social assistance	4,564	19.7%
Professional, scientific, management, admin., waste management	3,141	13.6%
Retail Trade	3,097	13.4%
Construction	1,803	7.8%
Other services, except public administration	1,486	6.4%
Finance, insurance, real estate, rental, leasing	1,107	4.8%
Transportation, warehousing, utilities	829	3.6%
Public administration	674	2.9%
Manufacturing	653	2.8%
Information	345	1.5%
Wholesale Trade	273	1.2%
Agriculture, forestry, fishing, hunting, mining	164	0.7%
Total	23,119	100.0%

Source: American Community Survey 5-Year Estimates, 2019. Table S2405

As shown in **Table 8**, more than one-third (33.1%) of the City’s civilian-employed labor force is employed in “service occupations,” followed by “management, business, science, and arts” occupations (24.6%) and “sales and office” occupations (22.5%).

**Table 8  
Employment by Occupation**

Occupation	2019	
	Persons	%
Civilian-employed population 16 years and over		
Service occupations (restaurants and food service)	7,644	33.1%
Management, business, science, and arts occupations	5,693	24.6%
Sales and office occupations	5,201	22.5%
Natural resources, construction, and maintenance occupations	2,324	10.0%
Production, transportation, and material moving occupations	2,257	9.8%
Total	23,119	100%

Source: American Community Survey 5-Year Estimates, 2019. Table DP03

<sup>1</sup> “Civilian-Employed” means non-governmental employment, typically a private or family-owned business.

As shown in **Table 9**, the City’s principal employers include health care providers, golf clubs and resorts, auto dealerships and other retailers, and educational facilities. Typical jobs at these facilities include medical providers and support staff, store clerks and managers, teachers and school administrators and support staff, auto salespeople and mechanics, and cooks and food service providers.

**Table 9**  
**Principal Employers in Cathedral City**

Employer	Number of Employees Range	Percentage of Total City Employment
Aldus Healthcare	250-499	1.03% - 2.06%
Doubletree Golf Resort	250-499	1.03% - 2.06%
Target	250-499	1.03% - 2.06%
Cathedral City High School	100-249	0.41% - 1.03%
Honda of the Desert	100-249	0.41% - 1.03%
Jessup Auto Plaza	100-249	0.41% - 1.03%
Nellie N. Coffman Middle School	100-249	0.41% - 1.03%
Palm Springs Motors	100-249	0.41% - 1.03%
Palm Springs Unified School District	100-249	0.41% - 1.03%
Stater Bros. Markets (Ramon)	100-249	0.41% - 1.03%
Toyota of the Desert	100-249	0.41% - 1.03%
<b>Total</b>	<b>1,650-5,988</b>	<b>6.78%-15.45%</b>

Source: 2019 Comprehensive Annual Financial Report, City of Cathedral City.

“Principal Employer” is defined as a company, organization, or public entity that employs the greatest number of people as a percentage of the City’s total employment.

### Economic Trends

The Great Recession, which began in late 2007, saw high unemployment and job losses in the Coachella Valley, where every seventh person lost their job.<sup>2</sup> Regional employment started to increase by 2011 but did not reach pre-Recession levels until 2017, much later than western Riverside County, California, and the nation. The construction sector was hardest hit regionally; approximately 70% of jobs were lost and only 14% had been recovered by December 2017.<sup>3</sup> The Retail Trade sector lost approximately 6,000 jobs, but has generally returned to pre-Recession levels. Two sectors have fully recovered and even added jobs: Education and Health Services and, to a lesser extent, Leisure and Hospitality. The COVID-19 pandemic has significantly affected the City’s residents, but its long-term effects cannot be quantified at this time.

Between 2010 and 2019, annual unemployment rates in Cathedral City decreased steadily from a high of 11.4% in 2010 to a low of 3.8% in 2019.<sup>4</sup> However, analysis of employment data from 2005 to 2017 shows that, as of December 2017, Cathedral City had not recovered the job losses it incurred during the Great Recession. The City lost about 36% of jobs relative to peak

<sup>2</sup> 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 24.

<sup>3</sup> Ibid, Figures 25 and 26.

<sup>4</sup> California Employment Development Department annual unemployment rates (labor force), not seasonally adjusted, not preliminary.

employment, and had recovered only about 13%.<sup>5</sup> This scenario is roughly the same for seven other Coachella Valley cities; only Palm Springs and Rancho Mirage had recovered and exceeded their previous peaks.

Current and future employment opportunities for City residents include a variety of new retail, service, cannabis product sales, manufacturing, and cultivation, and entertainment jobs. Many of these are jobs are the result of the Agua Caliente Casino/mixed-use business district currently being developed and the Downtown Arts and Entertainment District that includes the Mary Pickford Theater and CV Repertory Theater, both of which are located on East Palm Canyon Drive. Additional hospitality jobs were recently added at the new Staybridge Hotel and the renovated Doubletree Hotel and Resort. North of the freeway, the Crossings at Bob Hope and the North City Specific Plan area provide a variety of new and future employment opportunities, including general retail, mixed-use retail, housing, and cannabis-related operations.

**Table 10** describes the employment locations of Cathedral City residents. As shown, only 15.6% of City residents work in Cathedral City, suggesting a jobs-housing imbalance for City residents. More than one-third (35.4%) work in Palm Springs.

**Table 10**  
**Commuting Patterns**

Where Cathedral City Residents Work	No. of Cathedral City Residents	% of Total
Palm Springs	4,097	35.4%
Cathedral City	1,808	15.6%
Rancho Mirage	1,912	16.5%
Palm Desert	1,989	17.2%
Indian Wells	317	2.7%
La Quinta	431	3.7%
Indio	571	5.0%
Desert Hot Springs	232	2.0%
Coachella	204	1.8%

Source: 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Table 6. Based on 2015 data.

Cities are listed in geographical order from west to east to demonstrate the correlation between commuting patterns and geographic proximity to Cathedral City.

### Household Characteristics

As shown in the following tables, from 2010 to 2019, the number of City households increased 5.5%, from 17,837 to 18,816. In 2019, the majority of households (44%) consisted of married couple families, followed by female householders with no husband present (26.3%). This was closely followed by male householders with no wife present (23.0%).

<sup>5</sup> 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 28.

**Table 11**  
**Household Growth Trends**

Year	Number of Households	Numerical Change	Percent Change
2010	17,837	---	---
2019	18,816	979	5.5%

Sources: American Community Survey 5-Year Estimates Data Profiles, 2019, Table DP02.

**Table 12**  
**Household Types, 2019**

Household Type	No. of Households	% of Total
Married couple family	8,274	44.0%
Cohabiting couple	1,271	6.7%
Male householder, no wife present	4,319	23.0%
Female householder, no husband present	4,952	26.3%
Total Households	18,816	100%

Source: American Community Survey 5-Year Estimates Data Profiles, 2019, Table DP02.

## EXISTING HOUSING STOCK CHARACTERISTICS

### Housing Units

The City’s housing stock includes an estimated 23,620 dwelling units, the majority of which are single-family detached units (55.5%). Other housing types include single-family attached units (6.5%), mobile homes (9.8%), and multi-family complexes with 2-4 units (13.3%) and 5 or more units (14.7%).

The total number of units increased by 1,183 (5.27%) between 2010 and 2019. Specifically, the number of single-family detached units increased by 616, multi-family complexes of 2-4 units increased by 696, and multi-family complexes of 5+ units increased by 1,654. The number of single-family attached units decreased by 1,507, and mobile homes decreased by 207. This discrepancy is likely due to differences in available housing data from 2010 and 2019.

**Table 13**  
**Housing Stock Trends – 2010 and 2019**

Unit Type	2010		2019	
	Number of Units	% Total Units <sup>1</sup>	Number of Units	% Total Units <sup>1</sup>
1-unit, detached	12,494	55.7%	13,110	55.5%
1-unit, attached	3,040	13.5%	1,533	6.5%
2 units	986	4.4%	1,420	6.0%



**Table 13**  
**Housing Stock Trends – 2010 and 2019**

Unit Type	2010		2019	
	Number of Units	% Total Units <sup>1</sup>	Number of Units	% Total Units <sup>1</sup>
3 or 4 units	1,461	6.5%	1,723	7.3%
5 to 9 units	870	3.9%	1,296	5.5%
10 to 19 units	346	1.5%	875	3.7%
20 or more units	600	2.7%	1,299	5.5%
Mobile home	2,511	11.2%	2,304	9.8%
Boat, RV, van, etc.	129	0.6%	60	0.3%
Total	22,437	100.0%	23,620	100.0%

Source: American Community Survey 5-Year Estimates Data Profiles, 2010 and 2019. Table DP04

<sup>1</sup> Differences due to rounding

**Residential Building Permits, 2014-2020**

The following table summarizes residential building permits issued from 2014 to 2020. Permits were issued for a total of 422 residential units, 415 of which were single-family units and had an average value of \$206,436, 2 were duplex units and had an average value of \$150,000, and 5 were multifamily units with an average value of \$164,692. Eight (8) accessory dwelling unit permits were issued in 2020 with an average value of \$12,964.

**Table 14**  
**Residential Building Permits, 2014-2020**

Year	Single-Family		Multi-Family 2-4 Units		Multi-Family 5+ Units		Accessory Dwelling Units (ADU)	
	No. of Units	Average Value/Unit	No. of Units	Average Value/Unit	No. of Units	Average Value/Unit	No. of Units	Average Value/Unit
2014	32	\$205,190	0	---	0	---	0	---
2015	16	\$209,872	0	---	0	---	0	---
2016	46	\$214,615	0	---	0	---	0	---
2017	56	\$202,114	0	---	0	---	0	---
2018	84	\$200,380	0	---	0	---	0	---
2019	159	\$201,067	0	---	0	---	0	---
2020	210	\$211,812	2	\$300,000/ \$150,000	5	\$823,460/ \$164,692	8	\$103,712/ \$12,964
Total:	415	\$206,436	2	---	5	---	0	---

### Housing Conditions

The age of the City’s housing stock can be a key indicator of potential rehabilitation, repair, or demolition needs. As shown in **Table 15**, 60.8% of housing units in Cathedral City were built before 1990 and are, therefore, more than 30 years old. Depending on construction quality and maintenance history, older homes can have problems with inadequate or unsafe mechanical systems and appliances, foundation or roof problems, inefficient windows, the presence of asbestos or lead, or other issues that affect livability and safety.

Generally, the oldest homes were built before 1940 and are located in the Downtown area. Homes built between 1940 and 1949 occur in the Cove neighborhood; homes built from 1950 to 1959 occur in the Downtown, Cove and Outpost neighborhoods; and homes built from 1960 to 1969 also occur in the Dream Homes, Outpost, and Cove neighborhoods. From 1970 to the present, the distribution of new homes has been more widespread throughout the City, with construction occurring on in-fill lots in existing subdivisions.

**Table 15**  
**Age of Housing Units, 2019**

Year Built	No. of Units	% of Total <sup>1</sup>
Built 2014 or later	147	0.6%
Built 2010 to 2013	319	1.4%
Built 2000 to 2009	4261	18.0%
Built 1990 to 1999	4530	19.2%
Built 1980 to 1989	7880	33.4%
Built 1970 to 1979	3873	16.4%
Built 1960 to 1969	1464	6.2%
Built 1950 to 1959	730	3.1%
Built 1940 to 1949	228	1.0%
Built 1939 or earlier	188	0.8%
Total units	23,620	100%
Total Built before 1990	14,363	60.8%

Source: American Community Survey 5-Year Estimates Data Profiles, 2019. Table DP04

<sup>1</sup> Differences due to rounding

Another measure of potentially substandard housing is the number of housing units lacking adequate kitchen and plumbing facilities. In Cathedral City, there are 30 units (0.16% of all units) lacking complete kitchens and 46 units (0.24% of all units) lacking plumbing facilities. More rental units have deficiencies in plumbing facilities than homeowner units, and more owner-occupied units have deficiencies in kitchen facilities than rental units. These homes could potentially benefit from rehabilitation programs.

**Table 16  
Housing Units Lacking Facilities, 2019**

Type of Deficiency <sup>1</sup>	Owner-Occupied Units			Renter-Occupied Units			Total	
	No.	Total Units in City	Percent of Total Units	No.	Total Units in City	Percent of Total Units	No.	Percent of Total Units
Lacking complete kitchen facilities	18	11,429	0.15%	12	7,387	0.16%	30	0.16%
Lacking plumbing facilities	20	11,429	0.17%	26	7,387	0.35%	46	0.24%

Source: 2019 American Community Survey 5-Year Estimates Data Profiles, Tables B25053 and B25049.

1. The Census considers a home to lack complete plumbing or kitchen facilities if it is without any of the following: hot and cold running water, a flush toilet, and a bathtub or shower, a sink with a faucet, a stove or range, and a refrigerator.

### Local Housing Condition Survey

The City does not currently conduct regular housing condition surveys to estimate the number of units in need of rehabilitation or replacement. However, in February 2021 the City’s Code Enforcement Department conducted a records search of dwelling units with code violations to gain an idea of the current condition of existing housing stock. As of February 2021, there were approximately 158 open cases citing structural deficiencies. Most violations were associated with faulty or hazardous electrical systems (68), faulty plumbing systems (18), illegal non-conforming structures (200), general dilapidation or deterioration of the structure (20), and general health and safety code violations (32). There is no correlation made in City records between code violations and household income, however, it is expected that lower income households have greater difficulty maintaining their homes. The records search found 1,196 open cases citing aesthetic and nuisance violations. Most were associated with trash and debris (368), overgrown/dead/decayed vegetation (487), inoperative or abandoned vehicles (273), and fallen or broken fencing (68).

Based on the age of existing housing stock and number of open cases citing structural deficiencies, it can be assumed that more than 60% (14,363) of the City’s housing stock either requires more regular maintenance and repair, or in the case of the older units, may also require more extensive rehabilitation or replacement. The City does not directly offer programs that assist homeowners and apartment complex owners with home maintenance and repair costs. The County of Riverside Economic Development Agency (EDA) offers home repair programs including the Home Repair Loan Program (HRLP) and the Senior Home Repair Grant (SHRG) program. According to the County’s website, Cathedral City is not eligible for these programs because the City exceeds the County’s income limit. However, eligibility is subject to change if the City falls below the County’s income limits. The City is, however, financially participating in the renovation of the 224-unit Cathedral Palms, a special-needs housing development located in Cathedral City for extremely low- and low-income seniors.

To improve housing conditions, Program 3.A.2 requires the City to develop a Housing Rehabilitation Program that provides access to low interest loans funded by CBDG funds to low-income families who need to make improvements to make their homes safe to occupy. As part of this new program, the City shall also conduct a City-wide windshield survey every 3 years to identify general housing conditions to estimate the number of residential structures in need of

rehabilitation or replacement. The addition of this program in conjunction with a active code enforcement, the City hopes to assist a larger number of low-income homeowners to rehabilitate their homes during the 2022-2029 planning period. Table 36 includes 40 units (5 per year) to be rehabilitated through this program.

**Vacancy Rates**

The housing vacancy rate is the percentage of units that are vacant or unoccupied at a particular time. It is directly related to housing supply and demand; a low vacancy rate means there are more occupied units and can indicate higher housing demand and housing values/costs, while a high vacancy rate can indicate excess housing supply and decreased property values. A unit may be considered vacant for several reasons, such as being a vacation or seasonal home.

As shown in **Table 17**, 18,816 (79.6%) housing units in Cathedral City are occupied. Of these, about 60% are owner-occupied and 40% are renter-occupied. The remaining 4,804 units (20.3%) of all housing units are vacant. Approximately 73% of vacant units are vacant for “seasonal, recreational, or occasional use,” which is indicative of the strong vacation and second home market in the City and in western Coachella Valley. The homeowner vacancy rate is 2.9%, and the rental vacancy rate is 2.3%, both of which are relatively low.

**Table 17  
Vacancy Status, 2019**

Vacancy Status	Units	% of Total
<b>Occupied Units:</b>		
Owner-occupied	11,429	60.7%
Renter-occupied	7,387	39.3%
Subtotal	18,816	---
<b>Vacant Units:</b>		
For rent	177	3.7%
Rented, not occupied	123	2.6%
For sale only	339	7.1%
Sold, not occupied	96	1.9%
For seasonal, recreational, or occasional use	3499	72.8%
For migrant workers	0	0%
Other vacant	570	11.9%
Subtotal	4,804	---
<b>Total Units</b>	<b>23,620</b>	<b>100%</b>
<b>Vacancy Rate:</b>		
Homeowner vacancy rate	2.9%	
Rental vacancy rate	2.3%	
Source: American Community Survey 5-Year Estimates Data Profiles, 2019, Tables DP04 and B25004		

## Housing Costs and Affordability

### Home Values

The following table compares median housing values in Coachella Valley cities from 2013 to 2019. Cathedral City’s median housing value was \$179,500 in 2013, which was higher than Desert Hot Springs and Coachella, but lower than the other cities. Its median value increased nearly 56% over the 6-year period, which was the third highest percent increase in the region. However, it still ranks third lowest in the Coachella Valley.

**Table 18**  
**Regional Median Housing Value Trends, 2013 - 2019**

Jurisdiction	Median Value, owner-occupied units		% Change 2013-2019
	2013	2019	
Coachella	\$137,600	\$219,400	59.4%
Desert Hot Springs	\$121,600	\$194,500	59.9%
<b>Cathedral City</b>	<b>\$179,500</b>	<b>\$279,500</b>	<b>55.7%</b>
Palm Springs	\$267,800	\$389,800	48.9%
Indio	\$192,600	\$281,400	46.1%
Indian Wells	\$604,600	\$722,500	19.5%
La Quinta	\$348,400	\$398,200	14.3%
Palm Desert	\$308,000	\$350,400	13.8%
Rancho Mirage	\$518,000	\$498,700	-3.7%

Source: American Community Survey 5-Year Estimates Data Profiles 2013 and 2019, Table B25077.  
Cities organized by highest to lowest percent change.

### Rental Costs

The rental housing market in Cathedral City includes apartments, duplexes, townhomes, mobile homes, and single-family homes. **Table 19** shows median gross rent by number of bedrooms, according to the American Community Survey. The median gross rent is \$1,193.

**Table 19**  
**Median Gross Rent by Bedrooms**

No. of Bedrooms	Median Gross Rent*
No bedroom	\$912
1 bedroom	\$700
2 bedrooms	\$1,147
3 bedrooms	\$1,461
4 bedrooms	\$1,543
5+ bedrooms	not provided
<b>Median Gross Rent:</b>	<b>\$1,193</b>

\* Estimated, renter-occupied housing units paying cash rent  
Source: American Community Survey 5-Year Estimates, 2019. Table B25031

Online listings show that current (2020) market rental rates range from approximately \$1,100 to \$1,200 for a studio apartment; \$1,100 to \$1,400 for a 1-bedroom unit; \$1,300 to \$1,600 for a 2-bedroom unit; \$1,800 to \$2,500 for a 3-bedroom unit; and \$1,700 to \$4,000 and higher for a 4+ bedroom unit.<sup>6</sup>

*Affordability*

Housing costs can represent a major obstacle to housing availability. Federal and State governments offer housing assistance programs and establish maximum income limits for eligibility for those programs, as well as maximum housing costs that can be charged to eligible households. Housing affordability is determined by the ratio of income to housing costs. As shown in the table below, the area median income (AMI) for a family of four in Riverside County is \$75,300 for Fiscal Year 2020.

**Table 20**  
**Income Limits for Riverside County, 2020**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,850	\$18,100	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low Income	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700	\$46,700	\$49,700
Low Income	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,500
<b>Median Income</b>	\$52,700	\$60,250	\$67,750	<b>\$75,300</b>	\$81,300	\$87,350	\$93,350	\$99,400
Moderate Income	\$63,250	\$72,300	\$81,300	\$90,350	\$97,600	\$104,800	\$112,050	\$119,250

Source: Department of Housing and Community Development, State Income Limits for 2020.

**Table 21** describes income limits for commonly used household income categories and “affordable” monthly payments for each category, according to definitions set forth in California Health and Safety Code Sections 50052.5 and 50053. Income limits are based on the AMI for Riverside County (\$75,300 for Fiscal Year 2020). An affordable housing payment is considered to be no more than 30% of a household’s gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group.

**Table 21**  
**Income Categories and Affordable Housing Costs**

Income Category <sup>1</sup>	Income Limit <sup>2</sup>	Affordable Monthly Payment	Maximum Affordable Home Purchase Price <sup>3</sup>
Extremely Low Income (0-30% of AMI)	\$26,200	\$655	\$85,100
Very Low Income (30%-50% of AMI)	\$37,650	\$941	\$122,200
Low Income (50%-80% of AMI)	\$60,250	\$1,506	\$195,600

<sup>6</sup> Rent.com, accessed April 28, 2020.

Moderate Income (80%-120% of AMI)	\$90,350	\$2,259	\$293,400
Above Moderate Income (120%+ of AMI)	\$90,350+	\$2,259+	\$293,400+

Source: Department of Housing and Community Development, State Income Limits for 2020.

<sup>1</sup> AMI = area median income. Riverside County median income = \$75,300.

<sup>2</sup> Based on 4-person household.

<sup>3</sup> Converts the maximum affordable monthly payment to a home value, assuming 10% down, 15-year fixed loan, 4.0% interest rate, 1.25% taxes and homeowners insurance monthly.

Based on the affordable housing guidelines shown in the table above, an affordable monthly housing payment for a low-income family of four (\$1,506) exceeds the median gross rent for a 3-bedroom unit in Cathedral City (\$1,461). Therefore, rental housing affordability is not considered a barrier for lower income households. In regard to homeownership, an affordable home purchase price for a low-income family of four (\$195,600) is less than the median housing value in Cathedral City (\$279,500). Low-income households could face challenges achieving homeownership; therefore affordability of ownership units should be an important consideration in Cathedral City. Conversely, a moderate income household can afford market rentals and home purchases without subsidy.

The City refers residents needing housing affordability assistance to the Housing Authority of the County Riverside (HACR), which provides HUD Section 8 rental assistance to lower income renters and operates low-income housing projects in Cathedral City. Homeownership assistance loans are also available at the County and State levels (see Existing Affordable Housing Programs, below). The City’s Zoning Ordinance offers density bonuses and other development-related incentives and concessions to encourage the development of affordable.

**Overpayment**

Overpayment is defined as a household paying more than 30% of its gross income toward housing costs. Severe overpayment occurs when a household pays more than 50% of its gross income on housing. The cost burden of overpayment can fall disproportionately on lower-income households and renters.

The Comprehensive Housing Affordability Strategy (CHAS) database, provided by HUD and based on U.S. Census American Community Survey data, describes the number of households, by income level, that are experiencing housing cost burdens. The latest CHAS data for the 2013-2017 period for Cathedral City are shown in the following table. Of all owner households, 39.4% are overpaying for housing, and 20.4% are severely overpaying. The percentages are higher when analyzing lower-income households as a group. Of all lower-income owner households, 70.4% are overpaying, and 46.1% are severely overpaying. Although rental housing, as described above, can be affordable to lower income households in the City, there is still an overpayment issue with these households. It must be noted that there is not a direct relationship between the stated rental rates in Table 19, and the households overpaying in Table 22.

The patterns are similar for renter households. Of all renter households, 56.1% are overpaying, and 28.5% are severely overpaying. Percentages are higher for low-income households as a group. Of all lower-income renter households, 75.1% are overpaying, and 41.5% are severely overpaying.

**Table 22**  
**Overpayment by Income Level**

Income Category <sup>1</sup>	Owners		Renters	
	Households	Percent	Households	Percent
Household Income less than or = 30% HAMFI:	1,130		1,690	
Households overpaying	810	71.7%	1,165	68.9%
Households severely overpaying	780	69.0%	1,045	61.8%
Household Income >30% to less than or = 50% HAMFI:	1,285		1,325	
Households overpaying	1,010	78.6%	1,040	78.5%
Households severely overpaying	695	54.1%	585	44.1%
Household Income >50% to less than or = 80% HAMFI:	1,995		1,840	
Households overpaying	1,285	64.4%	1,440	78.3%
Households severely overpaying	560	28.1%	385	20.9%
<b>Subtotal: All lower-income households</b>	<b>4,410</b>		<b>4,855</b>	
<b>Subtotal: All lower-income HH overpaying</b>	<b>3,105</b>	<b>70.4%</b>	<b>3,645</b>	<b>75.1%</b>
<b>Subtotal: All lower-income HH severely overpaying</b>	<b>2,035</b>	<b>46.1%</b>	<b>2,015</b>	<b>41.5%</b>
Household Income >80% to less than or = 100% HAMFI:	1,185		750	
Households overpaying	565	47.7%	220	29.3%
Households severely overpaying	130	11.0%	10	1.3%
Household Income >100% HAMFI:	5,165		1,520	
Households overpaying	570	11.0%	129	8.5%
Households severely overpaying	35	0.7%	4	0.3%
<b>Total Households</b>	<b>10,760</b>		<b>7,125</b>	
<b>Total Households Overpaying</b>	<b>4,240</b>	<b>39.4%</b>	<b>3,994</b>	<b>56.1%</b>
<b>Total Households Severely Overpaying</b>	<b>2,200</b>	<b>20.4%</b>	<b>2,029</b>	<b>28.5%</b>

<sup>1</sup> HAMFI = HUD Area Median Family Income

“Overpaying” is defined as spending >30% of gross household income on housing costs.

“Severely overpaying” is defined as spending >50% of gross household income on housing costs.

Source: U.S. Dept. of Housing and Urban Development, CHAS data for Cathedral City, based on 2013-2017 ACS.

The County Housing Authority’s (HACR) provides rental assistance through the Section 8 Housing Choice Voucher program, which helps reduce the burdens of overpayment for lower income households (see Existing Affordable Housing Programs, below).

### Extremely Low-Income Households

Extremely low-income (ELI) households are a subset of the very low-income household category and defined by HCD as those with incomes less than 30% of the area median income (AMI). The AMI for a 4-person household in Riverside County is \$75,300. ELI household incomes are defined by HCD and HUD as those earning less than \$26,200.<sup>7</sup> Many ELI households receive public assistance, such as Social Security insurance, and have a variety of housing needs.

<sup>7</sup> Per HUD, the Extremely Low Income (ELI) income limit is the greater of either: 1) 60% of Very Low Income limit (\$37,650), which equals \$22,590, or 2) poverty guideline established by Dept. of Health and Human Services (HHS), which equals \$26,200.



*Existing Needs*

According to the latest CHAS data, 2,820 households (15% of total households (18,816)) in Cathedral City are considered extremely low-income. Most (60%) ELI households are renters. More than 73% experience housing problems, including incomplete kitchen and plumbing facilities, overcrowding, and/or cost burden greater than 30% of income (overpayment). Approximately 70% are in overpayment situations, and 64.7% are in severe overpayment situations in which housing costs are greater than 50% of household income.

**Table 23**  
**Housing Problems for Extremely Low-Income Households**

	<b>Owners</b>	<b>Renters</b>	<b>Total</b>
Total Number of ELI Households	1,130	1,690	2,820
Percent with any housing problems*	75.6%	72.3%	73.6%
Percent with Cost Burden >30% of income	71.7%	68.9%	70.0%
Percent with Cost Burden >50% of income	69.0%	61.8%	64.7%
Total Number of Households	10,760	7,125	17,885

\*Housing problems include incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room (overcrowding), and cost burden greater than 30% of income.

Source: U.S. Department of Housing and Urban Development, CHAS data for Cathedral City, based on the 2013-2017 ACS.

*Projected Needs*

To calculate projected housing needs, the City assumed 50% of its very low-income regional housing need assessment (RHNA) are extremely low-income households. As such, from its very low income need of 538 units, the City has determined a projected need of 269 units for extremely low-income households.

Housing types that are available and suitable for ELI households include rent-restricted affordable units, housing with supportive services, and housing with rent subsidies (vouchers). The County Housing Authority’s HACR manages public housing and provides rental assistance through the Section 8 Housing Choice Voucher program. Additionally, the City’s Zoning Ordinance supports the development of secondary dwelling units, supportive and transitional housing, and group homes.

**Overcrowding**

Residential overcrowding has been associated with a higher prevalence of infectious disease, stress, sleep disorders, and other mental health problems, as well as lower educational achievement and vulnerability to homelessness. Overcrowding can indicate an imbalance between housing affordability and income and typically affects renters more than homeowners.

Overcrowding is defined by the U.S. Census as a housing unit with more than one person per room (excluding kitchens, bathrooms, hallways, etc.). According to this definition, Cathedral City has 1,663 overcrowded housing units, which represents 8.8% of the total 18,816 occupied units in the City. Of overcrowded units, 71.5% are renter-occupied units and 28.5% are owner-occupied units.

Severely overcrowded units have more than 1.5 persons per room and are a subset of overcrowded units. Nearly 40% of all overcrowded units in the City are severely overcrowded. About 70.7% of them are renter-occupied units, and 29.3% are owner-occupied units.

**Table 24  
Overcrowding**

Persons Per Room	Owner-Occupied Units	Renter-Occupied Units	Total	% of Total
1.01 to 1.50	271	698	969	58.3%
1.51 to 2.00	144	329	473	28.4%
2.01 or more	59	162	221	13.3%
Total Overcrowded	474	1,189	1,663	100.0%
% Overcrowded by Tenure	28.5%	71.5%	---	---
Total Severely Overcrowded	203	491	694	39.8%
% Severely Overcrowded by Tenure	29.3%	70.7%	---	---

Source: American Community Survey 5-Year Estimates Data Profiles, 2019, Table B25014.

Overcrowding can occur for multiple reasons, not all of them economic. In Cathedral City, where almost 60% of the population identifies as Hispanic/Latino, for example, multi-generational households are not uncommon, and the need for larger units, or flexibility in providing accessory units or second dwelling units must be considered. Cathedral City’s Development Code allows the development of second dwelling units that provide additional living facilities for one or more persons on lots with a primary residence. Second dwelling units can help alleviate overcrowding in owner-occupied units.

**Publicly-Supported Housing**

Cathedral City does not have any publicly-supported housing units at this time.

**SPECIAL POPULATIONS**

This Section addresses those households or segments of the population that may have identifiable special housing needs because of occupation, income, health, or physical challenges.

**Seniors**

Senior residents ages 65 and older are considered a special population because they typically live on fixed or limited incomes, have an increased incidence of physical and memory impairments that can adversely affect independent living, and have higher health care costs. Potential housing problems can include lack of accessibility or independent living support services, lack of affordability, lack of transportation options, and inconvenient distance to appropriate health care facilities.

As shown in the following table, 5,671 households (30.1% of all households) in Cathedral City are 65 years or older. Senior households make up (36.6%) of all owner-occupied households and 20.1% of all renter-occupied households.

**Table 25**  
**Senior Households by Tenure**

Householder Age	Owner-Occupied		Renter-Occupied	
	Households	%	Households	%
<b>Non-Senior Households</b>				
Under 65 years	7,243	63.4%	5,902	79.9%
<b>Senior Households</b>				
65 to 74 years	2,400	21.0%	871	11.8%
75 to 84 years	1,410	12.3%	509	6.9%
85 years and over	376	3.3%	105	1.4%
Subtotal, Senior Households	4,186	36.6%	1,485	20.1%
Total Households	11,429	100%	7,387	100%

Source: American Community Survey 5-Year Estimates, 2019. Table B25007

According to the American Community Survey, an estimated 1,498 seniors have incomes below the poverty level, which represents 16.2% of all seniors in the City (9,261). The 2020 federal poverty guideline for one person is \$12,760 annually. The major source of income for most seniors is Social Security, and the average Social Security monthly benefit is \$1,503,<sup>8</sup> which is \$18,036 annually. Therefore, a single senior paying 30% of their monthly Social Security income on housing costs would pay \$451 toward housing costs. However, Cathedral City median rents are \$615 for a one-bedroom unit. A two-person senior household would have \$902 available for housing costs, but median rents are \$1,122 for a 2-bedroom unit. Therefore, Social Security alone cannot adequately cover affordable housing costs in the City.

**Table 26**  
**Senior Incomes Below the Poverty Level**

Age Group	Income in Past 12 Months Below Poverty Level
	No. of Residents
65 to 74 years	740
75 years and over	758
Total	1,498

Source: American Community Survey 5-Year Estimates, 2019. Table B17001

Numerous senior support services are provided by various organizations, including those listed in the following table. There are also numerous privately-operated assisted living facilities and home care service providers in the City and Coachella Valley.

<sup>8</sup> Social Security Administration Fact Sheet, December 2019 Beneficiary Data.

**Table 27**  
**Senior Resources**

<b>Organization</b>	<b>Services Provided</b>
Assisted living and home care providers (various private providers)	Housing, personal care, health care, housekeeping, meals
Braille Institute Coachella Valley Neighborhood Center	Rehabilitation, enrichment classes, in-home support for the visually impaired
Cathedral City Senior Center	Health/fitness programs, social events, classes, homebound outreach, food distribution
Eisenhower Memory Care Center	Adult day center for neuro-cognitive impairments
FIND Food Bank	Food distribution
Hidden Harvest	Food distribution
Jewish Family Services of the Desert	Advocacy, case management services
Riverside County Office On Aging	Medical case management, counseling, transportation assistance, meals
Salvation Army	Food distribution, social events, community programs
Senior Advocates of the Desert	Public benefits and social services assistance, emergency financial assistance
SunLine Transit Agency	For seniors and disabled residents: Half-Fare Program, Taxi Voucher Program, SunDial paratransit service, bus travel training

Housing types considered appropriate for seniors include apartments, townhomes, duplexes, mobile homes, second units (granny flats), congregate housing with group dining facilities and support services, and assisted living facilities. In Cathedral City, subsidized rental housing for seniors is provided at the following complexes: Cathedral Palms Apartments, Casa Victoria Apartments, Casa San Miguel de Allende, Heritage Park Apartments, Mountain View Apartments, Park David Apartments, and Tierra Del Sol.

**People with Disabilities**

A “disability” is a physical or mental impairment that substantially limits one or more major life activities. People with disabilities can face unique housing challenges, including lack of affordable units due to fixed or limited incomes, lack of accessible design features such as barrier-free access, lack of in-home supportive medical services, and lack of transportation options and proximity to medical facilities.

There are an estimated 6,433 non-institutionalized residents with a disability in Cathedral City (11.8% of the total City population). Individuals may be affected by one or more types of disability. **Table 28** describes the number and types of disabilities affecting the population, by age group. As shown, there are 13,355 disabilities affecting the population. The most affected age groups are 65 years and over (52.5%) and 18 to 64 years (40.8%). The most prevalent disabilities are ambulatory difficulties and independent living difficulties.

**Table 28**  
**Disabilities by Age and Type**

<b>Disability by Age and Type</b>	<b>Number of Disabilities</b>	<b>% of Total Disabilities</b>
Under Age 18 years		
With a hearing difficulty	187	1.4%
With a vision difficulty	230	1.7%
With a cognitive difficulty	345	2.6%
With an ambulatory difficulty	47	0.3%
With a self-care difficulty	75	0.6%
With an independent living difficulty	*	*
Subtotal	884	6.6%
Age 18 to 64 years		
With a hearing difficulty	622	4.7%
With a vision difficulty	613	4.6%
With a cognitive difficulty	1,019	7.6%
With an ambulatory difficulty	1,447	10.8%
With a self-care difficulty	698	5.2%
With an independent living difficulty	1,058	7.9%
Subtotal	5,457	40.8%
Age 65 years and over		
With a hearing difficulty	1,380	10.3%
With a vision difficulty	917	6.9%
With a cognitive difficulty	769	5.8%
With an ambulatory difficulty	1,781	13.3%
With a self-care difficulty	803	6.0%
With an independent living difficulty	1,364	10.2%
Subtotal	7,014	52.5%
Total Disabilities	13,355	100%
Total Non-Institutionalized Population with a Disability	6,433	
Source: American Community Survey 5-Year Estimates, 2019. Table S1810		
* data not provided		

Developmental Disabilities

State law also requires that the Housing Element discuss the housing needs of persons with developmental disabilities. A “developmental disability” is defined as a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue indefinitely; and constitutes a substantial disability for that individual.<sup>9</sup> Developmental disabilities include intellectual disabilities, cerebral palsy, epilepsy, autism, and related conditions.

<sup>9</sup> California Welfare and Institutions Code Section 4512(a).

The Census does not record developmental disabilities. According to the U.S. Center for Disease Control and Prevention (CDC) Developmental Disabilities department, approximately 17 percent of children between ages 3 and 17 have one or more developmental disabilities.<sup>10</sup> This equates to 2,350 persons under the age of 18 in the City of Cathedral City with developmental disabilities, based on 2019 ACS population estimates.

The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities by zip code. The DDS data indicates that approximately 307 developmentally disabled persons reside in the City's primary zip code 92234, 159 of which are under the age of 17 and 148 are 18 years or older. Of these persons, 207 live at home with a parent or guardian, 33 have special housing needs (independent living or care facilities) and the remaining were unspecified.<sup>11</sup>

Many developmentally disabled persons can live and work independently within a conventional housing environment; however, more severely disabled individuals require a supervised group living environment or an institutional environment where medical attention and physical therapy are provided. The cost of housing is a greater concern for those with severe physical or mental disability because often the disability prevents individuals from working which limits their opportunities for job advancement, and thereby limits their income. Many of the disabled rely solely on Social Security Income, which would typically place them within extremely low- to very low-income categories with market-rate housing unaffordable to these households.

#### Resources and Services

A variety of support services are available to Cathedral City residents with disabilities. Angel View, a non-profit organization headquartered in Desert Hot Springs, operates a Residential Care program that includes 19 six-bed group homes for adults and children with developmental disabilities.<sup>12</sup> Homes are located in Desert Hot Springs, Palm Springs, Thousand Palms, and Joshua Tree. All homes feature wide doorways, roll-in showers, and other design modifications, and all meet affordable housing requirements. One home is designed for individuals with intellectual disabilities and complex medical conditions, and one is a licensed Congregate Living Health Facility for ventilator-dependent individuals with muscular dystrophy. Angel View also operates a therapeutic day program and outreach program.

The Inland Regional Center (IRC) provides support to people with intellectual disabilities, autism, cerebral palsy, and epilepsy. Support services include day programs, independent and supported living services, family support, educational advocacy, and employment assistance. Desert Arc provides independent living skills programs for adults with intellectual and developmental disabilities, as well as employment, sports and recreation, and other support services. The Braille Institute Coachella Valley Neighborhood Center, formerly in Rancho Mirage, opened in 2020 in Palm Desert and provides low vision rehabilitation, daily living skills, enrichment classes, and in-home support for the visually impaired. The Riverside County Office on Aging provides case management, social engagement and outreach services, meal programs, and health care support

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<sup>10</sup> CDC. 2019. Facts About Developmental Disabilities.

<https://www.cdc.gov/ncbddd/developmentaldisabilities/facts.html> . Accessed August 2021.

<sup>11</sup> DDS. 2021. Consumer County by California Zip Code and Residence Type, Regional Center and Early Start Consumers For the end of June 2021. Accessed August 2021.

<sup>12</sup> [angelview.org/residential-care](http://angelview.org/residential-care)

services for adults with disabilities and seniors. SunLine Transit Agency offers SunDial origin-to-destination paratransit service, Half-Fare Program, Taxi Voucher Program, and bus travel training for people with disabilities.

Housing types that can accommodate people with disabilities include wheelchair accessible units, such as ground floor or single-story units with lowered countertops, roll-in showers, and widened doorways. For those with independent living difficulties, group homes or units with onsite residential assistance may be required for support with housekeeping, medication management, shopping, or transportation. Those with severe disabilities may require intensive 24-hour medical care. Housing affordability is a major concern as many disabled individuals have limited abilities to work and therefore live on fixed or limited incomes.

In Cathedral City, Casas San Miguel de Allende apartments includes 48 units that are restricted to individuals with special needs or long-term disabilities. Mountain View Apartments are restricted to seniors age 62+ or disabled individuals (all ground level units).

The City adheres to State guidelines regarding disabled access and promotes the use of principals of architectural design which aid the disabled. The Americans with Disabilities Act (ADA) requires all new multi-family construction to include a percentage of units be accessible to disabled persons. The City of Cathedral City monitors and requires compliance with these standards as part of the building permit review, issuance, and inspection process.

The City imposes no special requirements or prohibitions on the development of housing for disabled persons beyond the requirements of the Americans with Disabilities Act. There is no concentration restriction for residential care homes. State and federal law does not permit the City to regulate group homes of 6 or fewer residents. Group homes of 7 or more residents are permitted with approval of a conditional use permit in the R-2, R-3, R-M and R-H zones. The City has also adopted procedures for providing reasonable accommodation for persons with disabilities.

Per the Federal Fair Housing Amendments Act of 1988, the California Fair Employment and Housing Act, and California Administrative Code Title 24, the City provides all people with disabilities reasonable accommodations in certain residential development standards (Development Code Section 9.104). Any person with a disability may submit an application for accommodations in the City's residential development standards by submitting an application to the city planner or his or her designee on a form provided by the city. The Cathedral City Development code provides for transitional and supportive housing, supportive housing, long term care facilities, convalescent facilities, and group homes that can serve the housing needs of individuals with disabilities.

### **Large Families**

Large households are defined as those with 5 or more people. Large households can have difficulty finding affordable housing with sufficient bedrooms, which can lead to overcrowding and severe overcrowding.

As shown in the following table, there are 2,805 large households in Cathedral City, or 15.6% of all households. Of all large households, 1,371 (48.9%) are owners and 1,434 (51.1%) are renters.

**Table 29**  
**Household Size, by Tenure**

Household Size	Owner-Occupied Units		Renter-Occupied Units	
	Number	Percent	Number	Percent
1 person	3,101	28.2%	2,124	30.4%
2 persons	3,970	36.1%	1,309	18.8%
3 persons	1,199	10.9%	1,028	14.7%
4 persons	1,362	12.4%	1,086	15.6%
<b>5 persons</b>	<b>848</b>	<b>7.7%</b>	<b>925</b>	<b>13.3%</b>
<b>6 persons</b>	<b>215</b>	<b>1.9%</b>	<b>263</b>	<b>3.7%</b>
<b>7 persons or more</b>	<b>308</b>	<b>2.8%</b>	<b>246</b>	<b>3.5%</b>
Total Households	11,003	100%	6,981	100%
Total Households with 5+ Persons	1,371	12.4%	1,434	20.5%

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25009

To avoid overcrowding, suitable housing products for large families include those with 4 or more bedrooms. As shown in the following table, there are 2,914 units with 4 or more bedrooms, which exceeds the current number of large households. Despite the number of 4-bedroom dwelling units in the current housing stock, 1,663 units (8.8% of all units citywide) are overcrowded, and seventy percent (71.5%) of them are rental units. There are 199 units with 5 or more bedrooms (1% of total units citywide), and only 9 of them are rental units. Currently, there are 570 large family households renting, indicating there is a need for additional units with 5 or more bedrooms, particularly rental units.

**Table 30**  
**Number of Bedrooms, by Tenure**

No. of Bedrooms	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent
0 bedrooms	97	0.9%	520	7.0%	617	3.0%
1 bedroom	291	2.5%	1,225	16.6%	1,516	8.1%
2 bedrooms	2,887	25.3%	2,496	33.8%	5,383	29.5%
3 bedrooms	5,810	50.8%	2,576	34.9%	8,386	42.8%
4 bedrooms	2,154	18.8%	561	7.6%	2,715	15.6%
5+ bedrooms	190	1.7%	9	0.1%	199	1.0%
Total	11,429	100.0%	7,387	100.0%	18,816	100.0%

Source: American Community Survey 5-Year Estimates, 2019. Table B25042



Suitable housing products for large families include those with sufficient bedrooms near childcare facilities, schools, recreational areas, and public transit. Given the lack of larger rental units, programs that assist large families with homeownership would also be beneficial. Reduced parking standards for units with 5 or more bedrooms may also incentivize development of larger rental units.

**Female-Headed Households**

Female-headed households generally have lower incomes, higher rates of poverty, and lower home ownership rates. Income constraints can result in overpayment and severe overpayment, in which housing costs exceed 30% or 50%, respectively, of household income.

As shown in **Table 12**, there are 9,271 single-parent-headed family households in Cathedral City, or 49.3% of all households. Male-headed family households comprise 23.0% of all households, and female-headed family households comprise 26.3%. As shown in the following table, there are 4,952 female-headed family households in Cathedral City. Approximately 20% of the female-headed households have children under age 18, and approximately 32.8% of all families with incomes below the poverty level are female-headed households.

**Table 31  
Female-Headed Household Characteristics**

	<b>Number</b>	<b>Percent</b>
Total Households	18,816	100.0%
Female-Headed Households	4,952	23.3%
Female-Headed Households with own children under 18	975	---
Female-Headed Households without Children under 18	3,977	---
Total Families, Income in the Past 12 Months Below Poverty Level	1,494	100.0%
Female Householders, Income in the Past 12 Months Below Poverty Level	490	32.8%

Source: American Community Survey 5-Year Estimates, 2019. Table DP02; Table K201703

Primary housing needs for this special population include affordability and units of appropriate size for the age and gender mix of children. Other considerations include proximity to schools, childcare facilities, recreation areas, and other family services and amenities. Flexible educational programs and job training services can help householders obtain higher paying jobs. The County of Riverside offers affordable housing assistance, such as Section 8 housing vouchers, to eligible residents in the City (see Existing Affordable Housing Programs, below).

**Farm Workers**

Agricultural production is a valuable component of the Coachella Valley economy. However, most agricultural land and farmworker housing is located in the eastern valley in and around the communities of Coachella, Thermal, and Mecca, more than 20 miles from Cathedral City. Cathedral City’s General Plan and zoning maps do not designate land for agricultural uses, and there are no zoning policies or restrictions specific to farms or farmworker housing. The exception to this is the cannabis industry, which involves the cultivation of medical and adult-use marijuana within the City limits. Several City ordinances address the siting, operation, and regulation of cannabis businesses, but none address employee or farmworker housing because cannabis workers do not live in organized or designated group quarters.

According to the US Department of Agriculture (USDA), in its 2017 Census of Agriculture, there were 11,365 farmworkers in Riverside County.<sup>13</sup> Of those farm workers, 5,758 (50.6%) were considered permanent workers (worked 150 or more days per year) and 5,607 (49.4%) were considered seasonal workers (worked less than 150 days per year).

In the Coachella Valley, there are a total of approximately 8,000 farmworkers, 2,400 of which live in the City of Coachella. The balance live in the communities of Mecca and Thermal, close to the agricultural operations at which they work. According to the American Community Survey (ACS), 164 Cathedral City residents were employed in the “agriculture, forestry, fishing, hunting, mining” industry in 2019, which represents 0.7% of the civilian employed work force.<sup>14</sup> Community-specific USDA data was not available; however, consistent with county-wide trends, it is assumed that the residents in the agricultural industry are evenly split between seasonal and permanent farm worker, or 82 farm workers each.

Farm worker households generally fall into low and very low-income categories. The principal housing options for migrant and local seasonal farm workers are family-owned homes, private rental houses, second units, apartments, and mobile homes. Cathedral City is more than 20 miles from the Valley’s farming industry, which would translate to a 30-to-45-minute commute for a farmworker. Given the low percentage of farm-related workers living in the City and the estimated commute times to their place of work, demand for farmworker housing is considered negligible.

### **Homeless Persons**

People experiencing homelessness need shelter, either short-term or long-term. Homelessness can have a variety of causes, including a lack of affordable housing in the community, unemployment or reduction in work hours, illness, disability, mental illness, and substance abuse, among others.

The Homeless Point-In-Time (PIT) Count is a federally-mandated annual count of homeless individuals used to evaluate the extent of homelessness. The data provide a snapshot of homelessness on a particular date and time. The 2019 PIT Count for Riverside County determined there were 82 unsheltered homeless individuals in Cathedral City.<sup>15</sup> This is the second highest number of homeless people among the nine Coachella Valley cities behind Palm Springs. It represents a 78% increase over the 2018 PIT Count for Cathedral City (46 individuals). According to the PIT Count report, the significant increase could be partially due to undercounts in 2018 and earlier years and/or changes in counting and surveying methods, such as increased coverage by more volunteers, that were implemented in 2019; however, the increase may also be due to actual increases in homelessness and a lack of available affordable housing.

As described in

**Table 32**, the majority of homeless people in Cathedral City are white (62%), non-Hispanic (46%), male (74%), and adults over 24 years (93%).

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<sup>13</sup> USDA 2017 Census of Agriculture, Table 7. Hired Farm Labor – Workers and Payroll: 2017.

<sup>14</sup> American Community Survey 5-Year Estimates, 2019. Table S2405.

<sup>15</sup> 2019 Riverside County Homeless Point-In-Time Count and Survey Report, County of Riverside Department of Public Social Services, page 46.

**Table 32**  
**Cathedral City Homeless Characteristics**

	<b>Number</b>	<b>Percent of Total</b>
<b>Race</b>		
White	51	62%
Unknown Race	16	20%
American Indian	6	7%
Multiple Races	4	5%
Asian	3	4%
Black	2	3%
Native Hawaiian	0	0%
<b>Ethnicity</b>		
Non-Hispanic	38	46%
Hispanic	31	38%
Unknown Ethnicity	13	16%
<b>Gender</b>		
Male	61	74%
Female	20	24%
Gender Non-Conforming	1	1%
<b>Age</b>		
Adults (>24 yrs)	76	93%
Youth (18-24 yrs)	4	5%
Children (<18 yrs)	0	0%
Unknown age	2	2%
<b>TOTAL HOMELESS INDIVIDUALS = 82</b>		

Source: 2019 Riverside County Homeless Point-In-Time Count and Survey Report, County of Riverside Department of Public Social Services, page 46.

Particularly sensitive homeless subpopulations include veterans, the chronically homeless, those with mental health conditions and physical disabilities, victims of domestic violence, and others. As shown in the following table, of the 51 homeless individuals interviewed in Cathedral City, 34% were chronically homeless, 28% had substance abuse issues, 22% had mental health conditions, and 20% had PTSD. Some subpopulations could be higher, but the extent is unknown because 31 individuals could not be interviewed for various reasons, including refusal to participate, sleeping, language barrier, inability to respond, physical barriers, or unsafe site conditions.

**Table 33  
Homeless Subpopulations**

<b>Subpopulation</b>	<b>Number<sup>1</sup></b>	<b>Percent of Total Homeless Individuals</b>
Veterans	2	2%
Chronically Homeless	28	34%
Substance Abuse	23	28%
PTSD	16	20%
Mental Health Conditions	18	22%
Physical Disability	14	17%
Developmental Disability	3	4%
Brain Injury	9	11%
Victim of Domestic Violence	5	6%
AIDS or HIV	7	9%
Jail release, past 12 months	13	16%

<sup>1</sup> Results of interviews with 51 homeless individuals. Actual numbers may be higher as 31 individuals were not interviewed.

Source: 2019 Riverside County Homeless Point-In-Time Count and Survey Report, County of Riverside Department of Public Social Services, page 46.

Emergency, transitional, and supportive housing facilities and services can serve some of the short- and long-term needs of homeless individuals. Emergency shelters provide temporary shelter, often with minimal supportive services. Supportive housing is linked to support services intended to improve the individual’s ability to independently live and work in the community. Transitional housing is provided with financial assistance and support services to help homeless people achieve independent living within 24 months. Supportive and transitional housing are often in apartment-style units.

In the Coachella Valley, there are approximately 472 year-round emergency shelter beds, 90 seasonal emergency shelter beds, 15 transitional beds, 20 rapid rehousing beds, and 118 permanent supportive housing beds operated by a variety of organizations, as shown in **Table 34**. Facilities are located throughout the Coachella Valley, from Palm Springs to Indio, and are available to Cathedral City residents. Additional services, including emergency food, rent/mortgage and utility assistance, clothing, and bus passes, are provided by Catholic Charities, Salvation Army, Well in the Desert, and other organizations.

**Table 34  
Coachella Valley Homeless Facilities and Services**

<b>Organization Name</b>	<b>Facility Name</b>	<b>Total Beds</b>
<b>Emergency Shelter</b>		
Coachella Valley Rescue Mission	Overnight shelter (families with children, individuals without children)	251
Coachella Valley Rescue Mission	Overnight shelter (individuals without children)	49

**Table 34  
Coachella Valley Homeless Facilities and Services**

<b>Organization Name</b>	<b>Facility Name</b>	<b>Total Beds</b>
Martha’s Village and Kitchen Inc.	Renewing Hope Emergency Shelter	120
Operation Safe House	Desert Emergency Shelter	20
Path of Life Ministries Inc.	CVAG Emergency Shelter Project	12
Shelter from the Storm	Domestic Violence Emergency Shelter	20
County of Riverside, Desert Healthcare District and Foundation <sup>1</sup>	Summer Homeless Survival Program (seasonal emergency cooling centers in Cathedral City, Palm Springs, Desert Hot Springs)	90 (30 in each city)
Subtotal, year-round		472
Subtotal, seasonal		90
<b>Transitional Housing</b>		
Operation Safe House	Harrison House (youth, young adults)	15
Subtotal		15
<b>Rapid Rehousing</b>		
Coachella Valley Rescue Mission	Rapid Re-Housing	5
Coachella Valley Rescue Mission	State-funded Rapid Re-Housing	13
Path of Life Ministries Inc.	CVAG Rapid Re-Housing	2
Subtotal		20
<b>Permanent Supportive Housing</b>		
Desert AIDS Project	Vista Sunrise Apartments	80
Jewish Family Services	Desert Horizon	18
Jewish Family Services	Desert Vista	40
Jewish Family Services	Permanent Supportive Housing Expansion (new in 2018)	35
Riverside University Health System – Behavioral Health	Behavioral Health – Coachella Valley Permanent Housing	25
Subtotal		118

Sources: “The Path Forward: Recommendations to Advance an End to Homelessness in the Coachella Valley,” Barbara Poppe and Associates, November 27, 2018, Appendix 3.

<sup>1</sup> dhcd.org.

A recent analysis of Coachella Valley homelessness found that emergency shelter and transitional housing are not operating at full capacity; the occupancy rate was 79% in 2018 despite high rates of unsheltered single adults.<sup>16</sup> Lower occupancy may be partially because some beds are reserved for domestic violence victims and youth rather than the general population.

After the closure of Roy’s Desert Resource Center emergency homeless shelter in North Palm Springs in 2017, there was a need for a homeless shelter or navigation center in the western Coachella Valley. The Coachella Valley Association of Governments (CVAG), of which Cathedral City is a member, contracted with Path of Life Ministries to operate its Coachella Valley Housing First program that placed people in permanent housing before addressing issues such as joblessness or behavioral health. Program results were positive, with 81% of the 242 people who exited the program in the first year able to find permanent housing, and all participants who exited the program more than doubling their monthly incomes.<sup>17</sup> In late 2019, CVAG initiated an effort to advance the goals of CV Housing First through a collaborative approach called the Coachella Valley Homelessness Engagement & Action Response Team (CVHEART).<sup>18</sup> The program is expected to establish a formal structure for regional homelessness policies and programs, identify funding opportunities for future projects, and expand multi-agency cooperation and participation. In addition to its own efforts to end homelessness, Cathedral City’s membership in CVAG will assure its continued participation in regional efforts. The City allocates \$103,000 annually toward CVAG’s homelessness prevention and intervention programs. The City also works in partnership with the Riverside County Office of Fair Housing to identify and facilitate innovative housing solutions, such as comprehensively addressing the needs of the homeless, not only in Cathedral City but Valley-wide.

The City currently has two Homeless Liaison Police Officers, both of whom are fully funded, who work with the local homeless community to encourage the transition from outdoor encampments to permanent housing. The officers also help to align the needs of homeless individuals with available local and regional resources.

The City currently allows for emergency shelters and transitional and supportive housing within certain I-1 (Light Industrial) districts, specifically within the P/IH Institutional Housing Overlay District. The Zoning Code also allows transitional and supportive housing as a residential use subject only to the same standards and procedures that apply to other residential uses of the same type in the same zone, in conformance with state law. Please see Governmental Constraints for further discussion.

## **AFFORDABLE HOUSING PROGRAMS**

This section of the Housing Element addresses programs currently available in Cathedral City and the region relating to affordable housing.

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<sup>16</sup> “The Path Forward: Recommendations to Advance an End to Homelessness in the Coachella Valley,” Barbara Poppe and Associates, November 27, 2018, page 21.

<sup>17</sup> “CV Housing First Program Evaluation: Examining the Clients Served in the First Year: July 2017 to June 2018,” Health Assessment and Research for Communities, September 2018, page 55.

<sup>18</sup> “CV Heart: A Collaborative and Regional Approach to Homelessness in Coachella Valley,” Greg Rodriguez, January 2020.

### **City and Local Programs**

The following City programs provide housing assistance to eligible residents. The City’s Housing Successor Agency and the Planning and Building Department operate programs and strategies for affordable housing. The goal of the assistance programs is to assist in preserving the affordability of owner-occupied primary residences, and to maintain the supply and quality of affordable owner-occupied housing.

#### Self-Help Housing

The Coachella Valley Housing Coalition, private developers, and Habitat for Humanity have previously provided for new single-family homes for very-low- and low-income buyers in Cathedral City. The down-payment for these homes was earned through “sweat equity,” which is defined as the recipients’ participation in the construction of the home. Loans that are below the market interest rates are available for such buyers.

#### Mobile Home Parks

According to the 2019 operating permits for Mobile Home Parks, there are 2,120 mobile home spaces. Traditionally, mobile home parks have provided affordable housing opportunities, particularly for senior citizens. In Cathedral City all spaces within the existing mobile home parks are under the potential purview of the City’s rent control ordinance.

The City allows mobile homes in parks or subdivisions, and on residential lots in the R-2 and R-M zones, subject to Building Code requirements and the conditional use permit (CUP) process.

#### Lift to Rise

Lift to Rise is a non-profit organization in the Coachella Valley that promotes housing stability and economic opportunity through community outreach and strategic planning to reduce rent burden and increase housing stability. This organization encourages joint venture projects (both public and private) to leverage affordable housing applications and provides a number of programs such as gap financing for affordable housing projects, and many others.

### **County Programs**

The City cooperates with numerous County programs to provide rental assistance and to encourage the construction of new affordable housing. The programs discussed below are available to qualified Cathedral City residents.

#### Section 8 Housing Assistance

Housing assistance is offered to low-income families who wish to live in privately-owned multi-family developments that have been rehabilitated or upgraded. Once eligibility is confirmed, the family is given a choice of available sites from which to choose. They are expected to pay between 30% and 40% of their income.

The Riverside County Housing Authority provides HUD Section 8 rental assistance to lower income renters within the City. Since Section 8 vouchers are “portable” the number of households using vouchers in the City fluctuates over time.

#### Permanent Local Housing Allocation Program (PLHA)

The PLHA program provides a permanent source of funding to local governments in California to help cities implement plans to increase the affordable housing stock. Per SB 2, the Department of Housing and Community Development (HCD) is authorized to allocate 70% of the monies collected by the Building Homes and Jobs Trust Fund. In 2020, HCD issued notice of the availability of approximately \$195 million in PLHA grant funding. The County of Riverside is the agency responsible for allocating PLHA grant funds to the participating cities, including Cathedral City. The City's PLHA funding will be fully allocated for the years 2019-2023. The City's 2019 allocation was \$283,223 and the estimated 5-year allocation total is \$1,699,338. The County intends to use the remaining PLHA funds in two ways: 1) allocate 20% of the funds towards a down payment assistance program to provide loans to qualified low- and moderate-income households to purchase affordable homes; and 2) allocate 80% of the funds for gap financing new construction or rehabilitation of affordable multifamily rental housing units.

#### EDA Home Repair Programs

The Economic Development Agency (EDA) currently offers two home repair programs: Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG). HRLP provides up to \$10,000 for home repair services in the form of a deferred loan. SHRG provides up to \$6,000 to lower-income homeowners or mobile homeowners of 62 years of age or older to improve or repair their property. Funds can be used for minor repairs and/or one-time major repairs. To be eligible for this program, recipients must own their own home and meet the requirement of the low-income category.

Currently (January 2021), these programs are only offered to select cities and unincorporated areas of the County. Cathedral City is not eligible for these programs at this time.

#### Neighborhood Stabilization Program (NSP)

The Housing Authority of the County of Riverside (HACR) offers qualified first-time home buyers financial assistance for a down payment and closing costs on a newly purchased home. Assistance is provided to low-moderate income families.

Currently (January 2021), the County does not have funds to support this program.

#### First Time Home Buyer Down Payment Assistance Program (FTHB)

The Riverside County FTHB Program provides assistance to lower income persons in the purchase of their first home. Assistance may be provided for the down payment in the purchase of a home. The amount of assistance available depends upon the buyer's qualifications and the price of the home. In general, a buyer may only receive what they need, up to 20 % of the purchase price of the home.

#### Fair Housing Council of Riverside County

The City works with the Fair Housing Council of Riverside County (FHCRC) to provide anti-discrimination services, landlord-tenant mediation, fair housing training and technical assistance, enforcement of housing rights, administrative hearings, home buyer workshops, lead-based paint programs, and other housing related services for City residents.



## **State and Federal Programs**

### CalHFA First Mortgage Loan Programs

The California Housing Finance Agency (CalHFA) offers a variety of loan programs for low and moderate income first time homebuyers who secure a CalHFA 30-year fixed mortgage.

### CalFHA Downpayment Assistance Program

Moderate-income households may receive a deferred loan of up to the lesser of 3.5% of the purchase price or appraised value of a home, to be applied to the down payment and/or closing costs for the residence, with a cap of \$10,000.

### HomeChoice Program

This State program provides disabled low- and moderate-income households with a low-interest 30-year mortgage for a first-time home.

### California Low-Income Housing Tax Credit Program

This competitive State program provides tax credits to private-sector developers who provide affordable rental units within their projects. The units can consist of all or part of a project, and must meet certain specified criteria. Units must be restricted for a period of at least 55 years.

## **FAIR HOUSING ASSESSMENT**

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

The California Fair Employment and Housing Act generally prohibits housing discrimination with respect to race, color, religion, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, familial status, source of income, disability, genetic information, or veteran or military status. Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

Per the California Fair Employment and Housing Act, the City has an agreement with the County of Riverside to provide anti-discrimination, landlord-tenant mediation, fair housing training and technical assistance, enforcement of housing rights, administrative hearings, home buyer workshops, and other housing related services for Cathedral City residents. Services are designed to implement fair housing policies and procedures and to provide information concerning fair housing rights and minority rights under existing fair housing laws, which include providing housing opportunities for all persons regardless of race, color, religion, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, familial status, source of income, disability, source of income, genetic information, or veteran or military status. AB 686 requires the City to certify that it will affirmatively further fair housing by taking meaningful actions to overcome patterns of segregation and foster inclusive communities.

The City has completed the following:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

A. Outreach

2016 Outreach

The City prepared an Assessment of Fair Housing (AFH) in 2016. The purpose of the AFH is to provide HUD program participants “with an effective planning approach to aid them in taking meaningful actions to overcome “fair housing issues” such as historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.” A “fair housing issue” is defined as “a condition that restricts choice or access to opportunity, including:

- Ongoing local or regional segregation, or lack of integration.
- Racial or ethnic concentrations of poverty.
- Significant disparities in access to opportunity.
- Disproportionate housing needs based on the “protected classes” of race, color, national origin, religion, sex, familial status, or disability.
- Evidence of illegal discrimination or violations of civil rights laws, regulations, or guidance.

The City consulted with public and private departments; social service agencies; and other non-profit organizations to review potential issues to fair housing choice in the public and private sector. A total of fifty-six agencies servicing Cathedral City and greater Riverside County were invited to participate in the process. The Fair Housing Assessment report (Appendix D) documents the issues and concerns raised by residents, housing professionals and service providers during the public participation process.

Cathedral City residents and public and private agencies either directly or indirectly involved with fair housing issues in Cathedral City were invited to participate in two community advisory committee meetings. The first meeting was held on June 30, 2016, at the City’s public library, and the second was held on July 11, 2016, at the Boys and Girls Club of Cathedral City. The meetings provided the opportunity for the Cathedral City community to gain awareness of fair housing laws and for residents and service agencies to share fair housing issues and concerns. To ensure that the fair housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed via mail and e-mail, if available, to agencies and organizations that serve the low- and moderate-income and special needs

community. Meeting times and dates were placed in Cathedral City’s newspaper in both English and Spanish and posted at City Hall and the Cathedral City branch of the County Library. The City also used social media platforms such as Facebook, to ensure the broadest possible community communication. Lastly, the city targeted the neighborhoods of Dream Home and South City to host two community meetings, which are located within the City’s Low-Moderate Census tracts. Hosting community meetings in these areas were important to the City’s objective of encouraging participation from populations that are typically underrepresented in the planning process. Due to extensive outreach efforts, attendance at the public meetings included several service providers and citizen groups that work with residents considered a protected class according to HUD’s definition. These community members and service providers supplied first-hand insight into fair housing issues and concerns.

The City also held a focus group on July 7, 2016 to provide fair housing advocates and providers within the community a forum to express their views on the fair housing needs of special groups and the community at large. The focus group was open to all interested community stakeholders. Several organizations were invited directly, including Angel View, Roy’s Desert Resource Center, Inland Fair Housing and Mediation Board, Cathedral Center, and City staff from the engineering, planning, and code compliance departments.

To supplement the community advisory and focus group meetings, a survey was made available to Cathedral City residents at City Hall, Cathedral City public library, and Cathedral City Senior Center and online to give residents another opportunity to get involved in the City’s fair housing assessment and planning process. Spanish versions of the survey were provided to reflect the diversity of Cathedral City’s residents. During the eight-week survey period, completed surveys were submitted by 63 Cathedral City residents

In addition to community meetings, the City consulted with public and private departments; social service agencies; and other non-profit organizations to review potential issues to fair housing choice in the public and private sector. A total of fifty-six agencies servicing Cathedral City and greater Riverside County were invited to participate in the process

The ‘Draft AFH’ was available to the public for thirty (30) days beginning August 15, 2016 through September 13, 2016. Residents were able to view a copy of the report on the City’s website or at one of four public locations.

Based on the public participation and data gathering process stated above, the City established the following Goals to address issues found through the AFH process:

- Increase levels of integration by Hispanic residents within higher opportunity neighborhoods.
- Improve the community and housing conditions of the Downtown and Dream Home Area
- Reduce the number of fair housing complaints based on disability.

See Appendix D for the full 2016 Assessment of Fair Housing report.

### 2021 Housing Element Update

In addition to the 2016 AFH outreach efforts, the City conducted public outreach in 2021 as part of the Housing Element update process. As discussed in the public participation section of this Housing Element, outreach efforts focused on community and stakeholder workshops, public hearings, and disseminating information through electronic mail notifications and postings on the City’s website. Discussion topics included the difficulties of providing very-low and extremely-low affordable housing units, the need for joint venture projects, and concerns of the impacts of COVID-19 on economic conditions.

A full summary of feedback gathered during these meetings and consultations can be found in Appendix C.

## B. Assessment of Fair Housing

California Government Code Section 65583 (10)(A)(ii) requires Cathedral City to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. High resource areas are those with high index scores for a variety of educational, environmental, and economic indicators. These indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. Moderate resource areas have access to many of the same resources as high resource areas but may have longer commutes to places of employment, lower median home values, fewer educational opportunities, or other factors that lower their indices for economic, environmental, and educational indicators. Low resource areas have the most limited access to all resources. Areas of high segregation and poverty are those that have an overrepresentation of people of color compared to the County, and at least 30 percent of the population in these areas is below the federal poverty line (\$26,500 annually for a family of four in 2021).

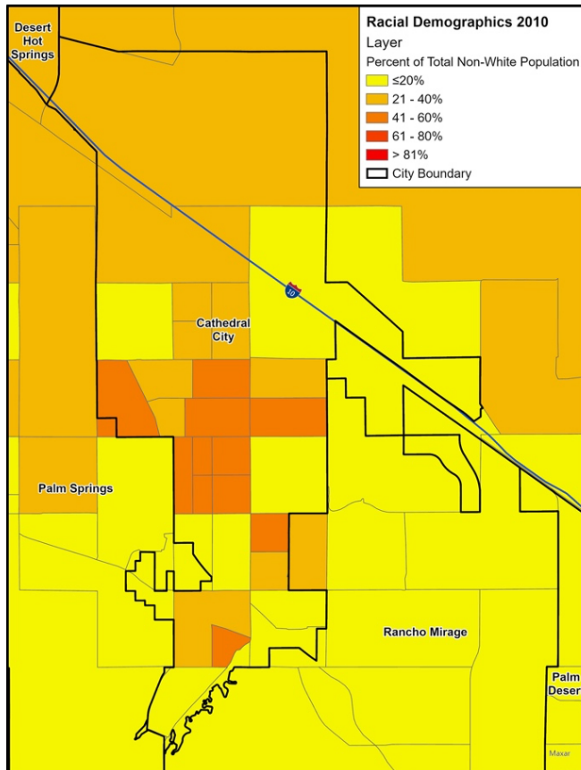
### a. Integration and Segregation Patterns

To assess patterns of segregation and integration, Cathedral City analyzed several characteristics including race and ethnicity, disability, familial status and household income.

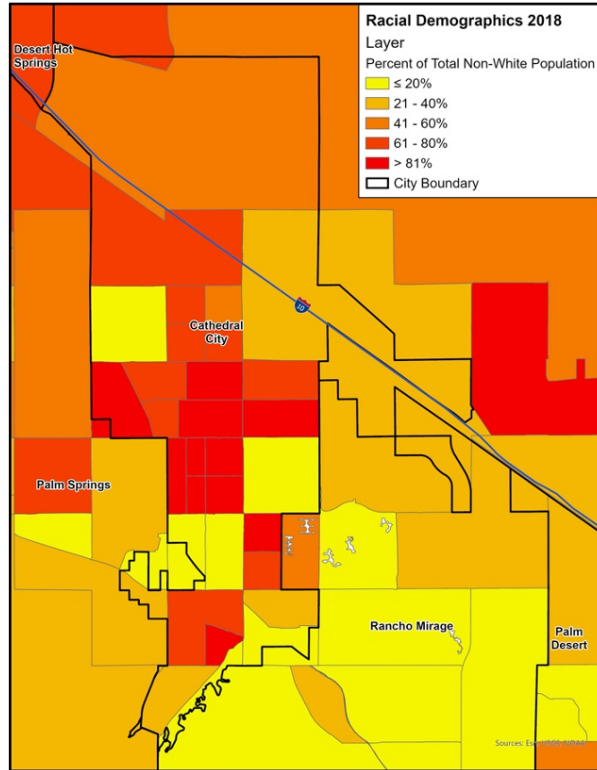
#### ***Race and Ethnicity***

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2019 American Community Survey, the largest racial group in the City identifies as “White” (75.6%) and the largest ethnic group identifies as Hispanic (58.6%). Compared to neighboring jurisdictions, Whites are the dominant racial/ethnic group with 81.2% of Rancho Mirage residents to the east and 61% of Palm Springs residents to the west identifying as White. Figure 1 shows racial/ethnic concentrated block groups from in 2010 and Figure 2 shows them in 2018. Consistent with the increase Citywide, most block groups in Cathedral City have seen an increase in racial/ethnic minority populations since 2010.

**Figure 1: Cathedral City Racial Demographics 2010**



**Figure 2: Cathedral City Racial Demographics 2018**



Source: California Department of Housing and Community Development, AFFH Data Viewer 2021

HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. In the Coachella Valley, there are RECAPs scattered in sections of Desert Hot Springs, Indio, Coachella, Thermal, and unincorporated county areas. Currently, there are no R/ECAPs located in the City.

HUD tracks racial or ethnic dissimilarity trends for jurisdictions and regions. The Dissimilarity Index is a demographic measure of the evenness with which two groups are distributed across component geographic areas that make up a larger area. Values range from 0 to 100, where higher numbers indicate a higher degree of segregation among the groups measured. Index values of 0 to 39 generally indicate low segregation, values between 40 and 59 generally indicate moderate segregation, and values above 60 generally indicate a high level of segregation.

The indices for Cathedral City and the Riverside-San Bernardino-Ontario region from 1990 to 2010 are shown below. Current dissimilarity data was not available; therefore, the following analysis focuses on historic trends. According to the Racial/Ethnic Dissimilarity Trends, both Cathedral City and the Region segregation index rose for all racial/ethnic groups from 1990-2010. The exception was Asian or Pacific Islander within Cathedral City which had a slight decrease in level of segregation in 2010.

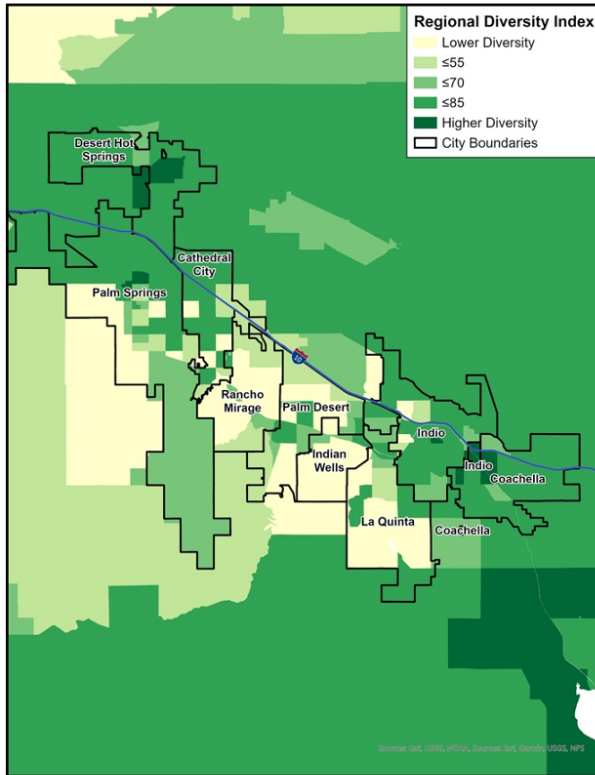
When comparing the average level of segregation over the three Census periods, no group in Cathedral City experienced higher than low segregation. However, for the Region, Blacks and Hispanics experienced moderate levels of segregation. It is important to note, that Blacks were the only group to not experience higher than low segregation within Cathedral City. Conversely, they experienced the highest average percentage of segregation within the Region. Based on these upward trends and the 2010 indices, it can be assumed that both the City and the region are currently experiencing moderate levels of segregation.

<b>Racial/Ethnic Dissimilarity Trends 1990-2010</b>				
	1990 Trend	2000 Trend	2010 Trend	Average
<b>Cathedral City</b>				
Non-White/White	22.59	41.59	45.15	36.44
Black/White	22.22	32.63	37.31	30.72
Hispanic/White	23.85	44.44	46.69	38.32
Asian or Pacific Islander/White	27.21	40.66	40.20	36.02
<b>Riverside-San Bernardino-Ontario</b>				
Non-White/White	32.92	38.90	41.29	37.70
Black/White	43.74	45.48	47.66	45.62
Hispanic/White	35.57	42.40	43.96	40.64
Asian or Pacific Islander/White	33.17	37.31	43.07	37.85

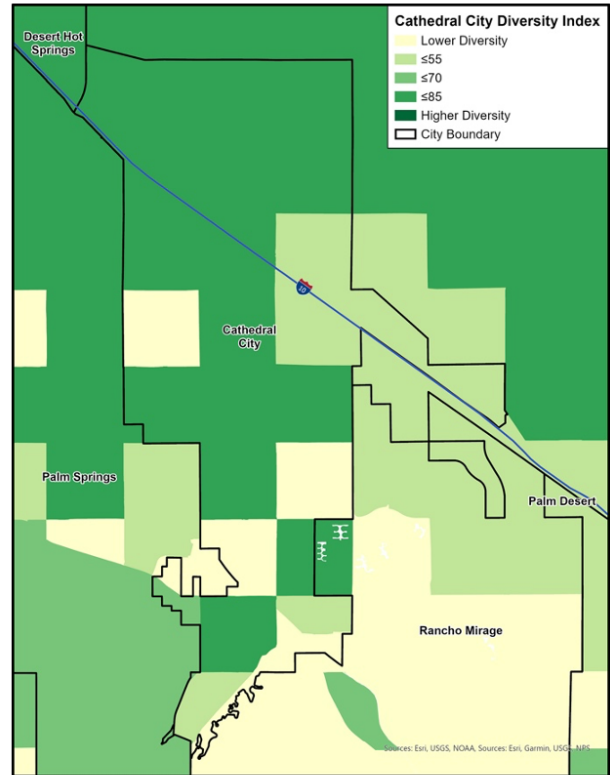
Source: 2016 Cathedral City Fair Housing Assessment

The Diversity Index was used to compare current (2018) racial and ethnic diversity within the City and greater Coachella Valley region. Diversity values range from 0 to 100, where higher numbers indicate a higher degree of diversity among the groups measured. Within the Coachella Valley, the cities of Cathedral City, Palm Springs, Desert Hot Springs, Indio, and Coachella have relatively diverse populations when compared to the cities of Rancho Mirage, Palm Desert, Indian Wells, and La Quinta (Figure 3 Regional Diversity Index). Within Cathedral City there is an alternating pattern of low diversity areas (less than 40) and higher diversity areas (70-85) (Figure 4 Cathedral City Diversity Index). Areas with lower diversity, both within the City and throughout the Coachella Valley region, are predominantly White, and areas with higher diversity are predominately Hispanic. Areas with lower diversity also tend to be less populated which may contribute to these lower values.

**Figure 3: Regional Diversity Index**



**Figure 4: Cathedral City Diversity Index**

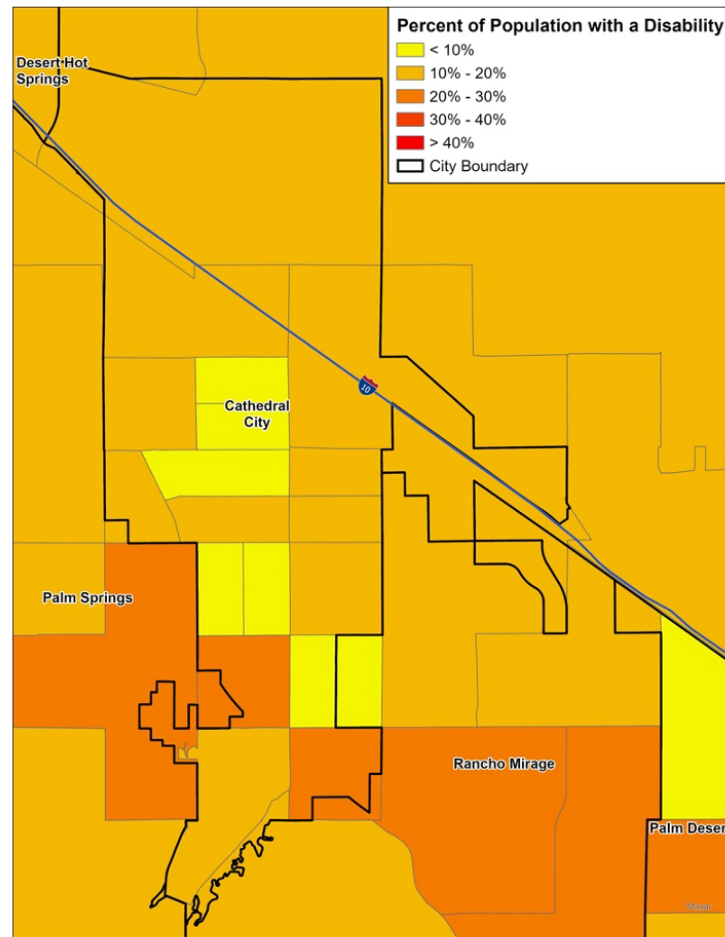


*Source: California Department of Housing and Community Development, AFFH Data Viewer 2021*

***Persons with Disabilities***

From 2014 to 2019, the percent of the population with a disability remained steady overall with two areas of the City decreasing in concentration. Figure 5 Persons with Disabilities 2015-2019 shows that the majority of the City has a concentration of persons with disabilities ranging between 10 and 20 percent per tract, which indicates the population with disability are evenly dispersed throughout the City. Two tracts have moderate concentration ranging from 20 to 30 percent located in the southern portion of the City just north of the downtown core. These tracts are located in proximity of the downtown area have a moderate to high opportunity value providing access to a variety services and public resources including retail, pharmacies, restaurants, City facilities, housing, and access to transit. Therefore, the population with a disability appears to be integrated in most communities and areas with the higher percentage of the population with a disability located in areas with access to housing and economic opportunities.

**Figure 5: Persons with Disabilities 2015-2019**



*Source: California Department of Housing and Community Development, AFFH Data Viewer 2021*

The City complies with all requirements of the Americans with Disabilities Act and California Building Code to provide accessible and “barrier free” units for disabled residents. Section 9.104 of the Zoning Code addresses Reasonable Accommodations and the process for disabled individuals to request modifications for adaptive features in housing. Ramps, stairs, and similar structures necessary for accessibility are allowed by right, and the City does not impose any additional requirements on accessible units and housing for the disabled.

### ***Familial Status***

In 2018, the majority of households (44%) within Cathedral City consisted of married couple families, followed by female-headed households with no husband present (26.3%), male-headed households with no wife present (23%) and non-family households (6.7%).

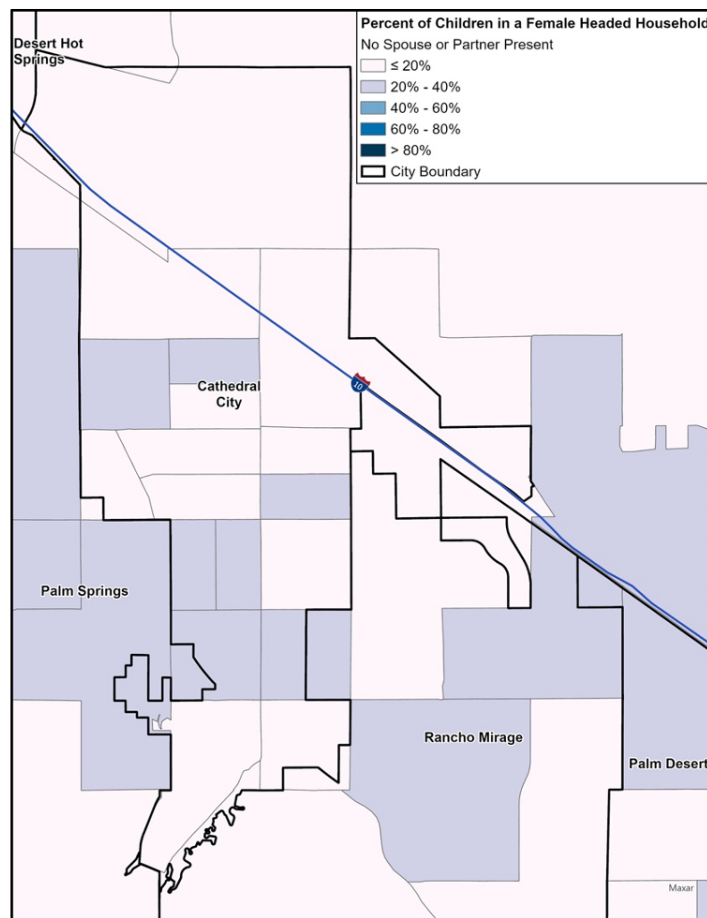


Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. According to the AFFH data tool maps, most tracts within the City have a small concentration (<20%) of households with adults living alone, and slightly higher concentrations (20-40%) primarily clustered in the southern tracts. Adults living with their spouse show no significant patterns of concentration and show relatively equal parts of 20 – 40 percent and 40 – 60 percent concentration areas. The percentage of children in married-couple households in Cathedral City is moderate to high (40 – 80 percent), which is consistent with most jurisdictions in the Coachella Valley.

Single parent households are protected by fair housing law. Families with children may face housing discrimination by landlords who fear that children will cause property damage among other biases. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Female-headed households generally have lower incomes, higher rates of poverty, and lower home ownership rates. Approximately 20% of female-headed households have children under age 18, and 32.8% of all families with incomes below the poverty level are female-headed households.

As shown in Figure 6, most tracts in Cathedral City have concentrations of female headed households with children less than or equal to 20 percent. Areas of the City where the concentration of these households ranging from 20 to 40 percent are centrally located north of Gerald Ford Drive and south of McCallum Way. There are two other tracts located north of 30<sup>th</sup> Avenue and south of Vista Chino. As expected, these concentration patterns appear consistent with areas of lower median income and higher rates of poverty. Primary housing needs for this population is affordability and units of appropriate size for the age and gender mix of children. Other considerations include proximity to schools, childcare facilities, recreation areas, and other family services and amenities.

**Figure 6: Female Headed Households with Children**

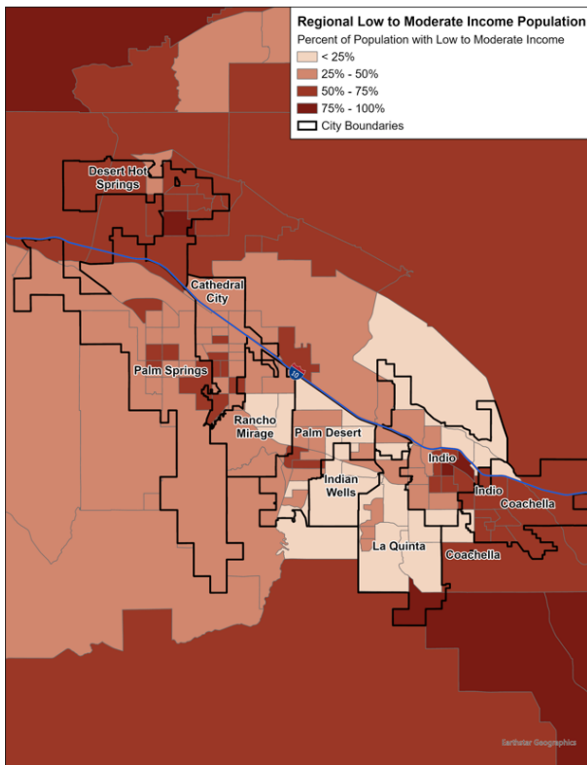


Source: California Department of Housing and Community Development, AFFH Data Viewer 2021

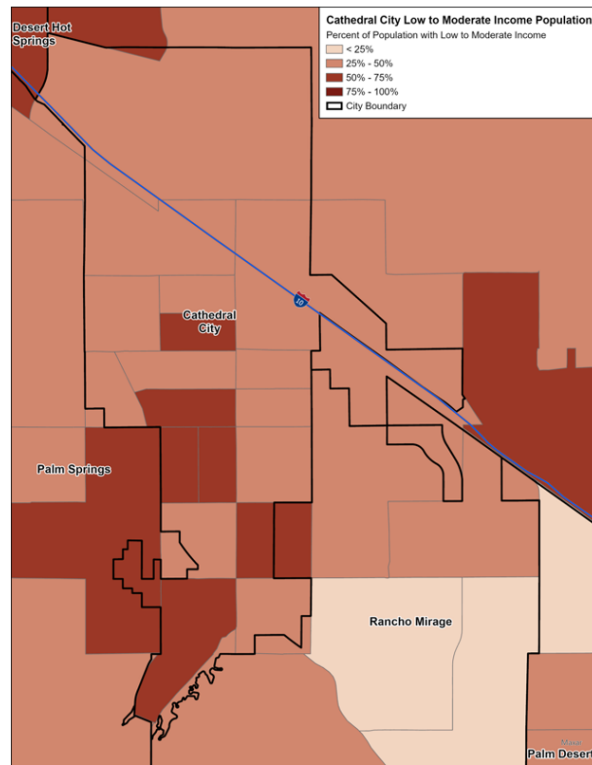
**Income Level**

The City also assessed the concentrations of households below the poverty line to analyze access to adequate housing and jobs. Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figures 7 and 8 show the Lower and Moderate Income (LMI) areas in the Coachella Valley and the City by census tract. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in three very general areas in the Coachella Valley. In the northwest area, LMI areas are seen in the cities of Desert Hot Springs and north Palm Springs. In the central portion of the Valley, clusters of LMI areas are seen in Palm Springs, Cathedral City, Palm Desert, and Thousand Palms. In the eastern portion of the Valley, LMI areas are clustered in Indio, Coachella, and Thermal. Within Cathedral City, LMI areas are clustered in the southern and south-central areas consistent with patterns of poverty (Figure 9 Poverty Status) The City’s RHNA is spread out through census tracts with different percentages of low to moderate income households. More RHNA units are present in the 50 to 75 percent range as it is the most prevalent percentage of LMI population per census tract in the City.

**Figure 7: Regional Low to Moderate Income Population**

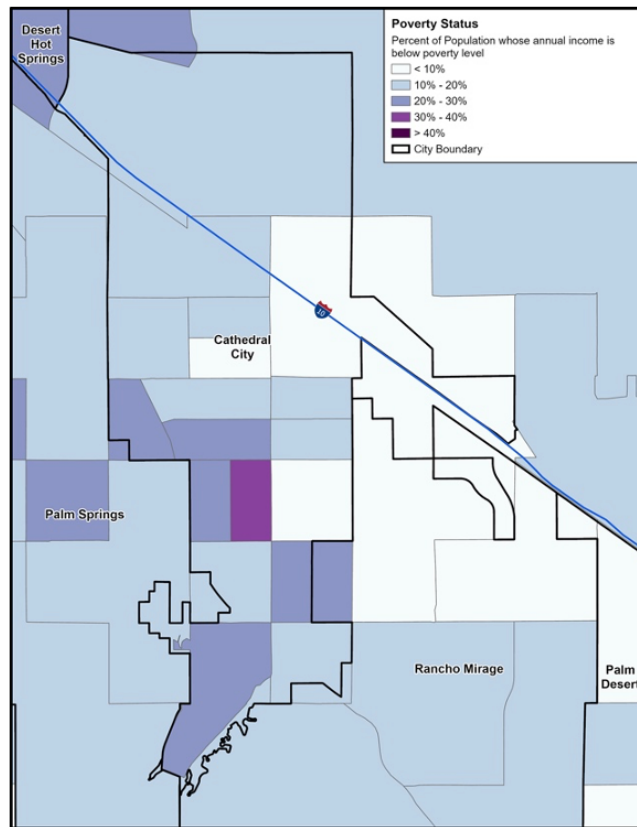


**Figure 8: Cathedral City Low to Moderate Income Population**



Source: California Department of Housing and Community Development, AFFH Data Viewer 2021

**Figure 9: Cathedral City Poverty Status**



*Source: California Department of Housing and Community Development, AFFH Data Viewer 2021*

To be considered economically disadvantaged, the City’s median income would need to be 80% or less than the statewide average (\$75,235), which is equivalent to a median income of \$60,188 or below. Although there are areas within the City with incomes that are higher than the county and statewide average, the City, as a whole, is considered economically disadvantaged because the median income is \$46,521, which is 61.8% of the statewide average. As shown in Table 17 Vacancy Rates, the City of Cathedral City has a vacancy rate of 2.3% for rental units and 2.9% percent for ownership units. These vacancy rates are both extremely low, suggesting little room for mobility and high demand for what affordable units there are.

b. Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table 12 in Assessment of Fair Housing (Appendix D) shows 2016 index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.

- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

The 2016 index scores showed that Hispanics had the lowest access to opportunity to proficient schools compared to other groups. When poverty level is factored in, Asian or Pacific Islander and Native Americans had the lowest access to proficient schools in Cathedral City. In the Region, the index score for Hispanic's access to proficient schools is also lower when compared to other race/ethnic groups. However, unlike Cathedral City, Hispanics below the poverty line continues to have the lowest access to proficient schools within the Region.

For the Region, job proximity was the highest opportunity index for all groups, while transportation cost was the lowest. Environmental health was the highest opportunity index for all groups within Cathedral City. Conversely, the lowest opportunity for all groups was transportation cost. For residents below the federal poverty line, environmental health remained the highest opportunity index for all groups. Unsurprisingly, poverty ranked as the highest index.

To assist in the analysis of opportunities, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to create Opportunity Maps to identify resources levels across the state. These opportunity maps are made from composite scores of three different domains; economic, environmental, and education. These domains are made up of a set of indicators as follows:

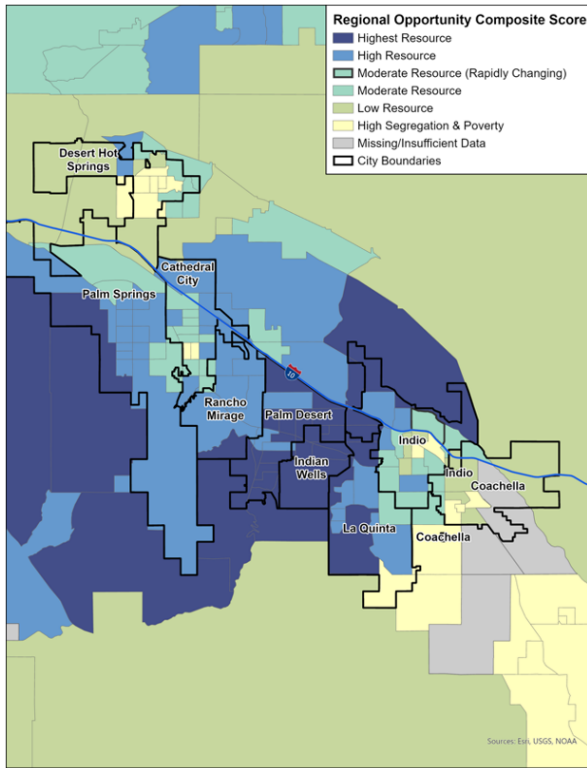
- **Economic:** Poverty, adult education, employment, job proximity, and median home value.
- **Environmental:** CalEnviroScreen 4.0 pollution indicators and values
- **Education:** Math proficiency, reading proficiency, high school graduation rates, and study poverty rates.

Higher composite scores mean higher resources. Within the Coachella Valley, high and highest resource areas are located in the cities of Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, and Bermuda Dunes. Areas with low to moderate resources are in Desert Hot Springs, Indio, and Coachella. Cathedral City has an even mix of high and moderate resource areas.

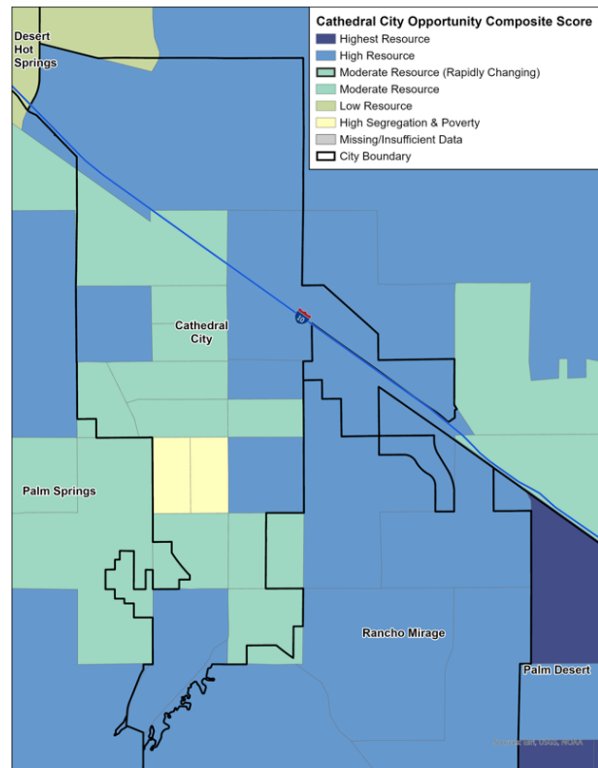
Opportunity map scores by Census tract are shown in Figure 10 Regional Opportunity Composite Score and Figure 11 Cathedral City Opportunity Composite Score. The majority of the proposed RHNA sites are located within moderate to high resource areas. There is one area of high segregation and poverty in the City bounded by Ramon Road to the north, Date Palm Drive to the

east, Dinah Shore Drive to the south, and the Whitewater River Stormwater Channel to the west. Several RHNA sites are located within this area.

**Figure 10: Regional Opportunity Composite Score**



**Figure 11: Cathedral City Opportunity Composite Score**



Source: California Department of Housing and Community Development, AFFH Data Viewer 2021

Individual economic, environmental, and education scores for the City are further detailed below.

***Economic***

As described previously, economic scores are calculated based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 TCAC map, Figure 12, the majority of the City is considered to have lower economic scores. There are several areas in the City with a high economic score according, however these tracts are mostly within the neighboring jurisdiction (Rancho Mirage) to the east. It is more likely that the portion of the tracts in the City have a low to moderate economic score consistent with the rest of the City.

The most recent unemployment rates published by the California Employment and Development Department (June 2021) show that Cathedral City’s unemployment rate is slightly lower than Riverside County as a whole (7.6 percent and 7.9 percent respectively).<sup>19</sup> The unemployment rate

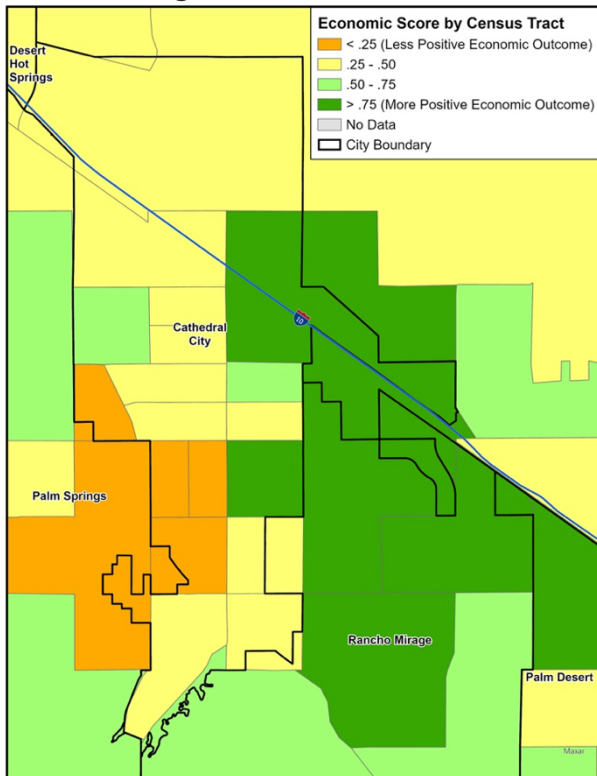
<sup>19</sup> California Employment Development Department annual unemployment rates (labor force), not seasonally adjusted,

in the County spiked to 14.8 percent during COVID according to the Riverside County Health Departments COVID-19 Economic Impact report for June 2020.

**Environmental**

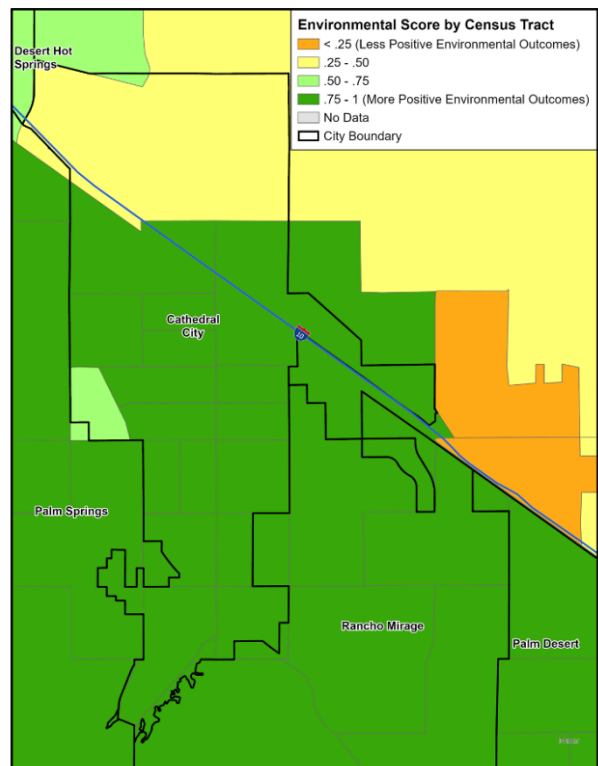
Environmental health scores are based on CalEnviroScreen 4.0 pollution indicators and values. Figure 13 shows that the majority of the City has a high environmental score and therefore all affordable housing sites are located in environmentally favorable areas.

**Figure 12: Economic Score**



Source: California Department of Housing and Community Development, AFFH Data Viewer 2021

**Figure 13: Environmental Score**



Source: California Department of Housing and Community Development, AFFH Data Viewer 2021

**Education**

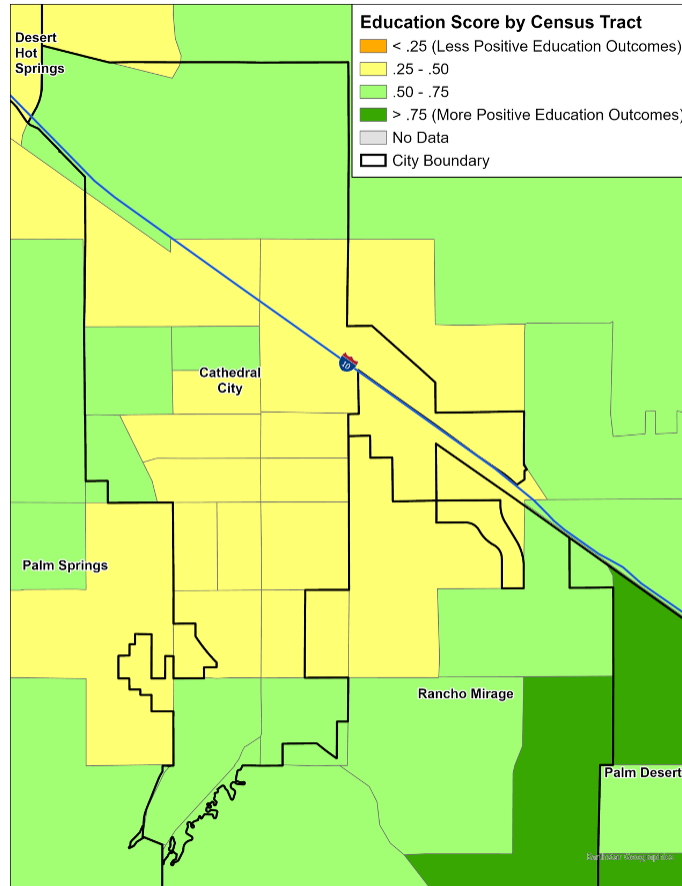
Cathedral City is within the Palm Springs Unified School District. According to the U.S Department of Education, of the 28 schools in PSUSD, 18 schools are considered Title 1 schools. To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Population Reference Bureau (PRB), estimated that 45.1 percent of children aged 0-17 in the Palm Springs Unified School District were living in low-income working families between 2012 and 2016.<sup>20</sup> Kidsdata.org also reported that in 2019, 88.9 percent of students are considered high-need (i.e. those who are eligible for free or reduced price

<sup>20</sup> Kidsdata.org, Population Reference Bureau.  
<https://www.kidsdata.org/region/1098/palm-springs-unified/summary#37/family-economics>.

school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 67.2 percent of students in the County.

As described above, education scores are based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure 14 shows the education scores of each census tract in the City. Education scores in the City range from 35 to 60. A majority of the City’s census tracts have a moderately low positive education outcome.

**Figure 14: Education Score**



*Source: California Department of Housing and Community Development, AFFH Data Viewer 2021*

c. Disproportionate Housing Needs

Disproportionate housing needs is defined as ‘a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.’ 24 C.F.R. § 5.152” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Cathedral City.

### ***Cost Burden***

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community.

The latest CHAS data for the 2013-2017 period for Cathedral City shows that 39.4% of owner households are overpaying for housing, and 20.4% are severely overpaying. Of all lower-income owner households, 70.4% are overpaying, and 46.1% are severely overpaying. Although rental housing, as described above, can be affordable to lower income households in the City, there is still an overpayment issue with these households. The patterns are similar for renter households. Of all renter households, 56.1% are overpaying, and 28.5% are severely overpaying. Percentages are higher for low-income households as a group. Of all lower-income renter households, 75.1% are overpaying, and 41.5% are severely overpaying.

Figure 15 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. A majority of the census tracts in the city have 40 to 80 percent of the renter households overpaying for their housing unit. Figure 16 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. A majority of the census tracts in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

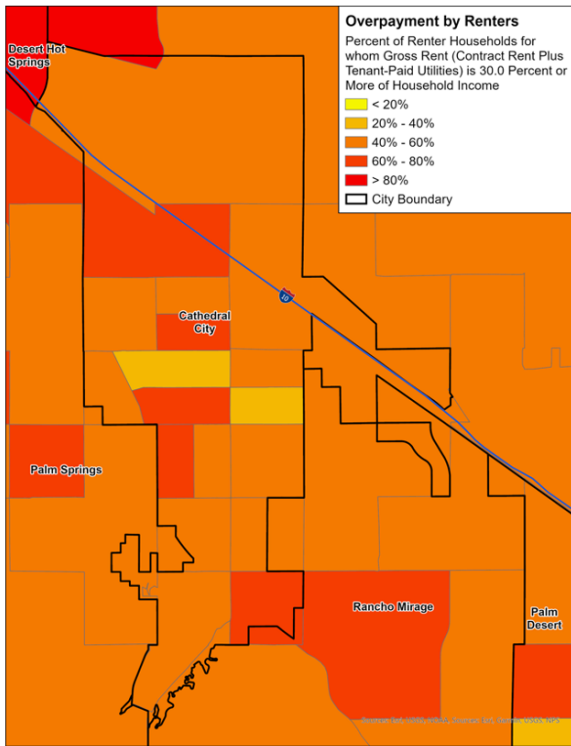
### ***Overcrowding***

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). As indicated by the 2019 ACS, Cathedral City has 1,663 overcrowded housing units, which represents 8.8% of the total 18,816 occupied units in the City. Of overcrowded units, 71.5% are renter-occupied units and 28.5% are owner-occupied units. Severely overcrowded units have more than 1.5 persons per room and are a subset of overcrowded units. Nearly 40% of all overcrowded units in the City are severely overcrowded. About 70.7% of them are renter-occupied units, and 29.3% are owner-occupied units. Figure 17 shows the census tracts in the City and the percent of households that are overcrowded. Overall, the City is consistent with the statewide average of less than or equal to 8.2 percent. There are several tracts in the south-central portion of the City in areas with higher percentages of overcrowding that correspond to areas higher poverty rates and concentrations of low income households.

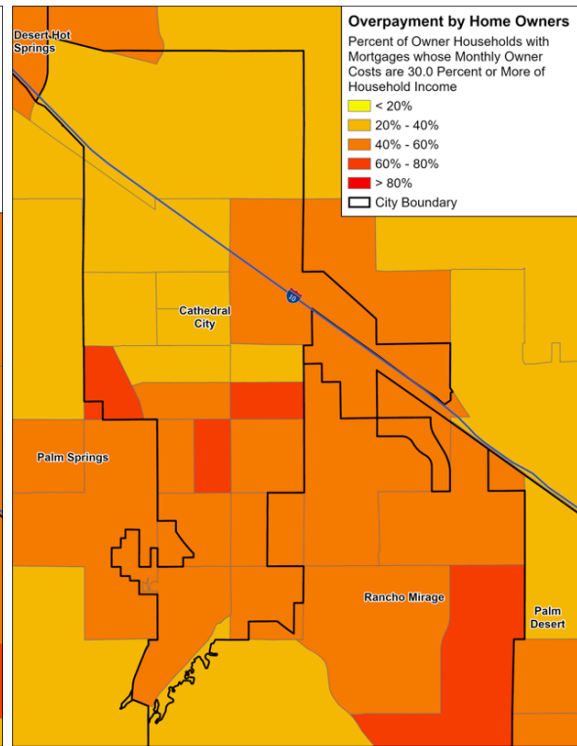
(See EXISTING HOUSING STOCK CHARACTERISTICS section for detailed discussion of overcrowding)



**Figure 15: Overpayment by Renters**

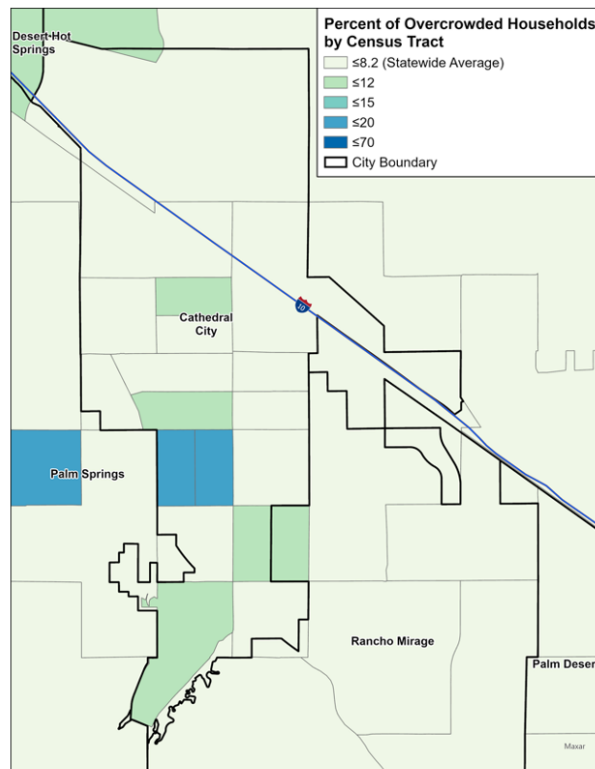


**Figure 16: Overpayment by Owners**



Source: California Department of Housing and Community Development, AFFH Data Viewer 2021

**Figure 17: Overcrowded Households**



Source: California Department of Housing and Community Development, AFFH Data Viewer 2021

### ***Substandard Conditions***

The City estimates that about 14,363 housing units are in substandard condition that require more regular maintenance and repair, or in the case of the older units, may also require more extensive rehabilitation or replacement. To improve housing conditions, the City will develop a Housing Rehabilitation Program that provides access to low interest loans funded by CBDG funds to low-income families who need to make improvements to make their homes safe to occupy (Program 3.A.2). As part of this new program, the City shall also conduct a City-wide windshield surveys to identify general housing conditions to estimate the number of residential structures in need of rehabilitation or replacement.

(See EXISTING HOUSING STOCK CHARACTERISTICS section for detailed discussion of housing conditions)

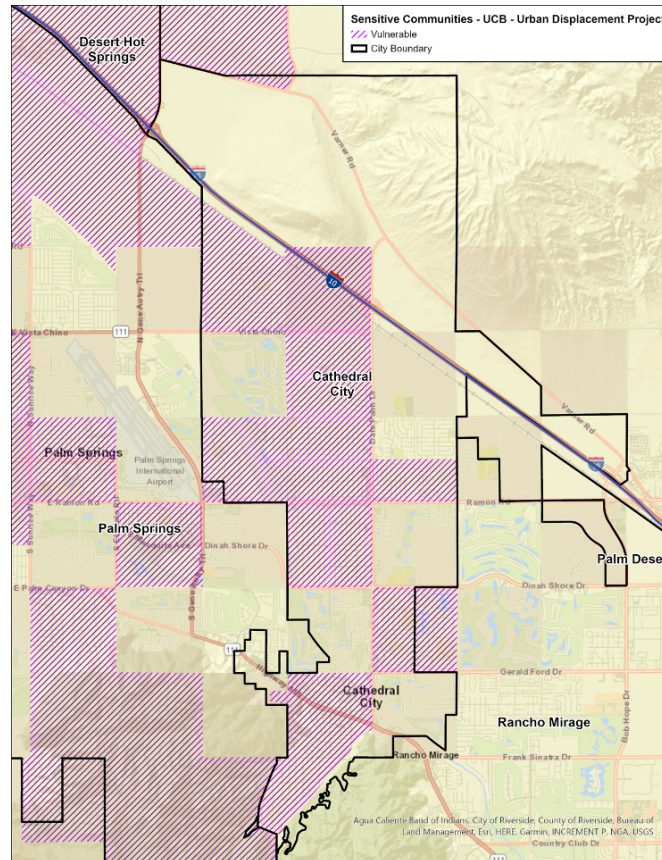
### ***Displacement Risk***

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure 18 identifies 11 census tracts that are considered to be vulnerable to urban displacement. These communities are areas that have a higher concentration of low- and moderate-income persons (Figure 8) and female-headed households (Figure 6) and increased rates of poverty (Figure 9). Several RHNA sites are located within these tracts which will help alleviate displacement risks for lower income households.

**Figure 18: Urban Displacement**



Source: California Department of Housing and Community Development, AFFH Data Viewer 2021

d. Enforcement and Outreach Capacity

The City reviews periodically its policies and code for compliance with State law on fair housing and enforces fair housing through investigation of fair housing complaints. In addition to fair housing issues related to development standards, fair housing issues can also include discriminatory behaviors by landlords such as refusal to grant reasonable accommodation requests, not allowing service animals, discrimination against familial status, sex, religion, or other protected class, and more.

Inland Fair Housing and Mediation Board (IFHMB) conducted a review of all fair housing complaints received from the Cathedral City for the fiscal year of 2015-2016. Current (2021) records were requested from IFHMB; however, a response was not received. In 2015-2016, IFHMB staff mapped the location of the complaints and analyzed the type of complaints as a means of identifying trends with fair housing concerns, and it can be assumed that similar trends exist today because there has not been a major shift population/geographic characteristics within the City. The objective of this process is to report the specific findings to the City to make officials more aware of the nature of discriminatory housing issues within the city.

In the 2015 fiscal year, there were a total of seven (7) fair housing cases opened by the agency. Of the seven (7) cases, five (5) cases were regarding allegations of disability discrimination, one (1) was regarding allegations of discrimination based on sex discrimination, and one (1) was regarding national origin. Disability discrimination was the primary concern of residents during the period in review. In the five (5) cases with concerns regarding disability discrimination IFHMB provided assistance with reasonable accommodations requests. Three (3) of the disability cases requested information and IFHMB mediators were able to assist these clients by providing clarification on rights and the request process. The informational cases included clients that had questions regarding regulations on the width of doorways for wheelchairs, and issues with smoking and respiratory disabilities. In these cases, IFHMB mediators assisted by providing information about fair housing protections and an informational packet on how to request accommodations.

Aside from informational cases, two (2) cases involved the provision of additional assistance and mediation in seeking accommodations or modifications. One client was a cancer patient whose apartment unit fell into disrepair. The client's symptoms were aggravated by items that needed to be fixed by the landlord, and mediation helped the landlord and tenant engage in an interactive process to discuss the repairs. Another client was recovering from surgery and had difficulty seeking their next place of residence. IFHMB staff were able to inform the resident about their rights and assisted in their search for alternative housing when accommodations were not possible.

The national origin case involved a resident who did not receive timely repairs due to their nationality and limited English proficiency. The fair housing case based on sex involved a woman who alleged discrimination and harassment by her housing provider. In both cases, mediators assisted in providing information and assistance with filing fair housing complaints. The demographic statistics of the above-referenced clients indicated that there were three (3) Hispanic, and four (4) non-Hispanic clients. Additionally, five (5) clients were female, while two (2) were male.

A spatial review of the cases indicates that the calls from this period of review came from the central part of Cathedral City. Specifically, they came from Census Tracts 449.07, 449.15 and 449.16. These census tracts include areas near the cross streets of Date Palm Drive and Dinah Shore Drive, and also Cathedral Canyon Drive and Ramon Road. According to the 2010 US Census data, this area is among the most densely populated areas in Cathedral City. Also, this area also has a high proportion of estimated renters and a high number of people in poverty. These census tracts are also predominantly Hispanic and are consistent with current trends.

The pattern that emerges from this period of review is that there are clusters of fair housing calls within Cathedral City. The leading categories of concern are disability discrimination. A targeted campaign of engaging housing providers and tenants in these specific areas with education and outreach materials may be one way to address the issue. IFHMB welcomes the opportunity to collaborate with City staff to determine the most effective means of reaching these communities.

e. Identification and Prioritization of Contributing Factors

Discussions with community organizations, fair housing advocates, and the assessment of fair housing issues identified several factors that contribute to fair housing issues in Cathedral City, including:

- Lack of private investment in specific neighborhoods
- Lack of public investment in specific neighborhoods, including services and amenities
- Lack of local private fair housing outreach and enforcement
- Community Opposition
- Displacement of residents due to economic pressures Lack of private investments in specific neighborhoods Land use and zoning laws
- Issues to mobility
- Lending Discrimination
- Location and type of affordable housing
- Private discrimination

Based on the analysis and findings of the 2016 AFH and analysis of current trends, three goals were identified to further housing equity in Cathedral City:

1. Increase levels of integration by Hispanic residents with higher opportunity neighborhoods. The City shall work with the Inland Fair Housing and Mediation Board (IFHMB) to provide mobility counseling, educating apartment owners and managers in higher opportunity neighborhoods on the benefits of Housing Choice Vouchers, and increase the multi-family housing market in higher opportunity neighborhoods.
2. Improve the community and housing conditions of the Downtown and Dream Home area by conducting a Community Needs Assessment with particular focus on housing rehabilitation/replacement and infrastructure improvement through the use of CDBG and other public/private investments/funds.
3. Reduce the number of fair housing complaints based on disability. To meet stated goal, the City will work with the IFHMB to implement a targeted campaign of engaging housing providers and tenants in specific areas with education and outreach materials to address the issue.

These and other goals pertaining to housing equity are incorporated into the Goals, Policies, and Programs section. Affordable housing units are geographically distributed throughout the community to avoid clustering of economic, racial, and other populations. The City is committed to continued implementation of fair housing practices. The inventory of land suitable and available for future housing development includes parcels that are distributed throughout the community to help foster integrated living patterns (see Land Inventory, below). A schedule of policies and programs for continuing these efforts through the 2022-2029 planning period is provided in the Goals, Policies and Programs section below.

Cathedral City was able to identify sufficient sites for the 2022-2029 cycle in areas identified as having a need for affordable housing based on patterns of segregation, poverty, low-income houses, displacement risk, and access to opportunity. Inventory lands are geographically

distributed throughout the City, and the sites identified in the Inventory will not exacerbate any such fair housing related conditions.

## HOUSING NEEDS

Each city is required to analyze existing and projected housing needs and develop an implementation program to describe how the city will attain its housing goals. In addition, the projected housing need must include a locality’s fair share of regional housing needs. In 2020, the Southern California Association of Governments (SCAG) approved the Regional Housing Needs Assessment (RHNA) for the 2022-2029 period. The City of Cathedral City’s allocation under the RHNA is depicted below.

**Table 35**  
**RHNA by Income Category, 2022-2029**

Income Category	No. of Units
Extremely Low Income <sup>1</sup>	270
Very Low Income (<50% of AMI)	270
Low Income (50-80% of AMI)	353
Moderate Income (81-120% of AMI)	457
Above Moderate Income (> 120% of AMI)	1,199
<b>Total Units</b>	<b>2,549</b>

<sup>1</sup> Extremely Low Income (ELI) category is a subset of the Very Low Income category. ELI households are defined by HCD as those with incomes less than 30% of AMI. The number of units needed is assumed to be 50% of all Very Low-Income units.  
Source: SCAG 2020

## Quantified Objectives

The following table estimates the number of units likely to be constructed, rehabilitated, or conserved/preserved, by income level, in Cathedral City during the 2022-2029 planning period.

**Table 36**  
**Quantified Objectives, 2022-2029**

	New Construction	Rehabilitation	Conservation
Extremely Low Income	270	68	
Very Low Income	270	154	27
Low Income	353		
Moderate Income	457	2	108
Above Moderate Income	1,199		
<b>Total:</b>	<b>2,549</b>	<b>224</b>	<b>135</b>

## Land Inventory

The City’s Regional Housing Needs Assessment for 2022-2029 estimates that a total of 2,549 housing units will be built in Cathedral City. Of these, 1,199 are expected to be constructed for those of above moderate income. These units are expected to be market-driven and constructed as single-family units typical of those already in Cathedral City. As shown in the “Housing Costs and Affordability” analysis above, moderate income households in Cathedral are able to afford

currently-marketed housing in the community. The City has also identified sites for moderate income units in its land inventory in order to bolster the availability of these units during the planning period.

**Table 37** provides a list of available parcels to meet the City’s RHNA allocation. The Table includes the Assessor’s Parcel Number (APN), acreage, and potential number of units that could be developed on each parcel. The table also provides a comparison of each site’s permitted density per the Development Code and the realistic density of the site, which has been adjusted to account for space required for infrastructure, open space, and the commercial components of the mixed-use zones. The City has a RHNA allocation of 893 units for low-, very-low- and extremely-low-income units. The inventory of sites could accommodate 1,088 lower-income units in the DTC, DRN, MXC, R-2 and R-3 zones, which exceeds the lower-income RHNA allocation.

As previously discussed under Fair Housing Assessment, affordable housing units are geographically distributed throughout the community to avoid clustering of economic, racial, and other populations. The sites identified below will not exacerbate any such conditions.

As shown in **Table 37**, there is current realistic capacity for 1,880 total additional units for moderate and above-moderate incomes.

A map of available sites is provided in Appendix B.

**Table 37  
Inventory of Available Vacant Land**

Map No.	Description	GP/Zone	Permitted Density (current/proposed)	Realistic Density (current/proposed)	Site Acreage	Potential Units
<b>Lower-Income Sites</b>						
1	687-198-001 to -006 <i>687-198-001</i> <i>687-198-002</i> <i>687-198-003</i> <i>687-198-004</i> <i>687-198-005</i> <i>687-198-006</i>	DTC/DRN	36	27	1 <i>0.17</i> <i>0.16</i> <i>0.17</i> <i>0.17</i> <i>0.16</i> <i>0.17</i>	27
2	670-240-024	MU-U/MU-U	45	36	7 of 87	252
<b>Subtotal – Sites allowing &gt;30 du/ac</b>					<b>8</b>	<b>279</b>
3	680-260-025	RH/R-3	20	20	0.89	18

**Table 37  
Inventory of Available Vacant Land**

Map No.	Description	GP/Zone	Permitted Density (current/proposed)	Realistic Density (current/proposed)	Site Acreage	Potential Units
4	680-260-031	RH/R-3	20	20	3.58	72
5	680-260-032	RH/R-3	20	20	3.58	72
6	677-420-016	RH/R-3	10/20	10/20	29.41	588
7	(Veterans Village)	RL/R-L	Currently Under Construction		8.97	60
<b>Subtotal – Other lower-income sites</b>					<b>46.43</b>	<b>809</b>
<b>Moderate-Income Sites</b>						
8	677-050-017	RMH/R-3	20	20	14.69	294
9	680-190-037	RMH/R-2 RMH/R-3	10/20	10/20	7.06	141
2	670-240-024	MU-U/MU-U	45	20	6 of 87	120
<b>Subtotal – Moderate-income sites</b>					<b>28.12</b>	<b>555</b>
<b>Above Moderate Income Sites</b>						
10	677-050-018	RH/R-3	20	12	18.12	217
11	670-130-004, 005, 014, 015 <i>670-130-004</i> <i>670-130-005</i> <i>670-130-014</i> <i>670-130-015</i>	RL/R-1	4.5	4.5	26.59 <i>1.67</i> <i>5.91</i> <i>9.38</i> <i>9.63</i>	120
12	677-510-036 to 041, 044, 052, 061, 063 and 677-522-014 and 015 <i>677-510-036</i> <i>677-510-037</i> <i>677-510-038</i> <i>677-510-039</i> <i>677-510-040</i>	RR/RR	6.5	7	12.02 <i>0.69</i> <i>0.69</i> <i>1.44</i> <i>1.12</i> <i>1.04</i>	84



**Table 37  
Inventory of Available Vacant Land**

Map No.	Description	GP/Zone	Permitted Density (current/proposed)	Realistic Density (current/proposed)	Site Acreage	Potential Units
	677-510-041				1.03	
	677-510-044				0.16	
	677-510-052				1.02	
	677-510-061				0.45	
	677-510-063				2.35	
	677-522-014				0.98	
	677-522-015				1.05	
13	687-040-057	RM/R-2	10	10	15.39	154
City-wide*	Infill Vacant SF Lots	RL/R-1	4.5		Varies	650
2	670-240-024	MU-U/MU-U	45	5	20 of 87	100
<b>Subtotal – Above moderate income sites</b>					<b>92.12</b>	<b>1,325</b>
* Includes scattered R-1 and R-2 lots, and unfinished projects including Rio del Sol (210), Campanile (165), Escena (50) and Rio Vista Village (75).						
<b>Total Units</b>						<b>2,968</b>

**Realistic Capacity**

For purposes of analyzing capacity of inventory sites, the City looked at development trends for affordable housing projects regionally and determined that certain sites can realistically be expected to develop at a density of 20 units per acre, with the application of an affordable housing overlay. This is consistent with the development of affordable housing proposed and/or constructed in recent years in the Coachella Valley, including:

*Palm Springs:*

- Monarch Apartments will provide 60 units affordable to very low- and low-income households on 3.6 acres, at a density of 17 units per acre. The project is fully funded and will break ground in October of 2021.

*Cathedral City*

- Veterans Village will provide 60 units affordable to extremely low-, very low- and low-income veterans on 9 acres, at a density of 6.6 units per acre. The project is fully funded and expected to be completed by the end of 2022.

*Palm Desert:*

- Carlos Ortega Villas consists of 72 units on 3.48 acres affordable to very low- and low-income households, at a density of 21 units per acre.
- Vitalia, 270 units affordable to very low- and low-income households on 12 acres approved in 2021, at a density of 23 units per acre.

- Millennium SARDA site, 240 units affordable to very low- and low-income households on 10 acres, under contract in 2021, at a density of 24 units per acre.

*La Quinta:*

- Coral Mountain Apartments, constructed in 2018, provides 176 units on 11 acres for very low- and low-income households, at a density of 16 units per acre.

*Indio:*

- Arroyo Crossing 1 is currently under construction and provides 184 units on 6.4 acres affordable to very low- and low-income households, at a density of 29 units per acre.
- Arroyo Crossing 2, will provide 216 units affordable to very low- and low-income households on 7.3 acres, at a density of 30 units per acre. The project was approved in 2021.

Cities in the Coachella Valley, including Cathedral City, can expect, in the current market, that projects ranging in density from 10 to 30 units per acre are being funded and can be built to accommodate lower income households. Therefore, the City's reliance on densities from 20 to 27 units per acre is realistic and can be achieved in the planning period. The development potential for sites' #1 and #2 is particularly high because the City is directly involved in the development of these sites. Specifically, site #1 is comprised of City-owned parcels and will therefore be able to control the site's density, and site #2 is part of a larger parcel where the City is actively working with the developer to accommodate a number affordable housing projects, as detailed in Program 1.A.9. Furthermore, site #2 is within the MU-U zone of the North City Specific Plan area which is permitted a maximum gross density of 45 dwelling units per acre; however, the land inventory assumes a more realistic density of 36 units per acre which is comparable to approved higher density affordable housing developments in the Coachella Valley.

Change of Zone

As shown in the Table, site #9 will require a Change of Zone in order to change the site to a high-density zone. Program 1.A.7 addresses the need to complete this action immediately following adoption of the Housing Element for the 2022-2029 planning period. All other sites are currently designated for the appropriate density to accommodate the City's RHNA allocation.

Small Sites

Sites smaller than a half-acre in size are typically deemed inadequate to accommodate housing for lower-income households unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. Sites #1, #11 and #12 are comprised of multiple parcels, some of which are less than a half-acre. Per Program 2.D.3, the City shall develop incentives for consolidating smaller parcels to make the development of affordable housing projects more feasible.

Large Sites

Sites greater than 10 acres are not eligible for the inventory absent a demonstration that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless other evidence is provided. Sites #2, #6, #8, and #10 through #13 are all greater than 10 acres. With regard to site

#2, the City is currently working with the developer to designate portions of the 87-acre site for lower, moderate, and above-moderate housing. Specifically, 7 acres for lower-income housing, 6 acres for moderate income housing, and 20 acres for above-moderate income housing. Program 1.A.9 requires the City to develop incentives for subdividing larger sites to make the development of affordable housing projects more feasible while encouraging a range of development sizes.

#### “Prior Inventory” Sites

Pursuant to Government Code Section 65583.2(c), sites that have been identified in the previous two cycles (4<sup>th</sup> and 5<sup>th</sup>) must be allowed by by-right approval for housing development that includes 20 percent of the units as housing affordable to lower income households. None of the current inventory sites were included in both the 4<sup>th</sup> and 5<sup>th</sup> Housing Element cycle and therefore no action is required.

#### Veterans’ Housing Project

The City is currently moving forward with the development of a 60-unit project, including 48 one bedroom and 12 two-bedroom units. Of the total 60 units, 20 units will be extremely, 10 units very low (40% of median) and 29 units – low (60% of median) for veterans. The City has entered into a Development Agreement for the project, which requires that the project be complete by the end of 2022. The project will be located on a 9-acre site on Landau, between Vega Road and Elizabeth Road. The City’s Successor Agency is providing the land, and a \$1 million grant to the development company. The City’s contribution is valued at \$2.16 million. These units will be available for the 2022-2029 planning period.

#### Single Family Residential Potential

In addition to the parcels listed in **Table 37** there are an additional 2,125 acres of vacant lands designated for low density residential in the City which can accommodate 7,800 single family residential units for the Above Moderate land use category during the planning period.

#### North City Specific Plan

In 2007, Cathedral City annexed over 1,300 acres into the City’s limits north of Interstate 10. A specific plan, known as the North City Specific Plan (NCSP), was adopted in 2009. The specific plan area totals approximately 5,000 acres and estimates the maximum residential buildout potential to be approximately 9,618 dwelling units.

In 2014 the City adopted the North City Extended Specific Plan (NCESP) that encompasses 591 acres of recently-annexed lands that expands and builds upon the original NCSP. The NCESP is anticipated to generate up to 3,200 residential units, for a combined total of 12,818 potential units in the North City area.

As proposed, the North City and the North City Extended Specific Plan areas will provide for a wide range of residential opportunities. The diversity of residential densities range, for example, between Mixed Use - Urban (MU-U), which allows up to 45 dwelling units to the acre, and Residential Estate (RE) at 2 dwelling units to the acre.

It should be noted that development in much of this area is currently constrained by the limited availability of infrastructure. The City is working to expand the availability and capacity of service systems to facilitate development of this important new area. This infrastructure

expansion began in 2018 with the development of commercial parcels within the North City Extended Specific Plan area. One site, #2 in Table 37, is immediately adjacent to the existing commercial development, and is now served by all utilities. This site has been identified as having potential for a broad range of units, and is included in the Inventory to address very low, low, moderate and above moderate income household needs. As development expands in this area and in the North City Specific Plan area, water and sewer extensions will also allow the expansion for additional housing. Both CVWD and DWA have sufficient water supplies and sewer capacity available to meet the City’s build-out demands, including the units listed in the inventory.

#### No Net Loss

In compliance with SB 166 (No Net Loss), Program 1.A.8 has been added requiring the City to monitor the development of residential acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations. The City will implement the formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 to ensure sufficient residential capacity is maintained to accommodate the RHNA. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify replacement sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

#### Environmental Constraints

The sites identified for future residential development are located in urbanized areas of the City and are currently designated for residential use. No sites are subject to significant geotechnical or wildfire hazards. Most sites are located either outside of a flood zone or within an area protected by a levee except for site #13. These sites are located within a 100-year flood zone; however, the City requires all new development located within the boundaries of a flood zone to incorporate mitigation measures that prevent adverse impacts due to flooding, which will require a Conditional Letter of Map Revisions (CLOMR) and Letters of Map Revisions (LOMR) from FEMA assuring the minimum National Flood Insurance Program standards are met. There are no significant environmental constraints to development on the identified sites.

### **RESTRICTED HOUSING PROJECTS<sup>21</sup>**

The City of Cathedral City has a number of affordable housing options within its boundaries. These include the following:

#### Mountain View Apartments

This 280-unit project is located at 68-680 Dinah Shore Drive. The project was completed in three phases and was completely financed with a FmHA 515 loan. The project was built in 1982, and refinanced in 1997. The complex is restricted to seniors 62 years of age or older, unless disabled or handicapped. Rent is restricted to 30% of the renter’s income, and water and trash services are included in the price of rent. The units are restricted to very low- and low-income households. This project was at risk of losing affordability controls in 2015, however a notice of intent to

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<sup>21</sup> “City of Cathedral City: Affordable Housing Locations for the Coachella Valley 2006,” assistance programs for the Coachella Valley, September 2008.

convert or sell these units has not been received to date. The City continually monitors this project for potential notice to release affordability controls.

#### Corregidor Apartments

This 16-unit project restricted to very low-income families was built in 1985 using LPRH housing funds. This project site is owned by the Riverside County Housing Authority and is located at 34-355 Corregidor Drive. This project is not at risk of losing affordability controls.

#### Cathedral Palms Apartments

This 224-unit project is located at 31750 Landau Boulevard. The “All Senior” project was originally constructed in 1968 and substantially rehabilitated in 1997, using bonds and RDA set aside funds. The City is currently participating in a major rehabilitation of the units, in cooperation with National CORE. The project will be reconfigured into 224 units (184 studio and 38 (2) bedroom units plus 2 manager units) of which 222 will be deed restricted: 68 units extremely low and 154 very low (50% below). Although the National CORE may have up to December 2022 to complete the project, it is anticipated to be completed by the end of 2021 to early 2022. The project offers 190 studios and 40 two-bedroom apartments to low-income seniors over 55 years of age. Utilities are provided, including water, gas, cable, and domestic trash services. This project has an affordability control through 2052.

#### Terracina Apartments

This project provides 80 units to low- and moderate-income families consisting of 1 one-bedroom unit, 47 two-bedroom units, 30 three-bedroom units, and 2 four-bedroom units. It is located at 69-175 Converse Road and was built in 1994. In 2010, the former RDA provided assistance to ensure these units remained affordable for an additional 55 years.

#### CVHC Duplex Conversion Project

Between 1997-1999, the Redevelopment Agency cooperated with the Coachella Valley Housing Coalition to acquire 16 bank-owned duplexes (originally constructed in the 1980’s) and convert the units into 34 affordable, single-family, owner-occupied homes through a self-help program. The families acquired the units at an affordable purchase price, and rehabilitated and converted the homes as part of their down-payment. The sunset dates for affordability controls vary from 2027 through 2035.

#### Casa Victoria

Casa Victoria is a 50-unit project (49 restricted plus 1 manager unit) opened in 1999 using HUD 202 funds. This project provides housing for low-income seniors over 62 years of age. Rent is restricted to 30% of their income, and utility allowances are offered. The apartment complex is located at 34-445 Corregidor Drive. This project has an affordability control through 2052.

#### Heritage Park

Contains 153 units within a two-story complex, including 144 one-bedroom units and 7 two-bedroom units and two management units. The project is located at 69-100 McCallum Way. This project provides housing for low-income seniors over 55 years of age. Water and trash services are included in the price of rent. This project has an affordability control through 2059.

Creekside Apartments

Consists of 185 units within a one and two-story complex. There are 40 two-bedroom units, 104 three-bedroom units, and 40 four-bedroom units. This project provides housing for low and very low-income families. Water and trash services are included. The project is located at 68-200 33<sup>rd</sup> Avenue. This project has an affordability control through 2059.

Nova Ocotillo Place

Provides 135 apartments, of which 108 units are for moderate to high income tenants, and 27 units are for very low-income tenants. The low-income units were acquired using bond financing from CSCDA. The project is located at 69155 Dinah Shore Drive, and was acquired and substantially rehabilitated using a bond issue in 1998. One- and two-bedroom units are offered, and tenants pay a small portion of the water and gas bill. The project has a termination date of 2027 and is discussed under “Affordable Units at Risk,” below.

Park David Apartments

This 240-unit apartment project for low-income seniors over 55 years of age is located at 27-700 Landau Boulevard. The project contains 120 one-bedroom units and 120 two-bedroom units, and does not supplement any utilities for residents. The complex, which became operational in 2000, offers 20% of the units to very-low-income seniors and 80% to low-income seniors. This project has an affordability control through 2055.

Northwoods (Canyon Vista) Apartments

This family project offers 90 units, of which 46 are low-income units. It is located at 68-605 Corral Road. This project has an affordability control through 2056.

Casa San Miguel de Allende

This two-story, 39-unit, special-needs housing project is located in multiple buildings on and around Melrose Drive in the Cove neighborhood, south of East Palm Canyon Drive. The project is restricted to very-low-income disabled persons. It was opened in 1998 using HOME, RDA, HOPWA, and CDBG funds. This project has an affordability control through 2053.

Tierra del Sol

This project provides 75 one-bedroom units to very-low-income senior households over the age of 62. It was primarily funded with local and HUD 202 funding and rents are 30% of the tenants' income. Tierra del Sol provides gas for hot water. It is located at 37101 W. Buddy Rogers Avenue. This project has an affordability control through 2063.

Cathedral Towne Villas

Located at 36-700 Pickfair Street, this 61-unit apartment complex offers family housing to moderate-income families. This project has an affordability control through 2061.

River Canyon Apartments

Located at 34-300 Corregidor Drive, this project offers 60 units; (41 2-bedroom and 19 3-bedroom; 6 units restricted to extremely low, 39 units very low, 14 units low and 1 manager unit). This project was completed in 2011.

**Affordable Units at Risk**

The project previously known as Ocotillo Place, now called Nova Ocotillo Place, contains 27 very-low-income units. The City acquired affordability restrictions in 1998. The project has a termination date of 2027, which will be during this planning period. This is the only project at risk of termination of affordability covenants in the City. Based on the City’s most recently obtained pro-formas for affordable housing projects, construction costs for replacement of these units would be \$317,000 per unit, on average. Preservation is a much lower cost of approximately \$233,000 per unit.<sup>22</sup> Therefore, the preservation of these units is important to the City’s affordable housing inventory. There are several entities who are involved in the acquisition and rehabilitation of affordable housing projects, including National Core, Urban Housing Communities, Habitat for Humanity, and Community Preservation Partners. Program 2.A.3 describes actions the City will take to facilitate the preservation of affordability covenants for this project.

It is anticipated between January 2021 and the sunset dates, the City will be able to explore opportunities to extend affordability covenants once funding becomes available. For example, PHLA funds administered by the County may be used for major rehabilitation projects intended to induce covenant extensions.

In addition, multiple ownership units have been built in the City under various self-help or sweat-equity programs. As shown in **Table 38**, there are 535 of these units in the City. The affordability restrictions associated with these units will lapse during the planning period. Program 2.A.4 has been added to assure that the City will work towards protecting these affordability covenants.

**Table 38  
Restricted Affordable Owner-Occupied Units**

<b>Owner-Occupied Housing</b>	<b>Units</b>	<b>Income Category</b>	<b>Earliest Release</b>	<b>Type of Subsidy</b>
30 to 45 year Covenant with resale restrictions	492	Very low to moderate income	2025 or at pay-off	RDA – CHIP loans/grants
30 year Habitat for Humanity Housing	11	Very low income	2025	RDA Habitat grants
30 year Covenant with resale restrictions CVHC conversion	14	Very low to low income	2025	Home Grant & RDA silent second
30 year Covenant on self-help homes	7	Very low income	2025	RDA/Silent Second
30 year Covenant on 1st Time Homebuyer grant	11	Very low and low income	2027	RDA Grant

Source: Housing Successor Agency

**POTENTIAL CONSTRAINTS TO THE DEVELOPMENT OF HOUSING**

**Governmental Constraints**

Local policies and regulations affect the price and availability of housing and the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit

<sup>22</sup> Based on actual costs of the Cathedral Palms affordable housing renovation project. Total \$52,104,458 for 224 units = \$232,609.19 per unit.

processing procedures, and other factors can constrain the maintenance, development, and improvement of housing. This section of the Housing Element examines the potential governmental constraints imposed by the City in the form of zoning, fees, and other restrictions, and determines whether these are constraints to the provision of housing.

It should be noted that constraints exist at other levels of government which the City has little or no control over. State and federal regulations related to environmental protection, prevailing wages for publicly assisted construction projects, construction defect liability, building codes, and other topics have significant, often adverse impacts on housing cost and availability for which the City has no ability to directly mitigate.

### Residential Density

Land use policies are established in the Land Use Element of the General Plan and implemented through the Zoning Ordinance. The Land Use Element establishes the amount and distribution of different land uses and provides policies that guide residential development in the City. General Plan policies are implemented primarily through the Zoning Code with corresponding zoning that provides for a full range of residential types and densities that are dispersed throughout the City.

In addition to implementing the policies of the General Plan, the Zoning Code protects and promotes the health, safety, and general welfare of residents, as well as the preservation of the character and integrity of existing neighborhoods. The Zoning Ordinance allows varying residential densities according to the recently updated 2040 General Plan. The Cathedral City Land Use Element has designated roughly 6,558 acres (50 percent) of the City's total land inventory for a wide range of residential densities, including the following:

- HR - Hillside Reserve (1du/20ac)
- ER - Estate Residential (0-2du/ac)
- RL - Low Density Residential (2-4.5du/ac)
- RR - Resort Residential (3-6.5du/ac)
- RM - Medium Density Residential (4.5-10du/ac)
- RMH - Medium-High Density Residential (11-20du/ac)
- RH - High Density Residential (20-24du/ac)
- MU-N – Mixed-Use Neighborhood (up to 25du/ac)
- MU-U – Mixed-Use Urban (up to 45du/ac, limited to NSSP area)

After the Housing Element Update has been adopted, the City's next step is to conduct a more comprehensive update of the Zoning Code and Zoning Map that will establish complete zoning consistency with the General Plan and demonstrate a greater opportunity for the development of various types of housing to serve the needs of the community (see Program 2.F.1).

### Density Bonus

The City currently incorporates the State Density Bonus requirements for affordable housing as set forth in California Government Code Sections 65915 through 65918. The density bonus allows residential unit density increases of up to 50 percent over the otherwise maximum permitted density under the zoning ordinance and land use element of the general plan. Overall, the density



bonus provision reduces development constraints by allowing reductions in development standards, such as reduced parking standards.

### Development Standards

The City's Zoning Ordinance regulates a wide range of development standards, including building height, lot size, and setbacks. The requirements of the City's Zoning Ordinance are listed in Table 39 below. The standards described below are consistent with, or more liberal than, many other Coachella Valley cities and generally do not pose a constraint to the development of housing.

### *Building Height*

The City's height limits do not constrain a property owner's ability to achieve maximum densities allowed under the City's General Plan. Zoning standards allow for residences up to 26 feet in height in the R-1, R-2, and RM zones; 35 feet in height in the R-3 and R-4 zones with provisions for a 16 foot height increase under certain conditions; and up to 65 feet in height in the MU-N and MU-U zones.

### *Lot Size*

The Zoning Ordinance sets minimum lot sizes for residentially zoned properties. The minimum lot size for residential zones varies from 7,200 square feet to two and a half acres, depending on zoning designation. These minimum lot sizes are not a constraint to housing production.

**Table 39  
Residential Standards**

<b>Standard</b>	<b>R-1</b>	<b>R-2</b>	<b>RM</b>	<b>R-3</b>	<b>R-4</b>	<b>RR</b>	<b>DRN<sup>2</sup></b>	<b>MXC<sup>2</sup></b>	<b>MU-N<sup>3</sup></b>	<b>MU-U<sup>3</sup></b>
Units/Acre	4.5	10	10	20	20	6.5	20-36	20-36	Max 45	Max 45
Lot Area	7,200 s.f.	8,000 s.f.	20,000 s.f.	30,000 s.f.	40,000 s.f.	2.5 ac	N/A	N/A	Varies	Varies
Building Lot Coverage	40%	50%	60%	60%	65%	40%	N/A	N/A	Varies	Varies
Setbacks:										
Front	20	15	15	15	15	10	10	0	Varies	Varies
Side (interior/street)	5/10	5/10	10/15	15	15	N/A	0	0/8-15		
Rear	15	15	10	15	15	N/A	N/A	N/A		
Private Outdoor Living Space	N/A	80 s.f./unit	400 s.f./unit	300 s.f./unit	300 s.f./unit	Varies	Varies	Varies	Varies	Varies
Building Height	26 ft.	26 ft.	26 ft.	35 ft. <sup>4</sup>	35 ft. <sup>4</sup>	50 ft. <sup>5</sup>	36 ft. <sup>6</sup>	Min: 20ft Max: 55ft <sup>7</sup>	65' or 5 stories	65' or 5 stories
Parking <sup>1</sup>	2	2; 1.5 for 5+ du	1.5	1.5	1.5	1.5-2	1-2	1-2	Varies	Varies

Source: Cathedral City Zoning Ordinance, 2020

1. Parking represents total parking requirement. For Plan Unit Developments and multi-family projects in the DRN zone, guest parking is required at 1 per unit.
2. Density in the DRN and MXC zones is based on parcel size. For lots of 10,000 to 20,999 square feet, a density of 20 units/acre is permitted; for lots of 21,000 to 41,999 square feet, a density of 27 units/acre is allowed; and for lots of more than 42,000 square feet, a density of 36 units/acre is allowed.
3. Development standards for the MU-N and MU-U are described in the North City Specific Plan and North City Extended Specific Plan
4. Provisions may be made based on adjoining zoning and the Planning Commission may permit an additional 16 feet in height.
5. The City Council may approve a height greater than fifty feet for that portion of a building greater than two hundred feet from the district boundary upon making a finding that such an increase will not adversely affect adjacent properties.
6. Additional height may be approved for buildings constructed above subsurface or surface parking, but in no case shall the overall height exceed forty-eight feet.
7. Additional height may be approved for buildings constructed above subsurface or surface parking, but in no case shall the overall height exceed sixty-eight feet.

### *Yards and Setbacks*

As presented in Table 39, yard and setback requirements established in City's Zoning Code are generally 15-20 feet for front yards, 10-15 feet for side yards, and 10-15 feet for rear yards. These setback requirements are like those of many communities, are tied to Fire Department accessibility in an emergency, and do not pose a significant constraint to housing development.

### *Building Lot Coverage*

The City imposes reasonable limits on building coverage. The R-1 and RR zones have the lowest percentage of lot coverage at 40 percent, and the R-4 zone has the highest at 65 percent. The building coverage limit does not include enclosed parking or other accessory structures, unless they are part of the main building. With consideration of minimum lot sizes in each of these zones, this coverage allowance is sufficient to accommodate the permitted density for all residential development. Therefore, building coverage requirements do not impose a constraint on residential development.

### *Parking Standards*

Off-street parking requirements vary by housing type. Table 39 lists the parking requirements for each residential use. Off-street parking facilities are required to be on the same lot or parcel of land as the structure they are intended to serve. For residential uses, parking cannot be located in required front and side yard setback areas. Parking standards do not present a constraint to the development of housing, because they generally are less than 2 per unit, and can be accommodated on multi-family projects of 2 and 3 stories, without encroachment into setbacks.

### Allowance for Special Needs Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all income levels and for persons with special needs, including single- and multi-family units, mobile homes, care facilities, senior housing, emergency shelters, transitional and supportive housing, single room occupancy, and accessory dwelling units (ADU).

### Transitional and/or Supportive Housing

Transitional and/or Supportive Housing is defined as interim housing helping families move from homelessness to self-sufficiency by providing short-term housing at extremely low rent to qualified families. Currently, the City allows supportive housing by right in most of the residential zoning districts. However, these uses are conditionally permitted in the RR, MXC, MU-N and MU-U zones, which is considered a constraint to the provision of this type of housing. To remove this constraint, Program 2.F.1 was added requiring the City to update the Zoning Code to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code Section 65651.

### Emergency Homeless Shelters

The City defines emergency homeless shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person in accordance with subdivision (e) of Section 50801 of the California Health and Safety Code. This use is currently permitted by right in the Institutional Housing Overlay District (P/IH), and conditionally allowed in the R2, RM, R3, and R4 zones of the City's Zoning Code. Emergency

shelters are allowed subject to specific standards regarding security, lighting, parking, and operation in accordance with Government Code Section 65583 (a) (4). Recent updates to the Government Code will be incorporated into the City’s Zoning Code as part of Program 2.F.1, including revision to parking requirements, to avoid potential constraints.

According to the Zoning Code, the P/IH is to be overlaid on certain I-1 (Light Industrial) districts. According to the General Plan Update, there is a total of 761.38 acres designated Industrial and 688.40 acres are vacant. Most of the land is located North of I-10; however, there is no mapping of the P/IH overlay district, and it cannot be determined if the available acreage or sites are in proximity to services. The lack of mapping is considered a constraint to the provision of this housing type. To remove these constraints, Program 2.F.1 requires the City to identify sites and provide mapping of the overlay district to ensure there are sufficient resources to meet the requirements of the Government Code.

#### Single-Room-Occupancy

The City defines single room occupancy (SRO) facilities as structure consisting of six or more units, each of which is designed for occupancy by no more than two persons, which also has bathing facilities, that may or may not have partial kitchen facilities, and which is occupied as a primary residence by its occupants. Often, these units have rental rates that are affordable to low and sometimes extremely low-income individuals. This use is conditionally allowed in the Mixed-Use zones and requires a written agreement between the city and the operator of the facility addressing the provision of on-site management, written rules for residents, implementation of a security plan, and ongoing maintenance of the structures and landscaping.

Restricting SRO facilities to mixed-use zones and not allowing such use by-right is considered a constraint for the provision of this type of housing. To mitigate this constraint, Program 2.F.1 will require the Zoning Code be revised to allow SROs by right in the mixed-use zones and where multi-family residential units are permitted (see Table 41).

#### Employee Housing

The City does not currently define “employee housing” per the Employee Housing Act (Health and Safety Code, § 17000 et seq.), which can be considered a constraint to the provision of the type of housing. Program 2.F.1 has been included required that the City modify the Zoning Code to define and permit employee housing in single-family residential zoning districts for less than six persons.

#### Manufactured Housing

Pursuant to Government Code 65852.3, manufactured housing must be allowed by-right in all zones that allow single-family dwellings. Currently, the City’s Zoning Code restricts manufactured and mobile homes to the R2 and RM zones, which is considered a constraint to the provision of this type of housing. To remove this constraint, Program 2.F.1 is included to require the City to update the Zoning Code to allow and permit manufactured homes in the same manner as conventional stick-built structures are permitted.

#### Secondary Dwelling/Accessory Dwelling Units

The Zoning Code currently defines secondary units, or “accessory dwelling units” as they are commonly known, as a dwelling that meets the restrictions and requirements of Section 65852.2

of the California State Government Code, which includes a maximum area of one thousand two hundred square feet for a detached second dwelling, or thirty percent of the existing living area for an attached second dwelling. Second units provide a cost-effective means of serving additional development through the use of existing infrastructure and provide affordable housing for lower income households.

Currently, the City's Zoning Code conditionally permits secondary dwelling units in residential zones. State law (SB 35) requires ministerial approval of second dwelling units under certain circumstances. The City's current definition and zoning regulations of secondary dwelling units/accessory dwelling units is therefore considered a constraint to the provision of this type of housing. To remove this constraint, and in accordance with Government Code 65852.2, the City shall update the Zoning Code to establish criteria for ministerial consideration of second dwelling units and allow such units by-right in residential zones pursuant to Program 1.A.10 and Program 2.F.1.

#### Housing for Persons with Disabilities

The City's Zoning Ordinance Chapter 9.104 addresses reasonable accommodations for people with disabilities. The City established a formal procedure for approving requests for reasonable accommodation in 2002. Any person with a disability may apply for accommodations in the city's residential development standards by applying to the city planner or his or her designee on a form provided by the city. The Planning Department works with residents with disabilities to ensure their needs are addressed without compromising health and safety standards. Accessibility improvements are eligible activities under the City's various rehabilitation assistance programs. The City also collects fees on each business license for general public accessibility improvements.

The City adopted the California Building Code (CBC), 2019 Edition and no local amendments have been made which would limit housing opportunities for persons with disabilities. The City has not adopted any occupancy standards except for those prescribed in the CBC and Health and Safety Code.

The City does not currently define the term "group home," which is a home where a small number of unrelated people in need of care, support, or supervision can live together, such as those who are elderly or mentally ill. The Cathedral City Zoning Code defines a family as "an individual or two or more persons related by blood or marriage, or a group of not more than five persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit." This definition does not limit the number of related individuals living together; however, it does limit unrelated individuals living together to no more than five persons. This could potentially create a constraint to the provision of housing for those with disabilities. To remove this constraint, Program 2.F.1 has been included requiring the City's definition of "family" be updated to remove the limit of five persons. In addition, the term "group home" will be defined and allowed in all residential zones by-right in the same manner as other residential uses.

#### Short Term Vacation Rentals

Chapter 5.96 of the Municipal Code defines short term vacation rentals (STVR) as any privately owned qualifying residential dwelling unit or portion thereof, rented for occupancy, dwelling, lodging, or sleeping purposes for a period of thirty (30) consecutive days or less. Homeowners

are required to obtain a permit and collect applicable transient occupancy taxes (TOT) at a rate of 12% of the rent charged. Chapter 5.96 also establishes a method to phase out STVRs within the city within two years effective October 9, 2020, except in: (a) common interest developments with established CC&Rs that do not prohibit STVRs; and (b) home sharing as permitted under Chapter 5.96 of the Municipal Code. STVRs provide homeowners with opportunities to increase their incomes, which can offset their housing costs. STVRs are often rented by vacationers rather than permanent residents, and the added TOT revenues are not considered a constraint to housing. Furthermore, because only privately owned homes and units within planned communities are allowed to have STVRs, and these communities contain only market rate units, the presence of STVRs in Cathedral City does not constrain the development of affordable housing.

Low Barrier Navigation Centers

Assembly Bill (AB) 101 requires that Low Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed use and nonresidential zoning districts permitting multifamily uses. LBNCs provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals to income, public benefits, permanent housing, or other shelter. Program 1.B.5 has been added to assure that changes are made to the Zoning Ordinance.

Fees

The City’s Planning and Building Department fee schedules have been established as enterprise funds to recapture the City’s cost of processing development applications. Fees are commensurate with staff and resource costs. As such, fees imposed by the City are reasonable and do not represent a significant impact on the cost of construction. Fees for plan check and building permits are based on the valuation of the structure, as is consistent in most communities in California. City development fees are listed in Table 40, and represent a total cost of about \$17,027 for a typical single-family house and about \$6,870 for a typical apartment unit without application fees. Application fees will vary depending on the type of development and level of environmental impact. The City’s impact fees are considerably less than surrounding jurisdictions and do not represent a constraint to development.

**Table 40  
Estimated Development Fees**

Development Process	Related Fee
<b>Legislative Applications:</b>	
• General Plan Amendment	\$2,570
• Development Agreement	\$5,000
• Change of Zone	\$2,570
• Change of Zone w/ GPA	\$7,650
• Zone Ordinance Amendment	\$2,570
• Specific Plan	\$5,950
• Specific Plan Amendment	\$2,980
• Annexation	\$16,260
<b>Development Applications:</b>	
• Conditional Use Permit	\$2,170

• Design Review	\$2,270	
• CEQA Exemption	\$64	
• Negative Declaration	\$1,540	
• Environmental Impact Report	\$15,000	
• Planned Unit Development	\$3,190	
• PUD Amendment	\$2,000	
• Tentative Tract Map	\$2,980 plus \$19 a lot	
• Tentative Parcel Map	\$2,170 plus \$19 a lot	
• Revised Tract/Parcel Map	\$1,030	
• Reversion to Acreage	\$2,170	
<b>Minor Development Applications</b>		
• Variance	\$2,170	
• Variance - Administrative	\$110	
• 3-4 Residential Units	\$680	
• Time Extension	\$1,030	
• Design Review - Administrative	\$680	
• Non-Construction CUP	\$1,030	
• Conditional Use Permit - Revision	\$1,540	
<b>Miscellaneous</b>	<b>Single Family<sup>1</sup></b>	<b>Multi- Family<sup>2</sup></b>
• Plan check	\$675	\$136
• Building Permit	\$1,038	\$220
• Police/Fire	\$600	\$100
• General Plan	\$108	\$45
• Utility undergrounding	\$311	\$99
• Electrical	\$115	\$50
• Mechanical	\$51	\$40
• Plumbing	\$128	\$40
• School Fees	\$8,470	\$2,693
• Development impact fee	\$1,850	\$1,850
• T.U.M.F	\$2,310	\$1,330
• Transit development	--	\$13
• M.S.H.C.P.	\$1,371	\$254
<b>Total (per unit)</b>	<b>\$17,027</b>	<b>\$6,870</b>

Per-unit cost based on:

1. 2,076 square-foot single-family house
2. Based on a 75-unit apartment project with 660-sq.ft avg. unit size

Source: Cathedral City Building Department, 2020

### Transparency in the Development Process

The City has a variety of tools and resources for developers to increase transparency and certainty in the development application process as required by law. The City’s Planning Department has a “Documents” home page that has links to the City’s zoning ordinance, zoning map, planning and zoning services forms and fees schedules.

Zoning for Lower-Income Households

Housing Element law specifies that jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single-family homes, multi-family housing, second family units, manufactured housing, residential care facilities, emergency shelters, transitional housing, supportive housing, single room occupancy units (SROs), and farmworker housing.

Cathedral City provides for a wide range of housing types throughout the community. The Zoning Code stipulates the residential types permitted, conditionally permitted, or prohibited in each zone allowing residential uses. Permitted Uses are those uses allowed without discretionary review except for design review, in designated areas, as long as the project complies with all development standards. Conditional Use requires special consideration and approval from the Planning Commission approval because the use possesses unique characteristics or presents special issues that make being a permitted use impractical or undesirable. Typical findings of a CUP include that the project is consistent with the General Plan, the use is compatible with surrounding uses, addresses basic public health and safety, and general welfare concerns.

Table 41 summarizes the various housing types that are permitted within Cathedral City’s residential zone districts.

**Table 41**  
**Allowable Residential Uses by Zoning District**

<b>Housing Type</b>	<b>RE</b>	<b>R1</b>	<b>R2</b>	<b>RM</b>	<b>R3</b>	<b>R4</b>	<b>RR</b>	<b>DRN</b>	<b>MXC</b>	<b>MU-U<sup>1</sup></b>	<b>MU-N<sup>1</sup></b>
Single Family Dwelling	P	P	P	P	C	C	C	- <sup>2</sup>	-	-	-
Two Family Dwelling	-	-	P	P	-	-	C	-	-	-	-
Multi-Family Dwelling	-	-	P	P	P	P	C	P	C	C	C
Manufactured Homes/ Mobilehome Park	-	-	C	C	-	-	-	-	-	-	-
Emergency Shelters <sup>4</sup>	-	-	C	C	C	C	-	-	-	-	-
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing <sup>4</sup>	P	P	P	P	P	P	P	P	P	P	P
Single Room Occupancy	-	-	-	-	-	-	-	-	C	C <sup>3</sup>	C <sup>3</sup>
Secondary Dwelling/ADU	C	C	C	C	C	C	C	C	-	-	C

*Source:* City of Cathedral City Zoning Ordinance, 2020. P= Permitted, C=Conditionally Permitted, -= Not Permitted  
 1. Mixed use designations within the North City Specific Plan. Mixed Use Urban (MU-U) and Mixed Use Neighborhood (MU-N)  
 2.Existing single-family may be retained or replaced on a legally non-conforming lot of record (Section 9.25.055)  
 3. Appropriateness to be determined by City Planner or designee.  
 4. Emergency homeless shelters and Transitional Housing are also permitted in the Institutional Housing Overlay District (P/IH)

Table 42 summarizes the land use decision-making authority in Cathedral City.



**Table 42  
Land Use Decision-Making Authority**

Approval Type	Decision-Maker				Estimated Processing Time
	Staff	Architectural Review Committee	Planning Commission	City Council	
Single-family detached	D				1 month
Single-family subdivision (2+ units)	R		R	D	7-8 months
Multi-family (5 or fewer units)	D				3 months
Multi-family (6+ units)	R	R	D		5-6 months
Mixed Use	R	R	D		3-4 months

R – Recommendation    D – Decision

Processing time assumes project is consistent with General Plan and zoning

**Permit Processing**

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. Applicants may request a pre-consultation meeting prior to the formal submittal of a development proposal, though it is not required for every project. A pre-consultation meeting typically includes the Planning and Building Department, Public Works, and the fire department. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the planning department and other agencies such as public works for consistency with City ordinances and General Plan guidelines. Typical findings of a project or conditional use permit include that the project is consistent with the General Plan, the use is compatible with surrounding uses, addresses basic public health and safety, and general welfare concerns.

The average processing time for a typical application requiring design review is 3 to 4 months, which is generally less than many Valley cities, and does not represent a constraint to the cost or supply of housing. Individual single-family homes and other minor requests do not require design review approval and are checked by the Planning Division staff as part of the usual building plan check process. Processing time for these ministerial approvals is typically one month. The City requires Design Review approval for multi-family projects, which can be processed concurrently with any other permit that might be required. Projects with five or fewer units are approved administratively by staff with no public hearing, while the larger projects require approval by the Planning Commission. In the Mixed-Use Commercial Zone, multi-family residential projects require a conditional use permit, which includes a design review component.

Design reviews are primarily processed through either administrative action by the Architectural Review Committee (ARC) or Planning Commission action. The City’s Architectural Review Committee is comprised of five community members. The Committee reviews the architecture, landscape, and hardscape design of projects as part of the review process. The design review process assures that a project’s design meets the requirements of the zone in which it is located. The analysis focuses on the physical characteristics of the proposed development and not the

appropriateness of the use itself. These design standards do not represent a constraint to development but are simply to ensure orderly and safe development in the City.

Any item that does not qualify for an administrative level of review will be acted upon by the Planning Commission. Design modifications based on the Architectural Committee's recommendations are made in advance of the Planning Commission presentation to streamline the Planning Commission hearing process. And although less frequently used, the City Council can also initiate a de novo review of any design review by requesting the item via the city manager to be on the next City Council agenda. This process allows the Council to add, modify, or delete any part of the project and/or conditions of approval.

A residential project, such as an apartment project, which is permitted in a zone requires only a design review. The design review is considered by either the Architectural Review Committee or the Planning Commission, depending on the type of project, and is reviewed solely for conformance with the Zoning Code. There are no findings associated with design review. Therefore, if a project conforms to the Zoning Ordinance development standards for the zone in which it occurs, design review consists of a review of only objective development standards. The design review process is streamlined and objective in nature, and allows residential projects to proceed through entitlement in the most efficient manner, thereby saving developers time and money.

Compliance with the California Environmental Quality Act (CEQA) for non-exempt projects also requires a hearing and certification by the Planning Commission. The CEQA review focuses on the disclosure of environmental impacts and mitigation by the project proponent. Per state law, subdivisions and projects requiring an Environmental Impact Report (EIR) require City Council approval, which typically adds one or two months to the approval process.

Approval of a building permit typically takes 6 to 9 months to process. Site plans are circulated to the Fire Department, Engineering Department, and others for comment on the technical requirements of the proposal. The provision of adequate security increases the livability of the community by employing neighborhood watch, clear sight distances and similar techniques to assure a safe environment. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

Since 2014, permits were issued for a total of 422 residential units, 415 of which were single-family units, 2 were duplex units, and 5 were multifamily units. Eight (8) accessory dwelling unit permits were issued in 2020. The City's permit processes do not appear to be a constraint to housing development approvals.

#### Building Code Compliance

Cathedral City has adopted the 2019 edition of the California Building Code with minor local administrative amendments primarily related, but not limited to the establishment of an enforcement agency, remedial procedures for various violations, and changes to miscellaneous development standard specifications such as more stringent pool and spa enclosure requirements. These local amendments are intended to streamline the enforcement process and enhance public

health, safety, and welfare. The limited scope of the local amendments would not result in a significant cost increase to housing construction or serve to constrain housing development. The Building and Safety Department enforces the City's building codes under the administrative and operational control of the Chief Building Official

The City's Code Compliance Division is operated through the Planning and Building Department. A land owner is generally warned of a violation prior to the initiation of a citation and associated court action. Code Compliance staff make every effort to give as much time as possible to a violator to correct the problem. Depending on the severity of the offense, a warning will be accompanied with a deadline of 10 to 30 days for rectification. Property owners who are the subject of code enforcement complaints regarding housing condition can obtain information on potential City assistance available for repairs and improvements through the Community Development Department.

### Infrastructure

The City's development patterns have resulted in the construction of major arterials and infrastructure throughout the City. Recently, the City expanded its infrastructure north of the freeway to facilitate buildout of The Crossings shopping center located at Bob Hope Drive and Varner Road. West of The Crossings, extension and expansion of infrastructure is planned for the North City area to facilitate future development of the North City and North City Extended Specific Plans.

The City requires, as do all communities in California, that a developer be responsible for all on-site improvements and meet the standards established in the City's Zoning Ordinance. Off-site improvements, should they be required, are also the responsibility of the developer. If a public street is required, the developer will be responsible for a half width improvement, including curb, gutter and sidewalk, as is typical in most communities. Minimum street right-of-way (full width) is normally 60 feet and minimum curb-to-curb pavement width is typically 36 feet. Since most of the city's major streets have been improved to their ultimate right-of-way, development of residential projects will generally only require the improvement of local or collector streets; the North City area is the exception.

Pursuant to SB 1087, the Desert Water Agency (DWA) and the Coachella Valley Water District (CVWD), both of which are water and sewer purveyors for the City, will be provided the adopted Housing Element and shall be required to establish specific procedures to grant priority service to affordable projects. As most water and sewer services are installed in most neighborhoods in the City, the City's water and sewer providers will not be constrained in providing services in most areas of the City. Portions of the developed Whitewater neighborhood and the Pomegranate Lane and Papaya Lane areas are the only areas of the developed City not currently served by the sewer system. These areas operate on septic tanks. Both DWA and CVWD have approved Urban Water Management Plans, which were prepared based on the City's General Plan build out. These Plans state that both service providers have sufficient water supplies and sewer capacity available to meet the City's build-out demands, including the units listed in the inventory.

## **Non-Governmental Constraints**

This section addresses the potential constraints not generated by governmental entities, including land costs, construction costs, financing costs, speculation, availability of infrastructure, and physical constraints.

### Construction Costs

The City has traditionally been somewhat lower in the cost of new home construction when compared to other Valley cities. In recent years, homes have cost between \$95 and \$125 per square foot to construct, depending on amenities and finishes. As of 2020, the average cost of developing an affordable housing project in the Coachella Valley is approximately \$317k per unit. These costs do not include land costs, which could raise the average cost per room by approximately \$100k.

Building codes regulate new construction and substantial rehabilitation. They are designed to ensure that adequate standards are met to protect against fire, collapse, unsanitary conditions, and safety hazards. The City has adopted the 2019 edition of the California Building Code, which is typical of all local jurisdictions in California and therefore has not increased Cathedral City's home building costs beyond that of other Valley cities. California state regulations, with respect to energy conservation, though perhaps cost effective in the long run, may add to initial construction costs.

Although construction costs are a significant portion of the overall development cost, the City can do little to mitigate its impact. Because construction costs in Cathedral City are similar to those in the area, the cost of construction is not considered a major constraint to housing production.

### Land Costs

Land costs include the costs of raw land, site improvements, and all costs associated with obtaining government approvals. Fully developed, ready-to-build single-family lots are currently available at prices ranging from \$70,000 to \$100,000, depending on the size and location of the lot. The median sales price for existing homes as reported by the California Desert Association of Realtors (CDAR) and Palm Springs Regional Association of Realtors (PSRAR) was \$410,000 for single-family detached houses and \$195,000 for condominiums (attached houses).

### Financing Costs

The availability of money or capital is a significant factor that can control both the cost and supply of housing. Two types of capital affect the housing market: 1) capital used by developers for site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. Interest rates fluctuate in response to national factors. Although mortgage interest rates are at historic lows (2020), economic conditions have resulted in lending restrictions, making it difficult for Very Low, Low, and in some cases even Moderate-income first-time homebuyers to acquire sufficient savings and income to obtain to provide for a down payment, qualify for a loan, pay closing costs, and make monthly mortgage, and tax and insurance payments. Financing costs in Cathedral City are consistent with those of other communities throughout California.

In addition to State and Federal funding programs, the City’s Housing Successor Agency and the Planning and Building Department operate several programs and strategies for affordable housing. The City also cooperates with numerous County programs to provide rental assistance and to encourage the construction of new affordable housing (see Affordable Housing Programs sections).

#### Foreclosures

The “Great Recession” caused significant foreclosures throughout the Valley beginning in 2007/2008. The Inland Empire (San Bernardino and Riverside Counties combined) lost 140,200 jobs.<sup>23</sup> Over the past decade Riverside County has experienced a relatively prolonged recovery, slowly gaining momentum as the lost jobs were recovered. It wasn’t until 2014 that employment in the County exceeded the number of jobs prior to the Great Recession.

This condition affected neighborhoods as foreclosed properties are not generally maintained and can affect surrounding property values. Conversely, they can present an opportunity for stable households, insofar as foreclosures are often priced below market rates and can provide affordable alternatives for moderate income households. Recently there has been upswing in housing prices, much of which is associated with residents and businesses being priced out of coastal Southern California and moving inland for more affordable housing and commercial property

#### Physical Constraints

Most of the area south of I-10 poses few physical constraints to development. The land is flat, urbanized, and the soils are suitable for urban uses. Areas north of the freeway are subject to physical constraints such as steep slopes, lack of infrastructure and flooding. High wind conditions in the northern portion of the City require the use of block walls which increases the cost of housing. Environmental constraints and physical constraints to development are further addressed in the Environmental Resources and the Environmental Hazards Element of the General Plan.

#### **Energy Conservation**

Title 24 of the California Building Code requires energy efficiency in all new construction of housing through design features, insulation, and active solar devices. The City applies the requirements of Title 24 to new housing developments, as is typical of most communities in California. The City also encourages implementation of energy conservation measures through design, including shade structures for eastern and western exposures, and the provision for shade trees and reduction in asphalt areas to protect against solar heating during summer months.

The City has taken proactive measures to reduce energy consumption. The City is also working on green building programs for affordable housing projects, although no established protocols have yet been developed. The City requires that all affordable housing proposals requesting assistance include green construction techniques and materials in their development plans.

The City will continue to balance green building costs with the long-term savings to residents to assure that green construction is employed wherever possible. Pressures in the marketplace from renters and buyers will also control the market for this type of residential product in the future.

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<sup>23</sup> “Inland Empire Quarterly Economic Report,” Year 31, October 2019, John E. Husing, Ph.D., Economic & Politics, Inc.

### **Water Conservation**

The Coachella Valley Water District (CVWD) and Desert Water Agency (DWA) both offer incentives to conserve water. Landscaping in the desert environment, especially turf, demand large quantities of water. In order to regulate unnecessary water consumption, the City and the water agencies have established water-efficient guidelines, incentives, and landscaping ordinances. Reducing water use on landscaping can be accomplished through installation of drought-resistant plant species and features that do not require minimal irrigation. Reduced water consumption can also be accomplished through the use of water-efficient appliances, faucets, and irrigation systems. Although certain water-efficient appliances and technologies may result in slightly higher initial costs, they are not expected to represent a significant constraint to affordable housing. These water-efficient appliances generally reduce monthly bills since less water is used.

### **Public Participation**

Public participation in preparation of the Housing Element is required under Government Code Section 65583(c)(9). This housing element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultant. The City's public outreach strategy consists of public reviews, stakeholder interviews, community meetings, and public hearings. These outreach efforts were intended to solicit direct feedback from residents, developers, and organizations that represent the interests of low-income and special needs households or are otherwise involved in the development of affordable housing.

The draft Housing Element was uploaded to the City's website on June 15, 2021 for public review and comment. The City conducted a virtual community workshop (due to the COVID-19 pandemic) for the Housing Element on January 12, 2021. The workshop invitation was distributed via email to 47 community groups, local and regional affordable housing organizations and other interested parties. In addition, the workshop was posted on the City's events website and advertised in the Desert Sun newspaper. The workshop was attended by 20 people, ranging from City Council members, Commission members, affordable housing developers, residents and interested parties. Spanish translation was made available at meetings.

The conversation during the workshop was wide-ranging, and included discussion of:

- Concerns of the impacts of COVID-19 on families, their housing affordability, and economic conditions.
- Providing housing throughout the City, and the development potential of the North Sphere of Influence area.
- The impacts of short-term vacation rentals on availability of housing for long term occupancy.
- The difficulties of the affordable housing development community in providing very-low and extremely-low units because of the difficulties in funding.
- The need to streamline the entitlement process to assure that projects are processed quickly. It was agreed that Cathedral City's process is efficient and not causing an issue.
- Considering the location of land inventory sites as it relates to funding source points – proximity to schools, shopping, etc., so that projects score better on funding applications.
- Providing gap financing through the "Lift to Rise" program.

- The need to joint venture projects (both public and private parties) to leverage applications.

In addition to the community workshop, the City conducted a Study Session with the Planning Commission and City Council, and hearings with both bodies for the adoption of the Element, in [PLACEHOLDER: dates of hearings] of 2021.

The City also received a comment letter dated July 7, 2021 from the organization Lift to Rise. The comment letter provides strategy and policy recommendations for promoting affordable housing with the City. Below is a summary of concerns and recommendations outlined in the comment letter:

- When updating the sites inventory, the City should consider rent burden, regional equity, environmental justice and sustainability, access to infrastructure, and proximity to job opportunities, transportation, neighborhood amenities, educational institutions, and recreational resources.
- Emphasize the importance of project funding opportunities such as the Low Housing Tax Credit program.

The following table provides a summary of how the Housing Element addressed comments and concerns received during the public participation process.

<b>Table 43 Response to Public Comments</b>	
Comment/Concern	Discussed/Addressed
Concerns of the impacts of COVID-19 on families, their housing affordability, and economic conditions.	Discussed under Economic Trends, <i>Housing Costs and Affordability</i>
Providing housing throughout the City, and the development potential of the North Sphere of Influence area.	Discussed under Land Inventory, <i>North City Specific Plan</i> . Addressed Program 1.A.1
The impacts of short-term vacation rentals on availability of housing for long term occupancy.	Discussed under Governmental Constraints, <i>Short Term Vacation Rentals</i>
The difficulties of the affordable housing development community in providing very-low and extremely-low units because of the difficulties in funding.	Discussed under Non-Governmental Constraints; Affordable Housing Programs – <i>Permanent Local Housing Allocation Program (PLHA)</i>
Considering the location of land inventory sites as it relates to funding source points – proximity to schools, shopping, etc., so that projects score better on funding applications.  City should also consider rent burden, regional equity, environmental justice and sustainability, access to infrastructure, and proximity to job opportunities, transportation,	Discussed under Affirmatively Forwarding Fair Housing

neighborhood amenities, educational institutions, and recreational resources.	
Providing gap financing through the “Lift to Rise” program.	Discussion added under Affordable Housing Programs, <i>City and Local Programs</i>
The need to joint venture projects (both public and private parties) to leverage applications.	Discussion added under Affordable Housing Programs, <i>City and Local Programs</i>
Emphasize the importance of project funding opportunities such as the Low Housing Tax Credit program.	Discussed under Affordable Housing Programs, <i>State and Federal Programs</i>

The mailing list for public meetings, information flyer, newspaper advertising and associated materials are provided in Appendix C.

The second draft of the Housing Element was posted on the City’s website for public review, and all those who were sent community workshop notices were notified of the availability of the document for public comment. There were... [PLACEHOLDER: Fill in based on comments received.]

The City will actively engage the community in the progress of the housing element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.



## GOALS POLICIES AND PROGRAMS

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### GOAL 1

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**A broad range of housing types located in all the City’s neighborhoods, which meet the needs of all existing and future households.**

#### ***Policy 1.A***

*Ensure that sufficient residentially designated lands and appropriate zoning exist to meet the City’s future housing needs.*

#### **Program 1.A.1**

Maintain the list of affordable housing sites as shown in **Table 37**, Inventory of Available Vacant Lands, and update the list annually to include lands in the North City Specific Plan area as infrastructure is extended to this area.

**Responsible Agency:** Planning & Building Department

**Schedule:** Annually through 2029

#### **Program 1.A.2**

Maintain land use and zoning designations in the General Plan and zoning maps that allow for diversity of housing types and densities.

**Responsible Agency:** Planning & Building Department

**Schedule:** On-going throughout the planning period

#### **Program 1.A.3**

Maintain a Planned Unit Development (PUD) permit ordinance that allows flexibility in development standards to encourage housing construction while preserving natural resources.

**Responsible Agency:** Planning & Building Department

**Schedule:** On-going

#### **Program 1.A.4**

Negotiate the inclusion of affordable housing, including units targeted for extremely-low-income households when feasible, in Specific Plans, PUDs, and Tentative Tract Maps with each developer as application is made. Assist and encourage housing for special needs groups such as seniors, large households, extremely low income, and homeless. The negotiation may include the provision of financial incentives, if available, accelerated review process, or development standard concessions in exchange for deed restricted affordable units within each project with priority for projects that include extremely-low-income units.

**Responsible Agency:** Planning & Building Department

**Schedule:** On-going with each development application

#### **Program 1.A.5**

The City will provide technical assistance to property owners and developers in support of lot consolidation, including identifying opportunities for potential consolidation and incentives to encourage consolidation of parcels, as appropriate.

**Responsible Agency:** Planning & Building Department, Housing Successor Agency

**Schedule:** On-going as part of the development application process

**Program 1.A.6**

Promote development of mixed use projects in the Downtown area which combine high-density residential with local commercial services.

**Responsible Agency:** Housing Successor Agency, Economic Development

**Schedule:** On-going as part of the development application process; annual updates to the list of vacant and underutilized sites

**Program 1.A.7**

The City shall rezone Assessor's Parcel No. 680-190-037 (Site #9) from R-2 to R-3 to allow development of 141 units at a density of at least 16 units per site or 20 units per acre. Owner-occupied and rental multifamily residential development that have 20 percent of the units reserved for lower-income households shall be allowed by-right.

**Responsible Agency:** Planning & Building Department

**Schedule:** 2022

**Program 1.A.8**

The City shall implement the formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 to ensure sufficient residential capacity is maintained to accommodate the current cycles RHNA. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City must identify replacement sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

**Responsible Agency:** Housing Successor Agency, Planning & Building Department

**Schedule:** On-going as part of the development application process

**Program 1.A.9**

The City shall develop incentives for subdividing large lots (10 acres or greater) to make the development of affordable housing projects more feasible while encouraging a range of development sizes. Affordable housing projects will be allowed by-right, and the City will consider fee waivers, flexible development standards, and expedited processing in its incentive program. The City shall continue to work with the owner and developer of site #2 to subdivide the 79-acre site to allow 7 acres for lower income housing, 6 acres of moderate-income housing, and 20 acres of above-moderate income housing.

**Responsible Agency:** Housing Successor Agency, Planning & Building Department

**Schedule:** Develop incentive package 2022-2023/. On-going as part of the development application process. City shall continue to work with the current landowner of site #2 until project approval.

**Program 1.A.10**

The City shall review, revise and/or create a secondary dwelling unit/accessory dwelling unit ordinance consistent with Government Code 65852.2. The Zoning Code shall be updated accordingly no more than 1 year after adoption of the Housing Element update.

**Responsible Agency:** Planning & Building Department

**Schedule:** Within 1 year of adopting the Housing Element update.

***Policy 1.B***

*Provide a sufficient variety of housing types to meet the housing needs of all residents, regardless of race, religion, sex, marital status, ancestry, sexual orientation, nationality, or color.*

**Program 1.B.1**

In order to reduce infrastructure cost, the City will encourage infill development in areas that are already serviced with adequate infrastructure, including streets and water and sewer lines and the remodeling or addition to existing homes to support build-out of the neighborhood through the use of expedited processing and financial incentives, if available.

**Responsible Department:** Planning & Building Department, Housing Successor Agency

**Schedule:** On-going as part of the development application process

**Program 1.B.2**

Work with private organizations -- including Urban Housing Communities, National Core, the Coachella Valley Housing Coalition, the Senior Center, DAP Health, Desert Arc or Braille Institute -- in assisting whenever possible in the housing of disabled residents or those with special housing needs in the City. The City shall consider fee waivers, reductions in development standards, or financial assistance if feasible.

**Responsible Agency:** Housing Successor Agency, Planning & Building Department

**Schedule:** Annual outreach; On-going as part of the development application process

**Program 1.B.3**

Continue to enforce the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the Riverside County Office of Fair Housing. Information on the Fair Housing Act, as well as methods of responding to complaints shall be made available at City Hall and at the Library.

**Responsible Agency:** Housing Successor Agency

**Schedule:** Annual coordination with the Riverside County Office of Fair Housing

**Program 1.B.4**

Continue to work with the Coachella Valley Association of Governments toward a regional solution for homelessness, including the Homeless Liaison Police Officers funded through the City.

**Responsible Agency:** City Manager's office, Housing Successor Agency, Police Department

**Schedule:** Annual coordination with CVAG, City currently has two Homeless Liaison Officers

**Program 1.B.5**

Consistent with the requirements of AB 101, amend the Zoning Ordinance to allow Low Barrier Navigation Centers in nonresidential and multifamily zones.

**Responsible Agency:** Planning & Building Department

**Schedule:** 2021-2022

**Program 1.B.6**

Work with the Coachella Valley Association of Governments to determine the need for affordable "Workforce Housing" and promote development of such.

**Responsible Agency:** City Manager's office, CVAG Workforce Housing Planning Committee

**Schedule:** Annual coordination with CVAG

***Policy 1.C***

*The City shall ensure that new and rehabilitated housing is efficient in its use of energy and natural resources.*

**Program 1.C.1**

New development and rehabilitation efforts will be required to incorporate energy efficiency through architectural and landscape design and the use of renewable resources and conservation of resources. If available, housing assistance funds shall be considered for projects which provide high levels of energy conservation for affordable housing. Expand the City's support for green building and LEED certified projects to encourage private development participation in these programs as part of future housing projects for all income levels through the pre-application and application review process.

**Responsible Agency:** Planning & Building Department, Environmental Conservation Division

**Schedule:** On-going as part of the development application process

**Program 1.C.2**

A list of known incentives for energy and water conservation measures shall be maintained by the Planning & Building Department and made available for developers and property owners at the City's reception desk and on the City's web site.

**Responsible Agency:** Planning & Building Department, Environmental Conservation Division

**Schedule:** Annual review and update of energy and water conservation measures

***Policy 1.D***

*Encourage the development of appropriate unit sizes in affordable multi-family rental projects and second units on single family lots.*

**Program 1.D.1**

Work closely with housing advocates and stakeholders to identify needs in the community based on household size, and develop and support projects that meet those needs. This should include the full range of potential units, from single-room-occupancy units to 4- and 5-bedroom units, depending on the need foreseen in the City during the planning period, through bond financing for affordable housing via the County Housing Authority or other appropriate means.

**Responsible Department:** Planning & Building Department; Housing Successor Agency

**Schedule:** Annual outreach to stakeholders as part of the Housing Element review process

***Policy 1.E***

*High-density, affordable and senior projects shall be located with convenient access to shopping, public transit, schools, parks, and public facilities such as streets and sidewalks.*

**Program 1.E.1**

Require developers of affordable and senior housing projects to confer with SunLine Transit regarding the provision of service to the project.

**Responsible Agency:** Planning & Building Department

**Schedule:** On-going as part of the development application process

**Program 1.E.2**

The City shall work with Riverside County and local non-profit organizations to support housing mobility and access to higher resource areas. High resource areas are those in proximity to transit, affordable housing, schools, employment centers, parks and other personal services. Services and or programs may include, but are not limited to, home loan assistance programs and rental assistance programs.

**Responsible Agency:** Housing Successor Agency

**Schedule:** On-going coordination with Riverside County and non-profit organizations

***Policy 1.F***

*Ensure that affordable housing projects are available for hotel and service industry employees.*

**Program 1.F.1**

Continue to work with CVAG and the Agua Caliente Band of Cahuilla Indians toward development of workforce housing, including tribal lands in the City which may be appropriate for affordable housing.

**Responsible Agency:** Planning & Building Department, City Manager's office

**Schedule:** On-going coordination with CVAG and Tribal government

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**GOAL 2**

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**Facilitate the development of affordable housing for extremely-low-, very-low-, low- and moderate-income households.**

***Policy 2.A***

*In order to leverage local investment, promote and facilitate the use of State and federal monies for the development and rehabilitation of affordable housing in the community.*

**Program 2.A.1**

The City shall encourage and assist self-help housing funded by non-profit organizations for single family, infill development.

**Responsible Agency:** Planning & Building Department; Housing Successor Agency

**Schedule:** On-going coordination as part of the development application process and annual Housing Element review

**Program 2.A.2**

Continue to distribute the City’s information for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing at City Hall, the Senior Center, and the Desert Valleys Builders Association (DVBA) offices.

**Responsible Agency:** Planning & Building Department; Housing Successor Agency

**Schedule:** Annually update posting of information

**Program 2.A.3**

Should the City be notified of intent to sell or convert Nova Ocotillo Place, all possible funding sources, including CDBG funds and appropriate grant funds, if available, will be considered to facilitate purchase of such a project. All non-profit organizations that have expressed an interest in purchasing such projects, including the Riverside County Economic Development Agency Housing Authority and other non-profit groups will be notified immediately. Non-profit groups include but are not limited to National Core, Urban Housing Communities, Habitat for Humanity, and Community Preservation Partners. This will be done in accordance with AB 987. The City will communicate with the property owner at least one year prior to the earliest release date of affordability restrictions.

**Responsible Agency:** Housing Successor Agency

**Schedule:** On-going monitoring; coordination with owners of properties proposed for conversion and non-profit organizations one year prior to the earliest release date.

**Program 2.A.4**

The City will maintain its existing database of information on the 535 self-help ownership units in existence in the City, including current affordability status, year of potential conversion, and current ownership. This database will be used to encourage that these units be conserved at the same income level as they currently exist, following lapse of existing covenants. An annual report of the status of these units will be made to the Council.

**Responsible Agency:** Housing Successor Agency

**Schedule:** Database update in 2022. Updated annually thereafter.

**Program 2.A.5**

Work with Habitat for Humanity and the Coachella Valley Housing Coalition to identify locations and develop funding for self-help ownership housing units.

**Responsible Agency:** Planning & Building Department, Economic Development

**Schedule:** Establish strategy in 2022-2023, annually throughout planning period and as parcels become available.

**Program 2.A.6**

Review requests for density bonuses in affordable housing projects on the basis of its requirements.

**Responsible Agency:** Planning & Building Department

**Schedule:** On-going as part of the development application process

**Policy 2.B**

*The Housing Successor Agency shall expend housing set aside funds as effectively as possible to generate the development of new affordable housing units.*

**Program 2.B.1**

In older neighborhoods where extremely-low, low- and very-low-income households are a significant portion of the residents, consider the assignment of bond proceeds for the improvement of streets, water, sewer, and flood control improvements to bring these facilities into compliance with current standards.

**Responsible Agency:** Planning & Building Department, Engineering and Public Works

**Schedule:** On-going as part of the annual budget process

**Program 2.B.2**

Maintain the City’s database of affordable housing projects and units, and the Housing Replacement Plan, and develop action plans should these units be converted or destroyed per AB 987.

**Responsible Agency:** Housing Successor Agency

**Schedule:** On-going as required by AB 987

**Program 2.B.3**

The Planning Division shall work with affordable housing development partners and the County Housing Authority to identify innovative housing solutions for extremely-low-, very-low-, low-income households and the elderly.

**Responsible Department:** Planning & Building Department

**Schedule:** On-going as part of the annual Housing Element review process

**Policy 2.C**

*Promote and preserve mobile home parks for their value as extremely-low-, very-low-, low- and moderate-income housing opportunities.*

**Program 2.C.1**

Any conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented. In addition, the City will seek to ensure that existing mobile home parks meet current standards until such time that they are converted to permanent housing.

**Responsible Agency:** Planning & Building Department, Housing Successor Agency, Code Compliance Division

**Schedule:** On-going Code Compliance Division, and as part of the Planning Department review of any proposal to convert a mobile home park

**Program 2.C.2**

Maintain a mobile home rent control ordinance which protects all mobile home residents who do not have long-term lease agreements.

**Responsible Agency:** Housing Successor Agency

**Schedule:** On-going per City ordinance

**Policy 2.D**

*Continue to redevelop the Downtown with higher density housing and encourage mixed use development where residential units are above commercial businesses.*

**Program 2.D.1**

Continue to pursue prototype higher-density housing in the Downtown area to further the concepts of mixed use in the urban core.

**Responsible Agency:** Planning & Building Department, Economic Development Department, City Manager's office

**Schedule:** On-going as part of the development review process and the annual Housing Element review

**Program 2.D.2**

Maintain provisions in the Zoning Ordinance that allow for residential uses in the second story of commercial centers in the Downtown area.

**Responsible Agency:** Planning & Building Department

**Schedule:** On-going per City ordinance

**Program 2.D.3**

The City shall develop incentives for consolidating smaller parcels to better accommodate affordable housing projects with focus on the Downtown area. The City shall consolidate all parcels that comprise site #1, #11, #12.

**Responsible Agency:** Planning & Building Department, Economic Development

**Schedule:** On-going as part of the development review process. Site #1 parcels shall be consolidated no more than 3 years after approval of this Housing Element update.

***Policy 2.E***

*The City shall encourage safe housing for all projects constructed in the City.*

**Program 2.E.1**

All proposed projects shall be reviewed by the Planning Department to ensure that adequate security and 'defensible space' is provided.

**Responsible Agency:** Planning & Building Department

**Schedule:** On-going as part of the development review process

**Program 2.E.2**

All existing assisted affordable housing projects will provide safe, defensible space accessible to the Police and Fire Departments.

**Responsible Agency:** Housing Successor Agency, Code Compliance Division, Police Department, Fire Department

**Schedule:** On-going as part of the inspection process

***Policy 2.F***

*The City shall remove governmental constraints to development affordable housing by regularly reviewing the Zoning Code and updating as necessary.*



### **Program 2.F.1**

To remove governmental constraints to the development of affordable housing, a comprehensive update of the Zoning Code and Zoning Map shall be completed within 2 years of the approval of the housing element to ensure complete zoning consistency with the General Plan and to remove governmental constraints to the provision of all housing types.

- Allow transitional and supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code Section 65651.
- Update Zoning Code map to include P/IH overlay zone
- Update emergency shelter parking standards per Government Code Section 65583 (a) (4).
- Add ministerial considerations for second dwelling/accessory dwelling units and permit by-right in residential zones pursuant to Government Code Section 65852.2.
- Update the definition of “family” to remove the limit of five unrelated persons.
- “Group homes” shall be defined and allowed in all residential zones by-right in the same manner as other residential uses.
- “Employee housing” shall be defined and permitted by right if 6 or fewer dwelling units, 7 or more dwelling units will be permitted per similar dwelling types of the same size in the same zone.
- “Manufactured homes” should only be subject to the same development standards that a conventional single-family residential dwelling on the same lot would be subject to, with the exception of architectural requirements, for roof overhang; roofing material; and siding material (Gov. Code, § 65852.3, subd. (a)). However, any architectural requirements for roofing and siding material shall not exceed those which would be required of conventional single-family dwellings constructed on the same lot (Gov. Code, § 65852.3, subd. (a)).
- Affordable Housing Streamlined Approval (SB 35): Establish a streamlined, ministerial review process for qualifying multi-family residential projects.

**Responsible Agency:** Planning & Building Department

**Schedule:** 2022-2023

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## GOAL 3

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### **The maintenance and rehabilitation of the City's residential neighborhoods.**

#### ***Policy 3.A***

*Ensure that the quality of dwelling units in existing neighborhoods is improved, conserved, rehabilitated and maintained.*

#### **Program 3.A.1**

All City codes, including the California Building Code, will be enforced in the City's Building Division and Code Compliance Division, so that existing units are maintained in good repair.

**Responsible Agency:** Planning & Building Department; Code Compliance Division

**Schedule:** Ongoing enforcement

#### **Program 3.A.2**

The City shall develop a Housing Rehabilitation Program that provides access to low interest loans funded by CDBG funds to low-income families who need to make improvements to make their homes safe to occupy. As part of this new program, the City shall also conduct a City-wide windshield survey every 3 years to identify general housing conditions to estimate the number of residential structures in need of rehabilitation or replacement. The program should target short-, medium-, and long-range plans for the rehabilitation of existing units, and the development of quality single-family housing. Special attention should be made to the area north of Dinah Shore Drive, generally west of Date Palm Drive, known as the Whitewater neighborhood. The City shall strive to assist 40 very low- and low-income households during the planning period.

**Responsible Agency:** Housing Successor Agency, Code Compliance Division

**Schedule:** Develop the Housing Rehabilitation Program no more than 1 year after approval of the housing element update. The Program shall include a schedule for windshield surveys 3 years apart. Code enforcement is on-going.

#### **Program 3.A.3**

Maintain an inventory that lists existing neighborhoods with substandard infrastructure, including partially paved roads, substandard water lines, flooding problems, absence of sewer service and lack of street lighting, quantify the need for improvements and identify funding sources.

**Responsible Agency:** Planning & Building Department, Public Works Division

**Schedule:** Once every 5 years

#### **Program 3.A.4**

The Code Compliance Division shall continue to maintain and upgrade living conditions in those neighborhoods with serious endemic problems to ensure safe, sanitary, and healthy living condition throughout all neighborhoods of the City through existing and future programs such as the Graffiti Elimination Program.

**Responsible Agency:** Planning & Building Department, Code Compliance Division, Engineering & Public Works Department

**Schedule:** Ongoing

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**Appendix A**  
**Evaluation of the Prior Housing Element**

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**Table A-1  
Housing Element Program Evaluation 2014-2019  
City of Cathedral City**

<b>Program/Action</b>	<b>Responsible Agency</b>	<b>Schedule</b>	<b>Accomplishments</b>	<b>Future Policies and Actions</b>
<b><i>GOAL 1: A broad range of housing types located in all the City's neighborhoods, which meets the needs of all existing and future households.</i></b>				
<b><i>Policy 1.A</i></b>				
<b><i>Ensure that sufficient residentially designated lands and appropriate zoning exist to meet the City's future housing needs.</i></b>				
<b>Program 1.A.1</b> Maintain the list of affordable housing sites as shown in Table III-15, Inventory of Available Vacant Lands, and update the list annually to include lands in the North City Specific Plan area as infrastructure is extended to this area.	Community Development Department	Annually through 2021	The list of affordable housing sites is updated periodically. A current update is underway.	Continue
<b>Program 1.A.2</b> Maintain land use and zoning designations in the General Plan and zoning maps that allow for diversity of housing types and densities.	Community Development Department	On-going	Land use and zoning designations were maintained. The 2040 General Plan Update will increase potential housing units from 32,834 to 33,396 potential units at buildout.	Continue
<b>Program 1.A.3</b> Maintain a Planned Unit Development (PUD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving natural resources.	Community Development Department	On-going	PUD ordinance was maintained.	Continue
<b>Program 1.A.4</b> Negotiate the inclusion of affordable housing, including units targeted for extremely-low-income households when feasible, in Specific Plans, PUDs, and Tentative Tract Maps with each developer as application is made. The negotiation may include the provision of financial incentives, if available, accelerated review process, or development standard concessions in exchange for deed restricted affordable units within each project with priority for projects that include extremely-low-income units.	Community Development Department	On-going with each development application	No inclusionary housing has been required on any project to date within the 5 <sup>th</sup> Cycle RHNA.	Continue

Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<p><b>Program 1.A.5</b> The City will provide technical assistance to property owners and developers in support of lot consolidation, including identifying opportunities for potential consolidation and incentives to encourage consolidation of parcels, as appropriate.</p>	<p>Community Development Department, Housing Successor Agency</p>	<p>On-going as part of the development application process</p>	<p>Emphasis on lot consolidation for Downtown properties, three of which are greater than 6 acres (Grit Development; Cat Canyon Development; Cathedral Cove Development of 13.5 Acres), as well as the Newport 5, Mountain View, River Canyon and The District residential projects.</p>	<p>Continue</p>
<p><b>Program 1.A.6</b> Promote development of mixed-use projects in the Downtown area which combine high-density residential with local commercial services. Post a list of vacant or underutilized residential sites on the City web site as part of a page dedicated to development opportunities in the Downtown area.</p>	<p>Housing Successor Agency, Economic Development</p>	<p>On-going as part of the development application process; annual updates to the list of vacant and underutilized sites</p>	<p>The City, specifically the Economic Development Division, continually promotes the Downtown area for high-density mixed-use development. Available parcels are posted and promoted on the City’s website. Meetings and negotiations with property owners and interested developers are ongoing. Several potential mixed-use development proposals have been discussed and pursued through the entitlement phase, although none have been completed to date.</p>	<p>Continue</p>
<p><b>Program 1.A.7</b> The City shall rezone either Assessor’s Parcel 677-050-017, which consists of 14.69 acres and could generate 294 units; or Assessor’s Parcel 677-050-018, which consists of 18.12 acres, and could generate 362 units to address the unaccommodated need from the prior planning period. Pursuant to Government Code Section 65583.2(h), the rezoned site will allow rental and owner multifamily uses by right and require a minimum density of 20 units per acre.</p>	<p>Community Development Department</p>	<p>2014</p>	<p>Both parcels were re-zoned to R4 (High to High High-Density Multi-family) with a minimum density of 20 DUA and a maximum of 24 DUA.</p> <p>At the landowner’s request, they were both re-zoned to R-3 (Medium to High Density Multi-family). R3 allows for a maximum density of 20 DUA.</p> <p>The change in zone results in a shortage of between 3 and 4 units per parcel, but only if the parcel(s) are developed to the maximum R3 density.</p>	<p>Program to be continued for new sites. Inventory Site 9 (APN 677-190-037) to be re-designated with General Plan Update to RH/R-3.</p>

Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<p><b>Policy 1.B</b> <i>Provide a sufficient variety of housing types to meet the housing needs of all residents, regardless of race, religion, sex, marital status, ancestry, sexual orientation, nationality, or color.</i></p>				
<p><b>Program 1.B.1</b> In order to reduce infrastructure cost, the City will encourage infill development and the remodeling or addition to existing homes wherever possible through the use of expedited processing and financial incentives, if available.</p>	<p>Community Development Department, Housing Successor Agency</p>	<p>On-going as part of the development application process</p>	<p>The City process for approval of a remodel or expansion of an existing home is a streamlined administrative process. No financial incentives have been available, but this ministerial approval process is significantly less cost prohibitive for an applicant than a discretionary review process.</p>	<p>Continue and combine with Program 1.B.2</p>
<p><b>Program 1.B.2</b> Encourage in-fill development in areas that are already serviced with adequate infrastructure, including streets and water and sewer lines, to support build-out of the neighborhood. The City shall consider fee waivers, reductions in development standards, or financial assistance if feasible.</p>	<p>Community Development Department</p>	<p>On-going as part of the development application process</p>	<p>The City process for approval of an in-fill development is a streamlined administrative process. No financial incentives have been available, but this ministerial approval process is significantly less cost prohibitive for an applicant than a discretionary review process.</p>	<p>Continue and combine this with Program 1.B.1</p>
<p><b>Program 1.B.3</b> Work with private organizations -- including the Coachella Valley Housing Coalition, Shelter from the Storm, the Senior Center, Desert AIDS Project, Foundation for the Retarded or Braille Institute -- in assisting whenever possible in the housing of disabled residents or those with special housing needs in the City. The City shall consider fee waivers, reductions in development standards, or financial assistance if feasible.</p>	<p>Housing Successor Agency</p>	<p>On-going as part of the development application process; annual outreach</p>	<p>The City as Housing Successor Agency worked with Urban Housing Communities provided land for the project for a significantly reduced price and provided grant money for construction of a 60-unit affordable housing project for Veterans called Veterans Village at Cathedral City (special housing needs group).</p> <p>The City as Housing Successor Agency is providing partial financing and forgiving a significant existing loan for Cathedral Palms extremely low and low income 224-unit senior housing project (special housing needs group).</p>	<p>Continue</p>



Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<p><b>Program 1.B.4</b> Continue to enforce the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the Riverside County Office of Fair Housing. Information on the Fair Housing Act, as well as methods of responding to complaints shall be made available at City Hall and at the Library.</p>	Housing Successor Agency	On-going; annual coordination with the Riverside County Office of Fair Housing	The City has provided \$18,000 per year to the Riverside County office of Fair Housing (Inland Fair Housing) and refers all complaints regarding discrimination in housing to that office. Information for filing a complaint is provided on the City’s website.	Continue
<p><b>Program 1.B.5</b> Continue to work with the Coachella Valley Association of Governments toward a regional solution for homelessness, through support of the Multi Service Center in North Palm Springs, and other efforts as they are developed.</p>	City Manager’s office, Housing Successor Agency	On-going coordination with CVAG	<p>The City has provided \$103,000 per year to the Coachella Valley Association of Governments via CDBG Funds and the General Fund. Cooling Centers, such as at the Elk’s Lodge, are made available during the seasonally hot months of the year.</p> <p>The City had one dedicated Homeless Liaison Police Officer that has now been expanded to two dedicated officers, both of whom are fully funded. These officers align needs of homeless individuals with available resources. They work to remove homeless individuals from outdoor encampments to permanent housing.</p>	Continue
<p><b>Program 1.B.6</b> Work with the Coachella Valley Association of Governments to determine the need for affordable “Workforce Housing” and to promote development of such.</p>	Community Development Department	Within one year of Housing Element adoption	Completed within one year of Housing Element (5 <sup>th</sup> Cyc) adoption (GPA 14-002).	Continue
<p><b>Program 1.B.7</b> Work with the Coachella Valley Association of Governments to determine the need for affordable “Workforce Housing” and promote development of such.</p>	City Manager’s office, CVAG Workforce Housing Planning Committee	On-going coordination with CVAG	Code amendments were completed.	This program was completed and is no longer necessary.

Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<p><b>Policy 1.C</b> <i>The City shall ensure that new and rehabilitated housing is efficient in its use of energy and natural resources.</i></p>				
<p><b>Program 1.C.1</b> New development and rehabilitation efforts will be required to incorporate energy efficiency through architectural and landscape design and the use of renewable resources and conservation of resources. If available, housing assistance funds shall be considered for projects which provide high levels of energy conservation for affordable housing. Expand the City’s support for green building and LEED certified projects to encourage private development participation in these programs as part of future housing projects for all income levels through the pre-application and application review process.</p>	<p>Community Development Department, Environmental Conservation Division</p>	<p>On-going as part of the development application process</p>	<p>Handled as part of a project’s ministerial or discretionary approval process. Architectural and landscape design are reviewed for energy and water efficiency, with many post development applications processed for solar panel installation and drought tolerant landscape conversions. Housing assistance funds have not been available through the City.</p>	<p>Continue</p>
<p><b>Program 1.C.2</b> A list of known incentives for energy and water conservation measures shall be maintained by the Community Development Department and made available for developers and property owners at the City’s reception desk.</p>	<p>Community Development Department, Environmental Conservation Division</p>	<p>Annual review and update of energy and water conservation measures</p>	<p>The City’s Public Works Department maintains a list of resources for energy and water conservation measures.</p>	<p>Continue</p>
<p><b>Policy 1.D</b> <i>Encourage the development of appropriate unit sizes in affordable multi-family rental projects and second units on single family lots.</i></p>				
<p><b>Program 1.D.1</b> Work closely with housing advocates and stakeholders to identify needs in the community based on household size, and develop and support projects that meet those needs. This should include the full range of potential units, from single-room-occupancy units to 4- and 5-bedroom units, depending on the need foreseen in the City during the planning period, through bond financing for affordable housing via the County Housing Authority or other appropriate means.</p>	<p>Community Development Department; Housing Successor Agency</p>	<p>Annual outreach to stakeholders as part of the Housing Element review process</p>	<p>Monthly meetings, “City Hall at Your Corner,” where City Council /City Manager go out into the community and have open discussions regarding areas of concern in community</p> <p>Specific projects to accommodate housing needs include Cathedral Palms, which was funded in the previous (5<sup>th</sup>) cycle and Veteran’s Village at Cathedral City currently under way.</p> <p>Working in partnership with Riverside County to help identify housing needs for Cathedral City.</p>	<p>Continue</p>

Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<p><b>Policy 1.E</b> <i>High-density, affordable and senior projects shall be located with convenient access to shopping, public transit, schools, parks, and public facilities such as streets and sidewalks.</i></p>				
<p><b>Program 1.E.1</b> Require developers of affordable and senior housing projects to confer with SunLine Transit regarding the provision of service to the project.</p>	<p>Community Development Department</p>	<p>On-going as part of the development application</p>	<p>Sunline has been notified of all proposed projects, including affordable and senior housing projects, to determine whether or not service/turnouts are required to be provided if this is not already being done. The City includes any required physical changes in the project’s “conditions of approval” for implementation by the developer (case-by-case). Sunline uses the development data to determine any necessary existing or future changes to service.  All proposed projects continue to be discussed with SunLine, to determine whether or not service/turnouts will be required.</p>	<p>Continue</p>
<p><b>Policy 1.F</b> <i>Ensure that affordable housing projects are available for hotel and service industry employees.</i></p>				
<p><b>Program 1.F.1</b> Continue to work with CVAG and the Agua Caliente Band of Cahuilla Indians toward development of workforce housing, including Tribal parcels in the City which may be appropriate for affordable housing.</p>	<p>Community Development Department</p>	<p>On-going coordination with CVAG and Tribal government</p>	<p>The City has been an active participant in CVAG’s Homeless Task Force and has contributed toward development of homeless housing solutions in the Coachella Valley. The majority of vacant Indian-controlled parcels in the City are allotted and outside the control of the Agua Caliente Tribal Council; however, the Tribe’s development of the Downtown casino presents an opportunity for partnering on workforce housing opportunities.</p>	<p>Continue</p>

Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<b>GOAL 2: Facilitate the development of affordable housing for extremely-low-, very-low-, low- and moderate-income households.</b>				
<b>Policy 2.A</b> <i>In order to leverage local investment, promote and facilitate the use of State and federal monies for the development and rehabilitation of affordable housing in the community.</i>				
<b>Program 2.A.1</b> The City shall encourage and assist self-help housing funded by non-profit organizations for single family and infill development.	Housing Successor Agency	On-going coordination as part of the development application process and annual Housing Element review	None between 2014-2019 (possibly due to the recession)	Continue under the Community Development Department
<b>Program 2.A.2</b> Continue to distribute the City's information for developers and low-income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing at City Hall, the Senior Center, and the Desert Valleys Builders Association (DVBA) offices.	Housing Successor Agency	On-going posting of information	No materials/programs are currently available from the City. The City's website refers to Riverside County's assistance/materials/programs.	Continue under the Planning and Building Department
<b>Program 2.A.3</b> Should the City be notified of intent to sell or convert any at-risk affordable housing developments, all possible funding sources, including CDBG funds and appropriate grant funds, if available, will be considered to facilitate purchase of such a project. All non-profit organizations that have expressed an interest in purchasing such projects, including the Riverside County Economic Development Agency Housing Authority and other non-profit groups will be notified immediately of any such properties for sale or at risk of losing affordability restrictions. This will be done in accordance with AB 987. The City will communicate with the property owner at least one year prior to the earliest release date of affordability restrictions.	Housing Successor Agency	On-going monitoring; coordination with owners of properties proposed for conversion and non-profit organizations one year prior to the earliest release date.	Monitoring is ongoing; no notification has been received within the 5th Cycle RHNA of an intent to convert or sell any at risk affordable housing developments. The City is financially participating in the renovation of the Cathedral Palms housing development	Continue under the Community Development Department

Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<p><b>Program 2.A.4</b> Maintain and update the database of infill lots throughout the community that would be appropriate for the development of affordable housing for extremely low, very low and low income households, including self-help ownership housing. Promote these parcels in the development community, through brochures, potential streamlined processing incentives, and other means.</p>	Community Development Department	On-going notification as part of the annual Housing Element review process	The City promoted the sale of individual parcels owned by the City, and although the transactions did not have an affordability restriction, the funds received from the sales in total were consolidated and incorporated into the cost of renovating the Cathedral Palms housing project and the development of Veteran’s Village at Cathedral City – two significant affordable housing projects. The database has been and continues to be maintained.	Continue under the Community Development Department
<p><b>Program 2.A.5</b> Review requests for density bonuses in affordable housing projects on the basis of its requirements.</p>	Community Development Department	On-going notification as part of the annual Housing Element review process	The City’s Density Bonus Ordinance is in conformance with state law. No density bonuses have been applied during the 5 <sup>th</sup> Cycle	Continue
<p><b>Policy 2.B</b> <i>The Redevelopment Agency shall expend housing set aside funds as effectively as possible to generate the development of new affordable housing units.</i></p>				
<p><b>Program 2.B.1</b> In older neighborhoods where extremely-low, low- and very-low-income households are a significant portion of the residents, consider the assignment of bond proceeds for the improvement of streets, water, sewer, and flood control improvements to bring these facilities into compliance with current standards.</p>	Community Development Department	On-going as part of the annual budget process	Septic systems were replaced in the Cathedral City Cove, Dream Homes, and the 35th Avenue Districts with sewers during or before the 2004-2007 4th Cycle RHNA. The sewers continued to be improved and maintained during the 5th Cycle to ensure that they remain in compliance with current standards. New streets on top of sewers helped with flood control improvements. CDBG eligible funds have been used to install streets, curbs, gutters and sidewalks in low- and moderate-income areas.	Program to be modified to address remaining areas.
<p><b>Program 2.B.2</b> Maintain the City’s database of affordable housing projects and units, and the Housing Replacement Plan, and develop action plans should these units be converted or destroyed per AB 987.</p>	Housing Successor Agency	On-going as required by AB 987	A database of affordable housing projects and units is maintained on the City’s website in accordance with AB 987. No new units are planned to be converted or destroyed.	Continue

Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<p><b>Program 2.C.2</b> The Planning Division shall seek to identify innovative housing solutions for extremely-low-, very-low-, low-income households and the elderly.</p>	<p>Community Development Department</p>	<p>On-going as part of the annual Housing Element review process</p>	<p>City is supportive of affordable housing developers, however the City does not take the lead on “innovative housing solutions.”</p> <p>The City works in partnership with the Riverside County Office of Fair Housing and the Coachella Valley Association of Governments to identify and facilitate innovative housing solutions, such as comprehensively addressing the needs of the homeless, not only in Cathedral City but Valley-wide.</p> <p>Through the sale of individual parcels, the City was able to secure funds that were then used to renovate the Cathedral Palms housing to benefit a greater number of lower income and elderly residents.</p>	<p>Continue partnership with Riverside County to address this program.</p> <p>Change Program numbering to 2.B.3</p>
<p><b>Policy 2.D</b> <i>Promote and preserve mobile home parks for their value as extremely low, very low, low and moderate income housing opportunities.</i></p>				
<p><b>Program 2.D.1</b> Any conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented. In addition, the City will seek to ensure that existing mobile home parks are meet current standards until such time that they are converted to permanent housing.</p>	<p>Community Development Department, Housing Successor Agency, Code Compliance</p>	<p>On-going as part of the review of any proposal to convert a mobile home park</p>	<p>This program continues to be implemented. To date, there have been no mobile home park conversions within the 5<sup>th</sup> Cycle RHNA.</p>	<p>Continue</p>
<p><b>Program 2.D.2</b> Maintain a mobile home rent control ordinance which protects all mobile home residents who do not have long-term lease agreements.</p>	<p>Housing Successor Agency</p>	<p>On-going per City Ordinance 48</p>	<p>This program continues to be implemented.</p>	<p>Continue</p>

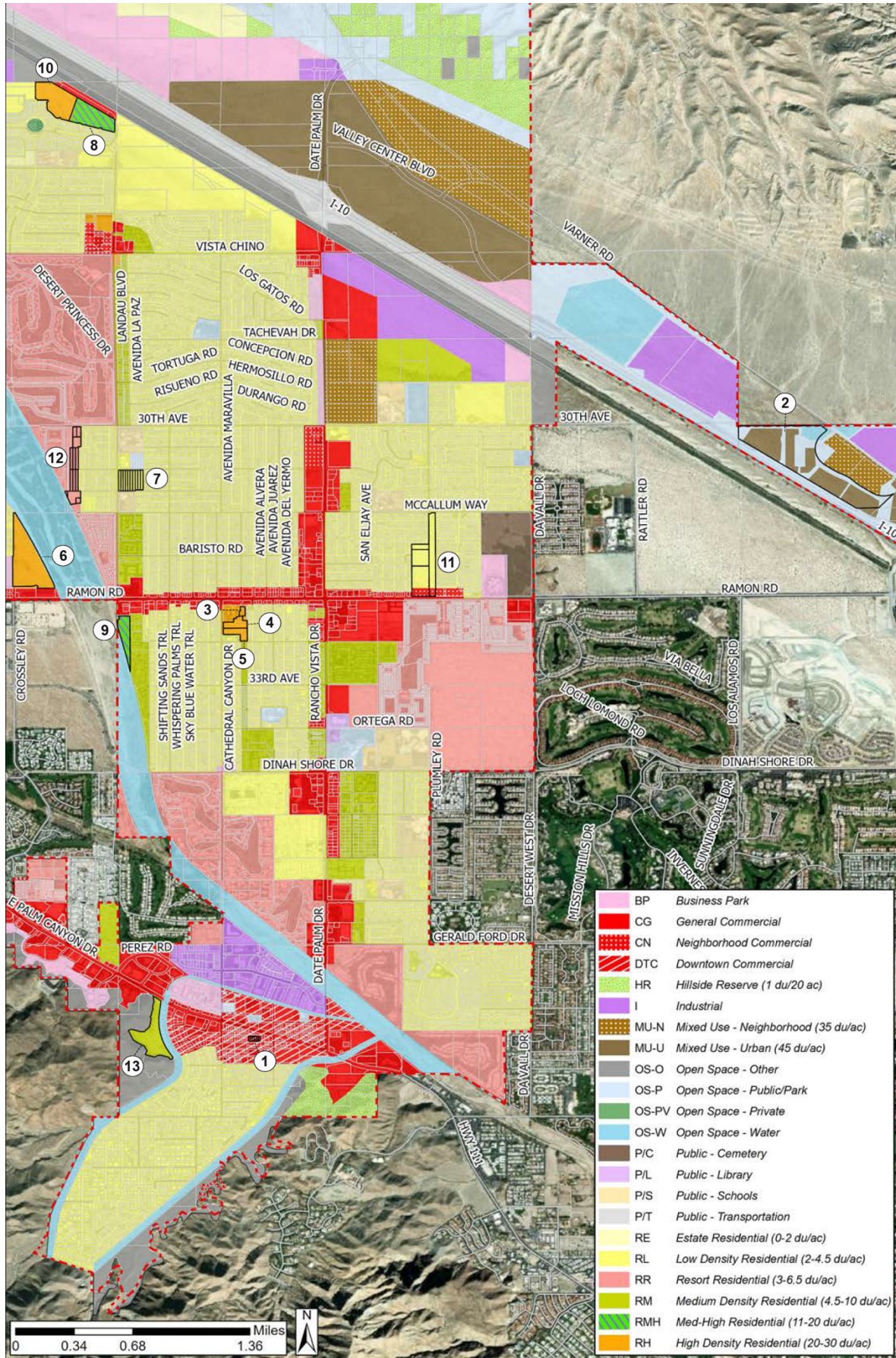
Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<p><b>Policy 2.E</b> <i>Continue to redevelop the Downtown with higher density housing and encourage mixed use development where residential units are above commercial businesses.</i></p>				
<p><b>Program 2.E.1</b> Continue to pursue prototype higher-density housing in the Downtown area to further the concepts of mixed use in the urban core.</p>	<p>Community Development Department, City Manager’s office</p>	<p>On-going as part of the development review process and the annual Housing Element review</p>	<p>The City has, and continues to have, ongoing meetings with developers who desire to take advantage of the higher density zoning within the City’s downtown zones. Several mixed-use housing project plans have been submitted and reviewed by the City during the 5<sup>th</sup> Cycle; however, no projects were taken through to the development phase. The City continues to maintain the higher density zoning in its Downtown core to encourage such uses where the necessary infrastructure exists.</p>	<p>Continue</p>
<p><b>Program 2.E.2</b> Maintain provisions in the Zoning Ordinance which allow for residential uses in the second story of commercial centers in the Downtown area.</p>	<p>Community Development Department</p>	<p>On-going per City ordinance</p>	<p>This program continues to be implemented.</p>	<p>Continue</p>
<p><b>Policy 2.F</b> <i>The City shall encourage crime-free housing programs for all projects constructed in the City.</i></p>				
<p><b>Program 2.F.1</b> All projects shall be reviewed by the Police and Fire Departments to ensure that adequate security and ‘defensible space’ is provided.</p>	<p>Community Development Department, Police Department, Fire Department</p>	<p>On-going as part of the development review process</p>	<p>This program continues to be implemented.</p>	<p>Continue</p>
<p><b>Program 2.F.2</b> All assisted affordable housing projects will comply with the precepts for Crime-Free Housing.</p>	<p>Housing Successor Agency, Community Development Department, Police Department</p>	<p>On-going as part of the development review process</p>	<p>This program continues to be implemented.</p>	<p>Continue. Modify program text to refer to “defensible space” and remove the term “Crime-Free Housing”</p>

Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<b>GOAL 3: The maintenance and rehabilitation of the City's residential neighborhoods.</b>				
<b>Policy 3.A</b>				
<b>Ensure that the quality of dwelling units in existing neighborhoods is improved, conserved, rehabilitated and maintained.</b>				
<p><b>Program 3.A.1</b> Maintain the Sewer Hook-up Assistance Redevelopment Program (SHARP), allowing grants and loan assistance programs for qualifying extremely-low-, very-low-, low-, and moderate-income households in order to encourage the rehabilitation of existing housing units as funding permits.</p>	<p>Housing Successor Agency, Community Development Department</p>	<p>Annual budget allocations as funding permits.  Funding limited/not available due to dissolution of Redevelopment Agency.</p>	<p>The SHARP Program was a program managed by the City's Administrative Services Department. When Cathedral City became an Entitlement city in 2012, the City offered CDBG revolving sewer loans to low and moderate-income residents. A small number of these applicants made payments on their loans while the City recuperated balance for other loans when the applicants refinanced or sold their properties.</p>	<p>Program was discontinued.</p>
<p><b>Program 3.A.2</b> All City codes, including the California Building Code, will be enforced in the City's Building Division and Code Compliance Division, so that existing units are maintained in good repair.</p>	<p>Community Development Department; Police Department/Code Compliance Division</p>	<p>On-going enforcement</p>	<p>This program continues to be implemented.</p>	<p>Continue. Remove "Police" from responsible agency and add "Planning and Building Department."</p>
<p><b>Program 3.A.3</b> Develop a rehabilitation and neighborhood revitalization plan for that area north of Dinah Shore Drive, generally west of Date Palm Drive, known as the Whitewater neighborhood, which targets short-, medium-, and long-range plans for the rehabilitation of existing duplexes, and the development of quality single-family housing.</p>	<p>Community Development Department</p>	<p>2014-2016</p>	<p>Using CDBG Funds, street improvements have been completed for 3 residential blocks. Over the next two years, both CDBG and SBI Funds will be used to improve additional streets.</p>	<p>This program is ongoing.</p>
<p><b>Program 3.A.4</b> Maintain an inventory that lists existing neighborhoods with substandard infrastructure, including partially paved roads, substandard water lines, flooding problems, absence of sewer service and lack of street lighting, quantify the need for improvements and identify funding sources.</p>	<p>Community Development Department, Public Works Division</p>	<p>Once every 5 years, to be completed prior to 2016</p>	<p>A Pavement Management Plan is prepared for implementation and an inventory of the City's streets and street conditions is maintained.  The City does not maintain inventory for water/sewer/flooding. SCE owns streetlights. City coordinates with CVWD, DWA, RivCo Flood Control District, etc. who are responsible for these individual systems.</p>	<p>This program is ongoing.</p>



Program/Action	Responsible Agency	Schedule	Accomplishments	Future Policies and Actions
<p><b>Program 3.A.5</b> Analyze the development potential for the area northeast of East Palm Canyon and Golf Club Drive, and consider programming infrastructure improvements, including roadway improvements, signalization of Cree Road and East Palm Canyon Drive, and provision of sewer and water improvements to encourage development of affordable housing in the area.</p>	<p>Community Development Department, Public Works Division</p>	<p>2014-2016</p>	<p>This area is nearly completely re-developed as a single-family residential community (The District and District East) and Assisted Living Facility (Horizon Gardens). The developer made roadway and drainage improvements in the areas fronting and off-site of the development and water and sewer purveyors to make the required infrastructure improvements.</p>	<p>Program was completed and is no longer necessary.</p>
<p><b>Program 3.A.6</b> The Code Compliance Division of the Police Department shall continue to maintain and upgrade living conditions in those neighborhoods with serious endemic problems to ensure safe, sanitary, and healthy living condition throughout all neighborhoods of the City through existing and future programs such as the Graffiti Elimination Program.</p>	<p>Graffiti Task Force, Police Department/Code Compliance Division</p>	<p>On-going</p>	<p>Code Compliance and Public Works Divisions continue to operate and assist in upgrading those neighborhoods with serious endemic problems.</p> <p>The Graffiti removal program has been very successful in removing graffiti and maintaining clean and orderly buildings.</p>	<p>Continue. Modify program text to indicate graffiti abatement is done by a 3<sup>rd</sup> party vendor through the Public Works Department. No longer Police Department responsibility.</p>
<p><b>Program 3.A.7</b> Bring to City Council the option of incorporating the Uniform Housing Code into the City's Municipal Code as a tool for Code Enforcement to encourage proper maintenance of owner-occupied and rental properties.</p>	<p>Police Department/Code Compliance Division, Community Development Department</p>	<p>2014-2015</p>	<p>The City adopted the California Building Code (CBC) in place of the Uniform Housing Code. The CBC was incorporated into Chapter 8 of the City's Municipal Code. (ref. CCMC Section 8.02.030).</p>	<p>Program was completed and the UHC is now a tool used to encourage maintenance of residential structures.</p>

**Appendix B**  
**Land Use Inventory Mapping**



Land Use Maps on File at the Planning Department

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## Appendix C

### Public Participation

Section 65583(c)(9) of the *Government Code* states that "The local government shall make a "diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The City held an outreach workshop on January 12, 2021. In order to reach as many people as possible, the City advertised the workshop in the Desert Sun newspaper, on its website and Facebook page, and sent out notices and flyers to community leaders, affordable housing developers, and members of the clergy who are active in City housing issues. A total of 34 persons participated in the workshop, discussing a number of topics, including:

- The impact of short term rentals on permanent housing in the City.
- That housing of all types should be provided throughout the City, not only on the edges.
- That the north end of the City provides good opportunities for housing in the longer term.
- That creative housing options, including container houses and tiny houses should be considered.
- That a smooth entitlement process and a clear inventory of sites are important to the affordable housing development community.
  - That the inventory should make sure to consider availability of school, transit and shopping so that projects score well on competitive funding applications.
- That the demand for housing will be affected by the long term changes now occurring in retail commercial development, and the greater use of online shopping.
- That the affordable housing development community is finding that the multiple sources of funding required to cover the costs of projects are extending the time required to get projects off the ground.
- That Cathedral City's entitlement process is not burdensome and does not extend the time needed to entitle a project.
- That Lift to Rise's new funding program could help affordable housing projects with gap financing in the future.

In addition to the community workshop, the City held study sessions with the Planning Commission and City Council when the Housing Element draft was completed, to review the status of the document, and the evolution of the policies and programs since the previous cycle.



**Subject:** Cathedral City Housing Element Update - Virtual Community Workshop Notice - Join us!  
**Date:** Tuesday, January 5, 2021 at 10:20:50 AM Pacific Standard Time  
**From:** Kimberly Cuza <kcuza@terranovaplanning.com>  
**BCC:** Andrew@greendev.co <Andrew@greendev.co>, mrisdon@acof.org <mrisdon@acof.org>, affordablehomestead@gmail.com <affordablehomestead@gmail.com>, Riaz@marrscorp.com <Riaz@marrscorp.com>, apreedge@cityventures.com <apreedge@cityventures.com>, Maryann.Ybarra@cvhc.org <Maryann.Ybarra@cvhc.org>, mdiacos@cyprssequity.com <mdiacos@cyprssequity.com>, lvandeweghe@decro.org <lvandeweghe@decro.org>, mpark@aguacaliente.net <mpark@aguacaliente.net>, smoreno@families-forward.org <smoreno@families-forward.org>, jon@hipsandiego.org <jon@hipsandiego.org>, paul@integrityhousing.org <paul@integrityhousing.org>, rubina@olivecs.org <rubina@olivecs.org>, cesarc@kennedycommission.org <cesarc@kennedycommission.org>, esantana@ush.us <esantana@ush.us>, ggardner@usapropfund.com <ggardner@usapropfund.com>, tmize@workforcehomebuilders.com <tmize@workforcehomebuilders.com>, jortiz@nphsinc.org <jortiz@nphsinc.org>, info@hfhcv.org <info@hfhcv.org>, cdahlin@cvag.org <cdahlin@cvag.org>, info@liffitorise.org <info@liffitorise.org>, geoff@cathedralcenter.org <geoff@cathedralcenter.org>, patti@angelview.org <patti@angelview.org>, srobinson@bgcccity.org <srobinson@bgcccity.org>, thomi@Trans.health <thomi@Trans.health>, rps51@me.com <rps51@me.com>, igarcia@ifhmb.com <igarcia@ifhmb.com>, JUGarcia@rivco.org <JUGarcia@rivco.org>, lcarlson@cvag.org <lcarlson@cvag.org>, kmckinney@cvm.org <kmckinney@cvm.org>, revcrawshaw@gmail.com <revcrawshaw@gmail.com>, aaron@thebridgecc.com <aaron@thebridgecc.com>, info@ngcclife.com <info@ngcclife.com>, psnaz.com@gmail.com <psnaz.com@gmail.com>, info@hosannacitychurch.org <info@hosannacitychurch.org>, stlouiscathedralcity@sbdiocese.org <stlouiscathedralcity@sbdiocese.org>, info@churchinthecove.org <info@churchinthecove.org>, tmize@nationalcore.org <tmize@nationalcore.org>, mirving@uhcllc.net <mirving@uhcllc.net>, JSilver@chochousing.org <JSilver@chochousing.org>, CLiuzzo@chochousing.org <CLiuzzo@chochousing.org>, YLyashenko@chochousing.org <YLyashenko@chochousing.org>, MHachiya@chochousing.org <MHachiya@chochousing.org>, Maryann.Ybarra@cvhc.org <Maryann.Ybarra@cvhc.org>, DarrenB@tpchousing.com <DarrenB@tpchousing.com>, CalvaryCC@aol.com <CalvaryCC@aol.com>, Leisa Lukes <lelu1299@icloud.com>, Robert Rodriguez <RRodriguez@cathedralcity.gov>, Tami Scott <tscott@cathedralcity.gov>, Nicole Criste <ncriste@terranovaplanning.com>, Kelly Clark <kclark@terranovaplanning.com>, VNicholas@chochousing.org <VNicholas@chochousing.org>, Julie.Bornstein@cvhc.org <Julie.Bornstein@cvhc.org>, executivedirector@hfhcv.org <executivedirector@hfhcv.org>

**Attachments:** image001.png



*• VIRTUAL • COMMUNITY  
WORKSHOP NOTICE*



# JOIN US ON ZOOM FOR THE CATHEDRAL CITY HOUSING COMMUNITY WORKSHOP!

Tuesday, January 12, 2021 - 4:00 p.m.

## WHAT IS IT?

A VIRTUAL community workshop for the City's Housing Element Update (2022-2029 planning period). At this workshop, the City will discuss background information regarding its upcoming Housing Element Update including new State Housing Element law, and the 2022-2029 Regional Housing Needs Assessment (RHNA) allocation for the City.

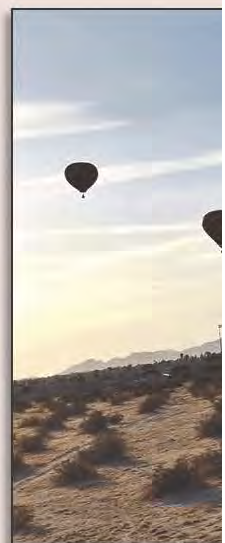
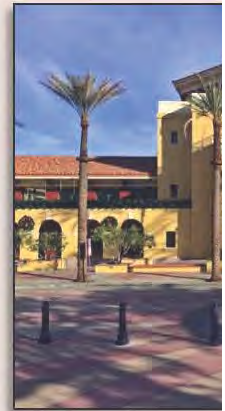
## WHY SHOULD I ATTEND?

One important purpose of the Community Meeting is to gather public comments on the Update from those attending. All members of the public are encouraged to attend and give us your input on the future of housing in your City!

The Housing Element is a series of goals, policies, and implementation measures for the preservation, improvement, and development of housing throughout the City. It will address how the City can help provide housing for all its residents at all income levels. Your input is invaluable in assisting our staff to set housing goals for current and future residents!

To participate in the workshop via Zoom, please RSVP by email to [kcuza@terranovaplanning.com](mailto:kcuza@terranovaplanning.com), by 10:00 a.m. on the day of the meeting, January 12<sup>th</sup> (requests received after 10:00 a.m. on meeting day may not be processed). Written comments or specific questions regarding the workshop or Housing Element may be directed to Robert Rodriguez, Director of Planning, at (760) 770-0344 or [rrodriguez@cathedralcity.gov](mailto:rrodriguez@cathedralcity.gov) or mailed to 68700 Avenida Lalo Guerrero, Cathedral City, CA 92234.

The City of Cathedral City promotes fair housing and makes all programs available to low-income families and individuals, regardless of race, religion, color, national origin, ancestry physical disability, mental disability, medical condition, marital status, political affiliation, sex, age, sexual orientation or other arbitrary factor.





Cathedral City

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COMMUNITY WORKSHOP!***

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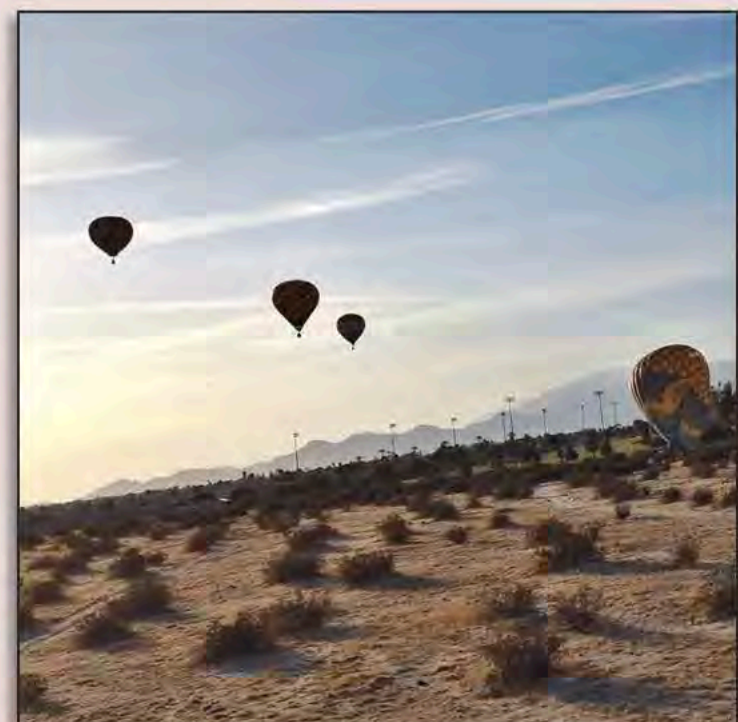
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## News

# Public Encouraged to Provide Input on Cathedral City's Housing Element

**Post Date:** 01/05/2021

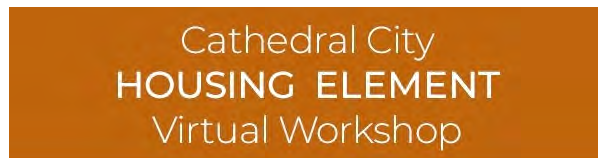
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The Housing Element is a series of goals, policies, and implementation measures for the preservation, improvement and development of housing throughout the

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**January 12, 2021, 4 pm**

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**CATHEDRAL CITY, CA**

**NEWS**

**New COVID-19 Testing Location in Cathedral City Starting Monday**

- Located at Northgate Church, 30010 Date Palm Drive
- Open 7:00 am to 7:00 pm, Monday through Friday
- Make appt at [www.lhi.care/COVIDTesting](http://www.lhi.care/COVIDTesting)
- Mayor Raymond Gregory to Get Tested Monday Morning



New COVID-19 Testing Location at Northgate Church in Cathedral City

Cathedral City  
**HOUSING ELEMENT**  
Virtual Workshop



Public Encouraged to Provide Input on Cathedral City's Housing Element

**CITYWIDE SPECIAL ELECTION**  
TUESDAY, MARCH 2, 2021



**SHORT-TERM VACATION RENTALS**

**MEASURE B**

Cathedral City Voters to Decide on STVRs – Measure B – March 2



City of Cathedral City, CA - ...

Contact Us

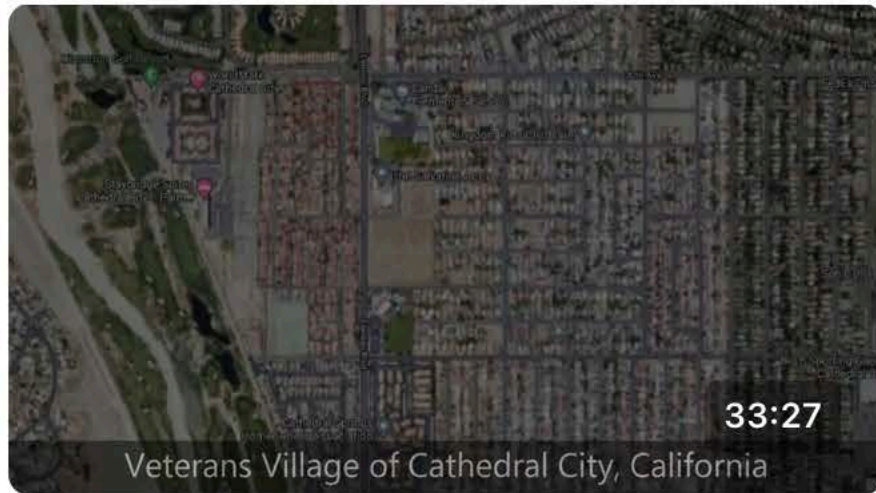
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City of Cathedral City, CA - Municipal Government

January 5 · 🌐

### Public Encouraged to Provide Input on Cathedral City's Housing Element

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Cathedral City  
**HOUSING ELEMENT**  
Virtual Workshop



**January 12, 2021, 4 pm**

4

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participants\_89711856581(1)

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest
Tom Patterson (thomas)		01/12/2021 03:07:52 PM	01/12/2021 05:12:45 PM	125	Yes
Robert Rodriguez		01/12/2021 03:30:19 PM	01/12/2021 03:30:42 PM	1	Yes
Terra Nova Planning & Research# Inc.	<a href="mailto:tnconfroom@gmail.com">tnconfroom@gmail.com</a>	01/12/2021 03:32:52 PM	01/12/2021 05:20:58 PM	109	No
Nicole Criste	<a href="mailto:ncriste@terranovaplanning.com">ncriste@terranovaplanning.com</a>	01/12/2021 03:52:25 PM	01/12/2021 05:20:58 PM	89	No
Alejandra Garcia		01/12/2021 03:53:19 PM	01/12/2021 04:45:38 PM	53	Yes
Mark Carnevale		01/12/2021 03:53:30 PM	01/12/2021 03:55:09 PM	2	Yes
John Kirby	<a href="mailto:crestlinewriter@gmail.com">crestlinewriter@gmail.com</a>	01/12/2021 03:54:52 PM	01/12/2021 05:08:29 PM	74	Yes
Mark Carnevale		01/12/2021 03:55:19 PM	01/12/2021 05:20:53 PM	86	Yes
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Nancy Ross		01/12/2021 03:58:18 PM	01/12/2021 05:20:56 PM	83	Yes
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Pattie		01/12/2021 04:01:07 PM	01/12/2021 05:00:00 PM	59	Yes
Raymond Gregory	<a href="mailto:rgregory@cathedralcity.gov">rgregory@cathedralcity.gov</a>	01/12/2021 04:01:22 PM	01/12/2021 04:02:10 PM	1	Yes
tscott		01/12/2021 04:01:25 PM	01/12/2021 05:20:57 PM	80	Yes
<a href="mailto:geoff@cathedralcenter.org">geoff@cathedralcenter.org</a>	<a href="mailto:geoff@cathedralcenter.org">geoff@cathedralcenter.org</a>	01/12/2021 04:01:31 PM	01/12/2021 04:01:31 PM	0	Yes
Ernesto Gutierrez		01/12/2021 04:02:19 PM	01/12/2021 04:04:20 PM	3	Yes
Raymond Gregory	<a href="mailto:rgregory@cathedralcity.gov">rgregory@cathedralcity.gov</a>	01/12/2021 04:02:28 PM	01/12/2021 04:12:17 PM	10	Yes
Maryann		01/12/2021 04:02:30 PM	01/12/2021 05:20:55 PM	79	Yes
<a href="mailto:geoff@cathedralcenter.org">geoff@cathedralcenter.org</a>	<a href="mailto:geoff@cathedralcenter.org">geoff@cathedralcenter.org</a>	01/12/2021 04:03:13 PM	01/12/2021 05:20:58 PM	78	Yes
Ernesto Gutierrez	<a href="mailto:miragefin@aol.com">miragefin@aol.com</a>	01/12/2021 04:04:42 PM	01/12/2021 04:22:53 PM	19	Yes
mario		01/12/2021 04:11:44 PM	01/12/2021 05:20:29 PM	69	Yes
Waddle		01/12/2021 04:11:45 PM	01/12/2021 05:20:58 PM	70	Yes
Raymond Gregory	<a href="mailto:rgregory@cathedralcity.gov">rgregory@cathedralcity.gov</a>	01/12/2021 04:12:17 PM	01/12/2021 05:21:45 PM	70	Yes
Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	01/12/2021 04:14:46 PM	01/12/2021 05:20:58 PM	67	Yes
Ernesto Gutierrez	<a href="mailto:miragefin@aol.com">miragefin@aol.com</a>	01/12/2021 04:23:10 PM	01/12/2021 05:20:57 PM	58	Yes
Joy Silver (Joy Silver)	<a href="mailto:joy@joysilverforcalifornia.com">joy@joysilverforcalifornia.com</a>	01/12/2021 04:24:05 PM	01/12/2021 05:20:57 PM	57	Yes
Keith Davis MedSocialWork	<a href="mailto:kdavis@healthyliving-pd.com">kdavis@healthyliving-pd.com</a>	01/12/2021 04:26:08 PM	01/12/2021 04:26:55 PM	1	Yes
Nicole Criste	<a href="mailto:ncriste@terranovaplanning.com">ncriste@terranovaplanning.com</a>	01/12/2021 03:36:31 PM	01/12/2021 03:43:20 PM	7	No



# HOUSING ELEMENT UPDATE COMMUNITY WORKSHOP

January 12, 2021

- The City must update the General Plan's Housing Element every 8 years.
- The Housing Element helps to guide the City's housing development for all residents, with a focus on housing for lower income residents.
- The City must make sure that it does not create obstacles for the development of affordable housing units that meet residents' needs.





# Background

- The City has 54,357 residents living in 18,816 households.
- Although the population is getting older, the City's median age is lower than many Valley cities at 39.4 years.
- The median household income is \$46,521, which is lower than the County's (\$65,712)
- Nearly half of residents work – 23,119
  - Most work in service, management, sales and offices



Cathedral City

# Background

- 11,429 of the City's households own their home.
- 7,387 households rent their home.
- The median housing value in the City is \$279,500.
- The median rent is \$1,193.



Cathedral City

# Background

- 70% of very low and low income homeowners pay more than 30% of their income for housing (3,105 households).
- 75% of very low and low income renters pay more than 30% of their income for housing (3,645 households).
- There are 1,663 overcrowded units in the City (more than one person per room).
- The City has 2,805 large households (5 or more)



# Housing Needs

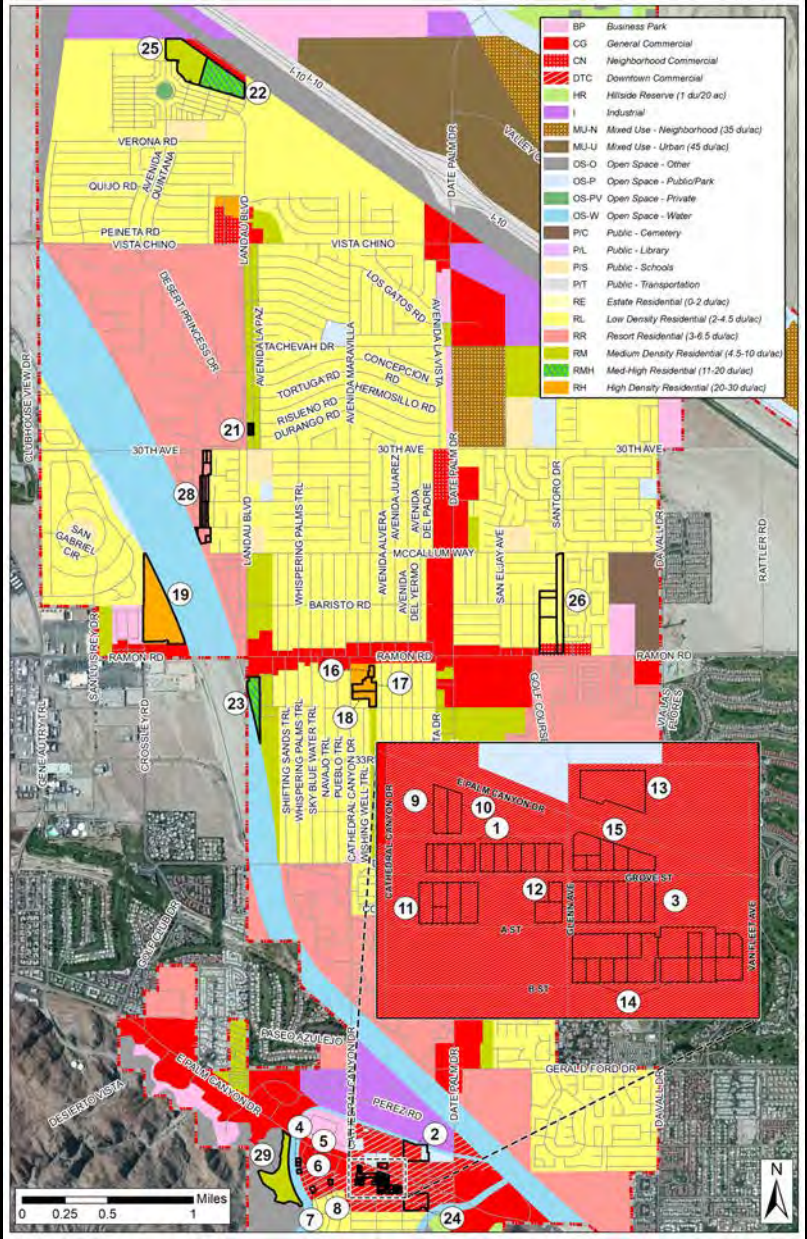
RHNA by Income Category, 2022-2029	
Income Category	No. of Units
Extremely Low Income <sup>1</sup>	269
Very Low Income (<50% of AMI)	269
Low Income (50-80% of AMI)	352
Moderate Income (81-120% of AMI)	456
Above Moderate Income (> 120% of AMI)	1,196
<b>Total Units</b>	<b>2,542</b>

<sup>1</sup> Extremely Low Income (ELI) category is a subset of the Very Low Income category. ELI households are defined by HCD as those with incomes less than 30% of AMI. The number of units needed is assumed to be 50% of all Very Low-Income units.  
Source: SCAG 2020



# Housing Sites

- Identified sites for 1,097 very low and low income units and 496 moderate income units.
- Distributed throughout the City.
  - Downtown area near jobs and transit
  - Integrated into existing neighborhoods.



# Questions and Comments

- Does housing in the City meet residents' needs now?
- What concerns do you have about housing in the City?
- What do you think are the greatest needs for housing in the City?
- How do you think the City should help with providing housing for the next 8 years?



Cathedral City

**Appendix D**  
**2016 Assessment of Fair Housing Report**

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## Review Submission

Review the content of your AFH before completing the certification and submission to HUD.

Cover	
Assessment Id	50
Assessment Title	Cathedral City AFH
Sole or Lead Submitter Contact Information	
<hr/>	
Name	Vincent Lopez
Title	Sole Submitter
Department	Engineering Division
Street Address	68700 Avenida Lalo Guerrero
Street Address 2	
City	Cathedral City
State	California
Zip Code	92234

Program Participants			
Participant Id	Name	Lead?	Submission Due Date
953674780	Cathedral City, California	Yes	10/04/2016

Executive Summary
<p><b>i</b> Instructions</p> <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p>II.1. Summarize the fair housing issues, significant contributing factors, and goals. Also include an overview of the process and analysis used to reach the goals.</p> </div>

The Fair Housing Act of 1968 prohibits housing discrimination based on race, color, religion, sex, familial status, national origin, or disability. On July 8, 2015, HUD released “Affirmatively Further Fair Housing Choice” which is a final rule requiring jurisdictions and public housing agencies (PHAs) receiving federal funds to (1) affirmatively further fair housing, (2) take steps to actively overcome historic patterns of segregation and (3) promote fair housing choice.

The purpose of this Assessment of Fair Housing is to provide HUD program participants “with an effective planning approach to aid them in taking meaningful actions to overcome “fair housing issues” such as historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.” A “fair housing issue” is defined as “a condition that restricts choice or access to opportunity, including:

- Ongoing local or regional segregation, or lack of integration.
- Racial or ethnic concentrations of poverty.
- Significant disparities in access to opportunity.
- Disproportionate housing needs based on the “protected classes” of race, color, national origin, religion, sex, familial status, or disability.
- Evidence of illegal discrimination or violations of civil rights laws, regulations, or guidance.

The Act also requires jurisdictions and public housing agencies (PHAs) receiving federal funds for housing and urban development to affirmatively further fair housing, to take steps to actively overcome historic patterns of segregation and to promote fair housing choice.

The City values citizen input on how well city government serves its residents. The public participation effort for the 2016 Assessment of Fair Housing (AFH) adheres to the City’s adopted Citizen Participation Plan. To solicit public feedback on fair housing choice in the City of Cathedral City and in consideration of possible issues.

Information was gathered from many different sources, including:

- Communication with people seeking fair housing
- Comments and information from public meetings and public forums—including a focus group made up of affordable housing advocates and social service providers.
- Neighborhood surveys—including comments from citizens in many parts of the city about types of housing they have and any issues they have encountered.
- Review of Home Mortgage Disclosure Act data—Compilation and analysis of Home Mortgage Disclosure Act data from the Federal Financial Institutions Examination Council.
- Review of public documents—the following are examples of data sources used to complete this AFH.

Based on the public participation and data gathering process stated above, the City established the following Goals to address issues found through the AFH process:

- Increase levels of integration by Hispanic residents within higher opportunity neighborhoods.
- Improve the community and housing conditions of the Downtown and Dream Home Area
- Reduce the number of fair housing complaints based on disability.

## Community Participation Process

### Instructions

III.1. Describe outreach activities undertaken to encourage and broaden meaningful community participation in the AFH process, including the types of outreach activities and dates of public hearings or meetings. Identify media outlets used and include a description of efforts made to reach the public, including those representing populations that are typically underrepresented in the planning process such as persons who reside in areas identified as R/ECAPs, persons who are limited English proficient (LEP), and persons with disabilities. Briefly explain how these communications were designed to reach the broadest audience possible. For PHAs, identify your meetings with the Resident Advisory Board.

### Instructions

This Assessment of Fair Housing Report has been developed to provide an overview of laws, regulations, conditions or other possible obstacles that could affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals and service providers. To assure that the report responds to community needs, the development of the AI includes a community outreach program consisting of public review, a resident survey, service provider interviews, and a public hearing.

The City values citizen input on how well city government serves its residents. The public participation effort for the 2016 Assessment of Fair Housing (AFH) adheres to the City's adopted Citizen Participation Plan. To solicit public feedback on fair housing choice in the City of Cathedral City and in consideration of possible issues.

### **Community Meetings**

Cathedral City residents and public and private agencies either directly or indirectly involved with fair housing issues in Cathedral City were invited to participate in two community advisory committee meetings on the following dates and below location:

· June 30, 2016 (South City)

Cathedral City Public Library

33520 Date Palm Drive

Cathedral City, California 92234

· July 11th, 2016 (Dream Homes) 6:00pm

Boys and Girls Club of Cathedral City

32141 Whispering Palms Trail

Cathedral City, CA 92234

The meetings provided the opportunity for the Cathedral City community to gain awareness of fair housing laws and for residents and service agencies to share fair housing issues and concerns. To ensure that the fair housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed via mail and e-mail, if available, to agencies and organizations that serve the low- and moderate-income and special needs community.

Meeting times and dates were placed in Cathedral City's newspaper in both English and Spanish and posted conspicuously at City Hall and the Cathedral City branch of the County Library. The City also used social media platforms such as Facebook, to ensure the broadest possible community communication. Lastly, we targeted the neighborhoods of *Dream Home* and *South City* to host two community meetings, which are located within the City's Low-Moderate Census tracts. We also employed the assistance of City Council Members to encourage residents to attend the meetings. Hosting community meetings in these areas were important to the City's objective of encouraging participation from populations that are typically underrepresented in the planning process. Due to extensive outreach efforts, attendance at the public meetings included several service providers and citizen groups that work with residents considered a protected class according to HUD's definition. These community members and service providers supplied first-hand insight into fair housing issues and concerns.

### **Focus Group**

In addition, a focus group was held to discuss the development of the AFH. The purpose of the focus group was to provide fair housing advocates and providers within the community a forum to express their views on the fair housing needs of special needs groups and the community at large. The focus group was held at the following location:

July 7, 2016 @ 4:00pm

Cathedral City Civic Center

Study Session Room, First Floor

68700 Avenida Lalo Guerrero

Cathedral City, CA 92234

Although the invite was open to all interested community stakeholders, the following organizations were invited to contribute to the focus group:

- Boys and Girls Club of Cathedral City
- Angel View (serving children and adults with disabilities) **(attended)**
- Roy's Desert Resource Center (homeless)
- Inland Fair Housing and Mediation Board **(attended)**
- The Cathedral Center (senior center)
- Engineering staff **(attended)**
- Planning staff **(attended)**
- Building/Code Compliance staff **(attended)**
- Housing staff **(attended)**
- Riverside County Continuum of Care **(attended)**
- Path of Life Ministries **(attended)**
- Jewish Family Services of San Diego **(attended)**

### Resident Survey

To supplement the citizen advisory meetings, a survey was made available to Cathedral City residents at City Hall, Cathedral City public library, and Cathedral City Senior Center. The survey was also available online at the City's website, via a dedicated address. Spanish versions of the survey were provided to reflect the diversity of Cathedral City's residents. During the eight-week survey period, completed surveys were submitted by 63 Cathedral City residents.

The purpose of this survey is to give residents an opportunity for involvement in the development of the City's fair housing assessment and planning process. The following are specific questions asked to participants (results will be detailed later in the AFH):

1. Have you ever encountered any forms of housing discrimination or known someone who has?

? ? ?

Yes No Not Sure

2. If you believe or think that you or someone you know encountered housing discrimination, what type was it?
  - o Refusing, discouraging, or charging more to rent an apartment or buy a home.
  - o Discouraging a person from living where they want to live. Steering them to another apartment, complex or neighborhood.

- Refusing, discouraging, making it difficult or charging more or providing less favorable terms on a home loan to buy, refinance, fix up or use the equity in a home.
- Refusing, discouraging or charging more for home insurance.
- Refusing to make a reasonable accommodation or not allowing a modification to be made to make an apartment more accessible for a person with a disability.
- Predatory lending: unfair, misleading and deceptive loan practices.

? Other \_\_\_\_\_

\_\_\_\_\_

3. Do you feel that you are well-informed on Housing Discrimination?

- Yes
- No
- Somewhat
- Not enough

4. What would you do if you encountered Housing Discrimination?

- Ignore it
- Report it
- Don't Know

5. If you were to report Housing Discrimination, who would you report it to?

- Cathedral City
- Don't Know
- Other \_\_\_\_\_

6. What types of discrimination do you think occur most frequently in the City of Cathedral City?

7. What can be done to prevent housing discrimination in Cathedral City?

8. Please choose the best response that describes your interest in completing this survey?

- As a resident
- As a business owner/operator
- As a nonprofit organization

9. Please indicate if you are a resident of one of the communities listed below:

- South City Area
- Dream Home Area
- Cove Area
- Panorama Area

For residents of these neighborhoods, what are the major fair housing issues within these areas?

### **Service Provider Interviews**

To gain further analysis relating to fair housing issues within the City, individual interviews were conducted. The interviews gave in-depth context and insight into housing conditions and fair housing issues for residents in Cathedral City. The following are service providers participating in the individual interviews:

- Inland Fair Housing and Mediation Board
- Cathedral Building/Code Compliance
- Path of Life Ministries
- Jewish Family Services of San Diego
- Housing Authority of the County Riverside
- Riverside County Continuum of Care

### **Public Review**

The 'Draft AFH' was available to the public for thirty (30) days beginning August 15, 2016 through September 13, 2016. Residents was able to view a copy of the report on the City's website ([www.cathedralcity.gov](http://www.cathedralcity.gov)) or at:

Cathedral City Civic Center  
68700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

Cathedral Center  
37171 W. Buddy Rogers Ave.  
Cathedral City, CA 92234

Boys and Girls Club of Cathedral City

32141 Whispering Palms Trail


Cathedral City, CA 92234

Cathedral City Branch Library

33520 Date Palm Drive

Cathedral City, CA 92234

III.2. Provide a list of organizations consulted during the community participation process.

 Instructions

In the development of the AFH, the City consulted with public and private departments; social service agencies; and other non-profit organizations to review potential issues to fair housing choice in the public and private sector. The City met with several representatives to provide information about the AFH and its process. A total of fifty-six agencies servicing Cathedral City and greater Riverside County were invited to participate in the process:

Campeños Unidos 1(800) 371-1005	Office on Aging (a.k.a. Access) 800-510-2020
Cathedral City Code Compliance (760) 770-8200	Red Cross External Link Icon (760) 773-9105
Cathedral City Senior Center (760) 321-1548	Rescue Mission Indio (760) 347-3512
Catholic Charities, Cathedral City (760) 202-1222	Riverside County Health Dept. Palm Springs (760) 778-2235
Riverside County Children Services (760) 342-3503	Salvation Army (760) 324-2275



Department of Public Social Services (DPSS) (760) 770-2300	Shelter From the Storm (760) 328-7233
Inland Fair Housing and Mediation Board (IFHMB) (800) 321-0911	Housing Authority (760) 863-2828
Jewish Family Services, Palm Springs (760) 325-4088	Inland Counties Legal Services, Indio (760) 342-1591
Martha's Kitchen 83-791 Date Avenue Indio, California 92201 (760) 347-4741	AGUA CALIENTE BAND OF CAHUIILLA INDIANS ATTN: Margaret Park 5401 Dinah Shore Drive Palm Springs, CA 92263
BURRTEC Waste & Recycling Services 41575 Eclectic Palm Desert, CA 92260	CALIFORNIA DEPARTMENT OF FISH & GAME 3602 Inland Empire Blvd. C-220 Ontario, CA 91764-4913
California Dept of Transp.-District 8 Planning ATTN: Daniel Kopulsky IGR/Local Development Review 464 West 4th St., 6th Floor, MS 722 San Bernardino, CA 92401-1400	CITY OF RANCHO MIRAGE Community Development Director 69825 Hwy. 111 Rancho Mirage, CA 92270
CITY OF PALM SPRINGS Planning Department 3200 E. Tahquitz Canyon Way Palm Springs, CA 92262	COACHELLA VALLEY WATER DISTRICT Development Services Dept. P.O. Box 1058 Coachella, CA 92236
COUNTY CLERK County of Riverside P.O. Box 751 Riverside, CA 92502-0751	DESERT WATER AGENCY Operations Engineer P.O. Box 1710 Palm Springs, CA 92263-1710

Native American Heritage Commission ATTN: Katy Sanchez 915 Capitol Mall, Room 364 Sacramento, CA 95814-4801	U.S. POSTAL SERVICE Postmaster 33490 Date Palm Drive Cathedral City, CA 92234-9998
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT 1995 Market Street Riverside, CA 92501-1719	RIVERSIDE COUNTY Transportation Department ATTN: John Armas P.O. Box 1090 Riverside, CA 92502-3609
SOUTHERN CALIFORNIA EDISON Director of Planning 36100 Cathedral Canyon Drive Cathedral City, CA 92234	THE GAS COMPANY Field Planning Associate 211 N. Sunrise Way Palm Springs, CA 92262
TIME WARNER CABLE ATTN: Lynnda Johnson 83-473 Avenue 45 Indio, CA 92201	US Dept. of the Interior/ Bureau of Indian Affairs P.O. Box 2245 Palm Springs, CA 92262
VERIZON Section Manager, Network Operations 295 N. Sunrise Way Palm Springs, CA 92262	Riverside County Airport Land Use Commission ATTN: John Guerin 4080 Lemon St., 14th Floor Riverside, CA 92501
Bureau of Land Management Palm Springs South Coast Field Office 1201 Bird Center Drive Palm Springs, CA 92262	Soboba Band of Luiseno Indians ATTN: Joseph Ontiveros, Cultural Resources Manager PO Box 487 San Jacinto, CA 92581 Email: jontiveros @ soboba-nsn.gov

California Regional Water Quality Control Board 73-720 Fred Waring Dr., Ste 100 Palm Desert, CA 92260-7002	CITY OF DESERT HOT SPRINGS Planning Department 65950 Pierson Blvd. Desert Hot Springs, CA 92240-3044
COACHELLA VALLEY MOUNTAINS CONSERVANCY 73-710 Fred Waring Dr., Suite 205 Palm Desert, CA 92260	PALM SPRINGS UNIFIED SCHOOL DIST. Director of Facility Planning Development 980 E. Tahquitz Canyon Way #202 Palm Springs, CA 92262-6708
Riverside County Public Health Dept. P.O. Box 7600 Riverside, CA 92513-7600	Dept. of the Army Corps of Engineers P.O. Box 532711 Los Angeles, CA 90053
US DEPARTMENT OF THE INTERIOR Fish and Wildlife Service 6010 Hidden Valley Road Carlsbad, CA 92011-4213	SUNLINE TRANSIT 32505 Harry Oliver Trail Thousand Palms, CA 92276
Palm Springs Cemetery District ATTN; Kathleen Juraski 31-705 Da Vall Drive Cathedral City, CA 92234	AGUA CALIENTE TRIBAL ADMINISTRATION PLAZA ATTN: Patty Garcia 5401 Dinah Shore Drive Palm Springs, CA 92264
Boy's & Girl's Club of Cadral City Children's Organization 32141 Whispering Palms Trl, Cathedral City, CA (760) 324-5844?	Dorian J. Cooley Deputy Chief - Operations Eastern Operational Area CALFIRE/Riverside County Fire 77-933 Las Montañas Rd., Suite 205 Palm Desert, CA 92211 Office (760) 393-3450 Fax (760) 863-7445

Angel View (serving children and adults with disabilities) 73468 Highway 111 Palm Desert, CA · (760) 776-9620	Roys Desert Resource Center (homeless) 19531 McLane Street Palm Springs, CA 92262 (760) 676-5200
Jewish Family Services of San Diego 8804 Balboa Avenue San Diego, CA 92123	Cathedral City (Planning, Housing Building/Code Compliance) 68700 Avenida Lalo Guerrero Cathedral City, CA 92234
Riverside County Continuum of Care 4060 County Circle Dr. Riverside, CA 92503	Path of Life Ministries 2530 Third St Riverside, CA 92507

III.3. How successful were the efforts at eliciting meaningful community participation? If there was low participation, provide the reasons.

 Instructions

The City was very successful in eliciting meaningful community participation. Many of the comments have been used in formulating goals. Examples of this are the Inland Fair Housing and Mediation Boards recommendation to create programs to respond to issues relating to accessibility for individuals with disabilities; as well as citizens from the Dream Home Area who empathetically stated their displeasure with the lack of resources dedicated to the Dream Home area. Finally, a total of 63 surveys were provided by Cathedral City citizens which also provided meaningful community participation.

III.4. Summarize all comments obtained in the community participation process. Include a summary of any comments or views not accepted and the reasons why.

 Instructions

### Resident Survey

To supplement the citizen advisory meetings, a survey was made available to Cathedral City residents at City Hall, Cathedral City public library, and Cathedral City Senior Center. The survey was also available online at the City's website, via a dedicated address. Spanish versions of the survey were provided to reflect the diversity of Cathedral City's residents. Four community activist from the Dream Home Area

volunteered to go door to door to insure maximum participation by residents. During the eight-week survey period, completed surveys were submitted by 62 Cathedral City residents.

The purpose of this survey is to give residents an opportunity for involvement in the development of the City's fair housing assessment and planning process. The following are specific questions asked to participants and results:

**Have you ever encountered any forms of housing discrimination or known someone who has?**

Yes	26.67%
No	68.33%
Not Sure	67%

**If you believe or think that you or someone you know encountered housing discrimination, what type was it?**

- Refusing, discouraging, or charging more to rent an apartment or buy a home. 50.00%
- Discouraging a person from living where they want to live. Steering them to another apartment, complex or neighborhood. 16.67%
- Refusing, discouraging, making it difficult or charging more or providing less favorable terms on a home loan to buy, refinance, fix up or use the equity in a home 5.56%
- Refusing, discouraging or charging more for home insurance. 0.00%
- Refusing to make a reasonable accommodation or not allowing a modification to be made to make an apartment more accessible for a person with a disability 16.67%

**If you believe or think that you or someone you know encountered housing discrimination, what type was it? (continued)**

- Predatory lending: unfair, misleading and deceptive loan practices. 11.11%
- Other 33.33%
  - Ø My aunt couldn't get section 8 because, as the lady told her, she is the wrong color.
  - Ø Made an offer on a home in the Cove and realtor did not submit it to owner. Happened more than once.
  - Ø Families with children
  - Ø Asking details about family such as age and sex of my 4year old daughter before we were allowed to receive ANY information about the rental.

- Racial discrimination
- A friend refused an apartment because of his sexual orientation.
- Senior mobile home rental park not disclosing debt to income ratios when vetting applicants

**Do you feel that you are well-informed on the issue of Housing Discrimination?**

Yes	43.33%
No	1.67%
Somewhat	51.67%
Not enough	5.00%

**What would you do if you encountered Housing Discrimination?**

Ignore it	5.00%
Report it	83.33%
Don't Know	13.33%

**If you were to report Housing Discrimination, who would you report it to?**

City of Cathedral City	69.49%
Don't Know	22.03%
Other	22.03%

**If you think that Housing Discrimination is occurring, what types of discrimination do you think occur most frequently in the City of Cathedral City?**

- Rentals, apts, condos, mobile home parks, etc., asking for 3-4 times income for their rental. Exp: Rental is \$900 mth, to qualify you need \$2700 income a month, even though you can afford the \$900 monthly rent.
- This is hypothetical since I answered that I have not encountered discrimination personally and that I do not know of anyone who has, it would be difficult to guess. I suppose discrimination of all types have happened, but I'm not sure which types are most frequent here. If we take just one type of discrimination, racial discrimination, then perhaps since the city's population is over 50% Hispanic, one might jump to the conclusion that there is a discrimination problem against other races and that the Hispanics are discriminating against others. But that may not be the case at all. It could be that they generate more children who in turn grow up and choose to live here. Or it could be that the economy is such that they choose to live here. Or it could be that they enjoy being with one another and do not wish to leave their loved ones. It does not matter if the reason is any of these reasons. There is nothing wrong with having a reason for living where you like. But if the reason they are living here is due to housing discrimination against them, perhaps it is the

other communities that are discriminating negatively and that is why they choose to reside in Cathedral City. I believe that a lot of people like to live in Cathedral City because they are able to find accommodations at a price that is right for them. And that's great! That's why I came to Cathedral City too.

- Against kids, blacks, or Hispanics
- Rejected because LGBTQ issues.

**If you think that Housing Discrimination is occurring, what types of discrimination do you think occur most frequently in the City of Cathedral City? (continued)**

- Realtors being selective for their sellers on who they prefer living in specific areas of the city.
- Affordability of housing, to me that's a form of discrimination. Especially for seniors.
- Racially restrictive discrimination
- I have heard people talk about low income housing in unfavorable terms.
- Home loan and predatory lending
- Many Hispanics live in homes where there are roads which are very poorly maintained. They are concentrated in specific areas. Many "Anglos" live in gated communities.
- They make rent too high for anyone to afford, leaving us stuck in the ghetto. We can't live in a nice area when you aren't afraid to go to your car at night because they only rent to high income families I suppose.
- Handicap accessibility to club house and pools

**What can be done to prevent housing discrimination in the City of Cathedral City?**

- Make a law that if the person can afford a rental, has good credit and no evictions, and good rental references they can't be discriminated against because they don't have 3-4 times the monthly rental to qualify.
- How much housing discrimination is there in Cathedral City? If it is a problem and it is not being addressed, then it is up to the City to do what they are supposed to do about it, or to guide the person to the right authorities when they come to the City for help. There has been constant PSAs on the radio and TV for many, many years, so everyone knows; unless they have just newly arrived from PodunkSomewheresville. If there is that much housing discrimination, my suggestion is to give to the new arrivals of Cathedral City a flyer of the law. To continue on this subject, I see no reason to add to the law we already have on housing discrimination. It is already comprehensive. The new enhanced law has shades of social engineering which will only agitate people more than they might be now. Encouragement to share and be friendly with all types is fine. Trying to balance everything is unnatural and makes people unhappy when it is pushed. Once a community has it's quota of racial diversity of certain race, another of that race will not be allowed to live there. If there are not enough LGBTs in the city naturally, there will be regulations or incentives in the policy guide to import more. If there is not a diverse mix of religious belief systems, they will be incentivized to import more, or on the other hand, perhaps, all will be squelched to prevent any from being a major influence on the City's population. If there are poor areas of the City, policy or incentives given to landlords to take people who can not afford their apartments and condos will even out the economic mix of the area and contrary-wise, developers will be required to build in areas not to their liking so that there will be a good mix of poor to wealthy in the same area. What happens next, in most cases, the wealthy take a loss when selling their home. This brings the

incomes of the City closer together and more "balanced" but it is not good for the person who lost money on his home and the City actually becomes poorer. I am opposed to enhancing the Housing Discrimination laws. The one we have now is fine and not too intrusive. With it, those who feel they have been discriminated against are provided recourse; they can go to court, win an award, and have the case settled.

- Allow abandoned houses to be used by homeless/low income.
- Realtors must post a contact number for prospective buyers on for sale ads if they experience bias or discrimination.
- Build more affordable housing, especially for seniors.
- Encourage mixed use housing.
- Good maintenance of the public roads etc. in the areas where most Hispanics live so that they are attractive to everyone and not be so evident that this is a working people habitat and the city does not maintain its public roads, sidewalks etc.
- Take ownership from those committing the heinous act of discrimination. Possibly a spanking too. The problem is that scummy people own the properties and do not care about rules and regulations.

**Please choose the best response that describes your interest in completing this survey**

- as a resident 96.61%
- as a business owner/operator 3.39%
- as a nonprofit 0.00%

**Please indicate if you are a resident of one of the communities listed below.**

- South City Area 16.67%
- Dream Home Area 0.00%
- Cove Area 36.67%
- Panorama Area 46.67%

**For residents of these neighborhoods, what are the major fair housing issues within these areas?**

- I am unaware of any problems in this area. We have a diverse mix of people on my street. Sorry I could not be of much help. But then perhaps this is helpful.
- Realtor did not maintain the property during escrow, plants were dug up on property outside of property was vandalized and when escrow finally closed realtor placed key under mat and walk through never happened. Seller left a mess in the house and realtor never gave me rebate for cleaning property
- I don't know because it seems like there is a pretty good cross section of various groups, young, old, LBSG, straight, families, high income homes and low income homes. From my perspective it seems like it is a good mix.
- Individuals refusing to sell to anyone other than a straight married couple.



- I live in Desert Palm and though the a City sent in compliance officers for liquor permit, they do not protect us from rent gauging as we are on Tribal Land when owned by a corporation headquartered in Chicago. We need a voice, we need our government.
- Vacation Rentals taking houses off of the full time rental market

Community Meeting	Comments
June 30, 2016 (South City) 5:30pm	No Attendance
Cathedral City Public Library	
33520 Date Palm Drive	
Cathedral City, California 92234	

Community Meeting	Comments
July 11th, 2016 (Dream Homes) 6:00pm	Dream Home Area is ignored by the City.
Boys and Girls Club of Cathedral City	Several homes in the area have been abandoned and being inhabited by homeless individuals
32141 Whispering Palms Trail	Additional resources should be directed towards the Dream Home area to curb the gang violence
Cathedral City, CA 92234	Additional surveys should be distributed through the area

Focus Group Comments	Comments (summary)
	Research has shown that Discrimination against individuals with a disability is the City's biggest concern
	Home Owner Associations tend to violate fair housing laws due to lack of education.
	Homeless families are in need of additional housing and services

### Assessment of Past Goals, Actions and Strategies

IV.1. Indicate what fair housing goals were selected by program participant(s) in recent Analyses of Impediments, Assessments of Fair Housing, or other relevant planning documents:

IV.1.a. Discuss what progress has been made toward their achievement.

#### Instructions

Action 1: Contract with the Fair Housing Council of Riverside County for the provision of landlord-tenant services including counseling, investigation, mediation and referrals. Cathedral City will contract with the Fair Housing Council beginning July 1, 2012 and through the term of the initial Five Year Consolidated Plan.

**PROGRESS:** Cathedral City began its Consolidated Plan acquiring the service of the Fair Housing Council of Riverside County to provide such services. However, in 2013 the City decided to move in a different direction and contracted Inland Fair Housing and Mediation Board (IFHMB) to provide landlord-tenant services including counseling, investigation, mediation and referrals. IFHMB also provides the City with fair housing reports that identify barriers within the City.

Action 2: The Fair Housing Council will provide community outreach services to renters and property owners distributing information, answering, conducting workshops regarding fair housing rights and responsibilities. The Fair Housing Council will have provided services for Cathedral City while it was a participating jurisdiction under the County CDBG Program and has continued to contract with the City of Cathedral City upon becoming an entitlement jurisdiction.

**PROGRESS:** Inland Fair Housing and Mediation Board is contracted to disseminate fair housing information throughout the City. Under contract, this agency also conducts two annual fair housing workshops tailored to some of the topics and issues currently going on in the City. Inland Fair Housing has constant contact with Cathedral City and provides valuable input in the preparation of multiple CDBG reports.

Impediment 2: Disabled Access

A greater number of calls came from the persons with disabilities over a three-year period. Typically, complaints' regarding disabled access indicates a shortage of accessible units and a lack of understanding of the issue of reasonable accommodation. Access for persons with disabilities is significant because of the large senior population in the City. As the population increases and the baby boom population ages the need to disabled accessibility increases.

Recommendation:

Action 3: Contract with the Fair Housing Council of Riverside County for the provisions of anti-discrimination services.

**PROGRESS:** Inland Fair Housing periodically conducts undercover investigations referred to as "testing". Inland Fair Housing sends volunteers or staff members to play a role or profile to locations where people have experienced some type of discrimination. If these "testers" experience any type of discrimination, Inland Fair housing does contact the landlord or property owner to share these results and explain the anti-discrimination laws.

Action 4: The Fair Housing Council will conduct staff training and community workshops on issues of reasonable accommodations and modifications. A minimum of two trainings/ workshops will be conducted during the 2012-2016 Consolidated Plan.

**PROGRESS:** IFHMB conducts two annual workshops to training City staff, property owners, renters, and residents about each party's rights to fair housing. Typically, one workshop is schedule for late fall and the other workshop is scheduled for early spring of each fiscal year.

Action 5: Offer a rehabilitation grant program that makes homes accessible, safe, and healthy. The objective is to empower elderly persons with disabilities to remain in their homes and provide them with the ability to maintain their self-sufficiency.

**PROGRESS:** A rehabilitation grant program for accessibility has not been a request of the community. In combination with ADA enforcement, the City will create a similar program

Action 6: Continue enforcing Title 24 Disability Access Standards and encourage notifications of violations by providing the appropriate forms on the City's webpage. This action will be ongoing and continuous.

**PROGRESS:** Under the Building Code, single family dwellings are not required to make disability adjustments (ADA) unless the dwelling is a rental property. Single family rental dwellings are required to make these modifications but are complaint driven. In addition, any subsidized housing, such as Section 8, is required to make ADA alterations.

Impediment 3: Access to Fair Housing

The City of Cathedral City is committed to ensuring fair housing choice for the residents.

Recommendation:

Action 7: Review and revise zoning ordinance to remove any provisions, language, and requirements that may be discriminatory or in violation of federal fair housing laws.

**PROGRESS:** The City is in the process of amending its municipal code to include an ordinance that would allow density bonuses for affordable housing in multi-family residential development projects. Density Bonuses are development trades or concessions that applicants will receive in lieu of providing more affordable housing units in the City.

Action 8: Review the City's development fee and processing structure to ensure that it does not impose excessive fees on the construction of housing.

**PROGRESS:** The development fees in Cathedral City are currently the lowest in the Coachella Valley. In fact, the City's fees are the lowest in comparison to other jurisdictions outside the Valley. The City is currently evaluating its fee structure to raise and maintain competitiveness in the development industry.

Impediment 4: Homeownership Opportunities

The City realizes the importance and advantages of homeownership and supports and encourages efforts that assist residents expand their homeownership opportunities.

Recommendation:

Action 10: Promote and provide programs that offer first-time homebuyers, foreclosure recovery, and acquisition assistance. Efforts to expand homeownership opportunities will be ongoing and continuous.

**PROGRESS:** In 2013, Cathedral City applied and was awarded funding from HUD to offer first-time homebuyers, foreclosure recovery, and acquisition assistance through the HOME Program. However, after much discussion, the City decided to decline the award due to lack of staff for administering the program. The City also contracted the County of Riverside to see if there was interest to manage the program on the City's behalf. The County also declined the offer.

The City of Cathedral City is in a better position to manage such as program. The City will explore applying for this type of funding again in order to provide these much needed services in the community.

Action 11: The Fair Housing Council of Riverside County will provide First-Time Homebuyer education services including individual counseling and workshops to give potential buyers the tools they need to avoid predatory lending and foreclosure. Topics to be discussed may include: credit and predatory lending, qualifying for a home loan, budgeting, finding a lender, finding the right home and other issues that arise from owning property. Education efforts to expand homeownership opportunities will occur through the term of all Consolidated Plans prepared by the City of Cathedral City.

**PROGRESS:** The City has seen a substantial increase in housing development and permits being issued. Almost all of the vacant lots are being filled with the construction of new homes. On the other side, the Code Compliance Division has also seen a decline in vacant or abandoned properties. These properties are being rehabilitated and sold. As a result, the City is experiencing a reduction in blight.

IV.1.b. Discuss how you have been successful in achieving past goals, and/or how you have fallen short of achieving those goals (including potentially harmful unintended consequences); and


The City has been successful in achieving its goals due to its partnership with the Inland Fair Housing and Mediation Board. The City works with the agency on a quarterly basis to review local data and fair housing issues and, if needed, take action to ameliorate those issues.

IV.1.c. Discuss any additional policies, actions, or steps that you could take to achieve past goals, or mitigate the problems you have experienced.

 Instructions

Any additional policies, actions or steps to achieve past goals, or mitigate problems experienced will be addressed during the completion of the AFH.

IV.1.d. Discuss how the experience of program participant(s) with past goals has influenced the selection of current goals.


 Instructions


Addressing Fair Housing issues for residents with disabilities was a major goal during the past AI and will continue to be addressed in the current AFH.

## Fair Housing Analysis

### Fair Housing Analysis > Demographic Summary

V.A.1. Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).

 Instructions

 Relevant Data

Cathedral City is located in the Coachella Valley, a sub region of Riverside County. The County encompasses a large portion of Southern California, and over the past two decades has experienced extremely rapid growth. According to Census and Department of Finance data, the County's population increased by 32%, from 1,170,413 in 1990 to 1,545,387 in 2000, and by 44% from 2000 to 2,227,577 in 2012. The incorporated cities of the Coachella Valley generally followed similar trends for population growth within the same time period.

According to the U.S. Census, the City of Cathedral City's population in 1990 was 30,085. In 2000, the population had a dramatic increase of 42% over the 10-year period, growing to 42,647. In 2010, the growth slowed a bit, only increasing by 20% for a total population of 51,200

### Ethnic/ Race Patterns

The Table below, shows the ethnic distribution for Cathedral City and Riverside County from 1990 through 2010. Over the three Census period, Whites and Hispanics remained the dominate Ethnic/ Racial groups in both the Region and the City. For the Region, Whites held the majority of the population until the 2010 Census, which Hispanics were estimated to be 4 percent of the population and whites only 37 percent. However, the 1990 Census count was the last period Whites were the majority of the population in the City. While the 2000 Census showed Hispanics (49%) approximately 7 percent higher in population than Whites (42%), 2010 showed a dramatically wider gap for Hispanics (62%) versus Whites (29%). It is important to note that this precipitous rise in the Hispanic population in 2010 did not correlate to a similar increase in the foreign born population for the City. While the Hispanic population increased by 31 percent from 2000 to 2010, the foreign born population increased by less than 5 percent, which assumes that the City's increased population over the Census periods is largely a result of native born Hispanics.

No other Racial/ Ethnic Group was more than 8 percent of the Region or City population. For the Region, Blacks had their highest population in 2010 with 8.2 percent of the populations, but dropped to 7.1 percent in 2010. That same year, they were less than 2 percent of the City's population. Asians showed a steady growth from 1990 to 2010 in both the Region and City. They represented 6 percent of the Region and close to 5 percent of the City's population in 2010. Native Americans represented the lowest percentage of all Ethnic/ Racial groups in both the Region and City, not surpassing more than 1 percent of the population.


Demographic Trends	(Cathedral City, CA CDBG) Jurisdiction						(Riverside-San Bernardino-Ontario, CA CBSA) Region					
	1990		2000		2010		1990		2000		2010	
Race/Ethnicity	#	%	#	%	#	%	#	%	#	%	#	%
White, Non-Hispanic	16,971	61.42%	17,904	42.25%	13,564	29.91%	1,615,830	62.41%	1,540,776	47.33%	1,546,666	36.61%
Black, Non-Hispanic	581	2.10%	1,210	2.86%	894	1.97%	168,731	6.52%	263,322	8.09%	301,523	7.14%
Hispanic	9,097	32.92%	21,040	49.65%	27,953	61.64%	685,672	26.48%	1,228,683	37.75%	1,996,402	47.25%

Asian or Pacific Islander, Non-Hispanic	750	2.71%	1,753	4.14%	2,138	4.71%	93,331	3.60%	164,035	5.04%	261,593	6.19%
Native American, Non-Hispanic	134	0.48%	309	0.73%	172	0.38%	18,007	0.70%	36,061	1.11%	19,454	0.46%
<b>National Origin</b>												
Foreign-born	6,813	24.56%	12,555	29.45%	17,603	34.34%	360,666	13.93%	612,354	18.81%	920,860	21.80%
<b>LEP</b>												
Limited English Proficiency	4,143	14.93%	9,427	22.12%	11,745	22.91%	252,012	9.73%	462,538	14.21%	640,802	15.17%
<b>Sex</b>												
Male	13,892	50.07%	21,350	50.08%	23,406	51.62%	1,294,274	50.00%	1,618,466	49.73%	2,101,083	49.73%
Female	13,851	49.93%	21,277	49.91%	21,940	48.38%	1,294,518	50.00%	1,636,316	50.27%	2,123,768	50.27%
<b>Age</b>												
Under 18	6,801	24.52%	13,593	31.89%	12,582	27.75%	771,845	29.81%	1,044,686	32.10%	1,214,696	28.75%
18-64	16,214	58.45%	23,669	55.52%	26,761	59.02%	1,539,215	59.46%	1,869,817	57.45%	2,570,221	60.84%
65+	4,727	17.04%	5,365	12.59%	6,003	13.24%	277,732	10.73%	340,280	10.45%	439,934	10.41%
<b>Family Type</b>												
Families with children	2,833	41.15%	4,134	57.99%	5,143	52.90%	331,552	50.68%	266,840	54.97%	500,062	50.99%
Note 1: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.												
Note 2: Data Sources: Decennial Census; ACS												

In reviewing patterns of Race/Ethnicity location within Cathedral City, Hispanic residents seem to cluster primarily in the center of the City, while White residents are more evenly dispersed. The southern and “out-side core” parts of the City indicate less of a presence of non-White residents. It should also be noted that these regions of the City are more populated by owner occupied housing, as illustrated later on in this study.



V.A.2. Describe the location of homeowners and renters in the jurisdiction and region, and describe trends over time.

 Instructions

### Location of Homeowners

The 2010 census map below shows the primary location of homeowners within the jurisdiction. The darkest blue census tracts indicate more than 80% of Cathedral City's households as homeowners. As illustrated by the map below, the location of these Census tracts are primarily outside the core of the City.

As illustrated by the map below, homeowners within the Region are primarily located outside the geographic boundaries of major metropolitan areas (i.e. City of Riverside and San Bernardino). According to a 2014 study conducted by NerdWallet, a San Francisco based financial firm, "suburbs" in Riverside County – particularly in the southwest- are attractive to homeowners due to their commuting distances to the before mentioned metropolitan areas and job centers.

In addition, the Region's housing is still relatively underpriced compared to other neighboring MSAs located in southern California. Out of 178 national cities with populations over 50,000, Regional cities like Menifee ranks third, Murrieta fourth, Lake Elsinore fifth, Perris eighth and Temecula 10th, based on housing availability, affordability and growth. Other cities in the region faring well in the study included Fontana (No. 17), Yucaipa (No. 18) and Chino Hills (No. 25).

### Location of Renters

Within Cathedral City, Census Tract 06065044915 has the highest percentage of renters (more than 73%). This tract is located in the core of the City and, as illustrated in the previous Race/Ethnicity dot density map, Hispanic residents seem to cluster within this area as well. As previously stated, although the City does not have Racially or Ethnically Concentrated Area of Poverty (a geographic area with significant concentrations of poverty and minority populations), this finding should be explored further as potential ongoing local segregation, or lack of integration.

Loctated in the core of the City, this tract also has more evenly dispersed. The southern and "out-side core" parts of the City indicate less of a present of non-White residents. It should also be noted that these regions of the City are more populated by owner occupied housing, as illustrated later on in this study. Although the City does not have Racially or Ethnically Concentrated Area of Poverty (a geographic area with significant concentrations of poverty and minority populations), this finding should be explored further as potential ongoing local segregation, or lack of integration.

Fair Housing Analysis > General Issues

V. Fair Housing Analysis > B. General Issues > Segregation/Integration

V. Fair Housing Analysis > B. General Issues > Segregation/Integration > Analysis

**i** Instructions

V.B.i.1. Analysis

V.B.i.1.a. Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation.

**i** Instructions

**i** Relevant Data

According to the Racial/Ethnic Dissimilarity Trends table below, both Cathedral City and the Region segregation index rose for all racial/ethnic groups from 1990-20120. The exception was Asian or Pacific Islander within Cathedral City which had a slight decrease in level of segregation in 2010.


When comparing the average level of segregation over the three Census periods, no group in Cathedral City experienced higher than “low segregation”. However, for the Region, Blacks and Hispanics experienced “moderate” levels of segregation. It is important to note, that Blacks were the only group not experience higher than “low” segregation within Cathedral City. Conversely, they experienced the highest average percentage of segregation within the Region.


**Table 3 - Racial/Ethnic Dissimilarity Trends**

Racial/Ethnic Dissimilarity Index	(Cathedral City, CA CDBG) Jurisdiction				(Riverside-San Bernardino-Ontario, CA CBSA) Region			
	1990	2000	2010	average	1990	2000	2010	average
Non-White/White	22.59	41.59	45.15	36.44	32.92	38.90	41.29	37.703

Black/White	22.22	32.63	37.31	30.72	43.74	45.48	47.66	45.62
Hispanic/White	23.85	44.44	46.69	38.32	35.57	42.40	43.96	40.64
Asian or Pacific Islander/White	27.21	40.66	40.20	36.02	33.17	37.31	43.07	37.85

V.B.i.1.b. Explain how these segregation levels have changed over time (since 1990).

 Instructions

 Relevant Data

Within Cathedral City, Hispanics experienced the highest increase in the groups' segregation index over time. From 1990 to 2000, Hispanics segregation index nearly doubled, increasing by 20.59 percentage points. This is best illustrated by the 1990 and 2000 Race/ Ethnicity density maps for Cathedral City. The 1990 map shows generally an even disbursement of all groups across the Jurisdiction. However, in the 2000 Census year, the location of Hispanics tended to cluster around the core of the City, while the location of Whites was more prominent outside the City's core.

From 2000 to 2010, Hispanics segregation index increase by 3 percentage points to 47 percent, which remained the highest segregation level amongst all groups in both Census years.

V.B.i.1.c. Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.

V.B.i.1.c. Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.

 Instructions

### Relevant Data

The presence of residential segregation may appear as clusters of a single color of dots representing one protected class, or as clusters of more than one color of dots representing a number of protected classes but still excluding one or more protected classes. As previously stated, AFFH mapping for Census year 2000 illustrated a high segregation of Hispanics within the City's core, while the location of Whites was more prominent outside the City's core. The later could indicate a lack of integration which means that there is not a high concentration of people of a particular protected class in an area subject to analysis, such as a census tract or neighborhood, compared to the broader geographic area. Further analysis will be needed to determine an issue of segregation and integration. Along with residential segregation for Hispanics within the City's core, the area also has a high segregation of person from Mexico as their National Origin as well as Limited English Proficiency (see AFFH maps below).

V.B.i.1.d. Consider and describe the location of owner and renter occupied housing in determining whether such housing is located in segregated or integrated areas.

### Instructions

In section V.A-2 of the Fair Housing Analysis are maps illustrating the highest percentage of homeowners and renters within the jurisdiction based on census tracts. The chart below will assist in determining whether such housing (owned vs. rented) is located in segregated or integrated census tracts.

In **BOLD** are census tracts were more than 80 percent of residents are homeowners. When examining the Race/ Ethnicity of these tracts, 85 percent of the residents on average are White, but only 30 percent of the general population. Hispanics only make up 8 percent of residents of these tracts, but 62 percent of the general population. Conversely, the census tract with the highest percentage of renter households (more than 73%) is located in the core of the City (census tract 6065044915). Within this tract, nearly 90 percent of the residents are Hispanic, but only 7percent are White.


% White alone (not% Hispanic)	Persons of Hispanic origin	Tract
39.8	45.94	6065044904
<b>76.97</b>	<b>12.22</b>	<b>6065940600</b>
86.86	11.68	6065941000
<u>6.83</u>	<u>88.86</u>	<u>6065044915</u>
16.43	66.64	6065044926
0	0	6065044807

0	0	6065044522
0	0	6065045103
0	0	6065044520
9.27	89.75	6065044702
86.96	8.15	6065941200
35.83	50.54	6065044923
<b>88.9</b>	<b>6.51</b>	<b>6065940900</b>
40.04	57.52	6065044925
12	83.72	6065044907
<b>90.62</b>	<b>5.62</b>	<b>6065941100</b>
35.71	57.86	6065044924
32.23	65.97	6065044916
43.14	52.32	6065045000
42.97	46.76	6065044932
19.39	62.17	6065044931

The table presents a possible Hispanic segregation issue within the census tracts with the highest percentage (>73%) of renters. In addition, the table presents possible integration issues within census tracts with the highest percentage of homeowners (>80) where approximately 85 percent of residents are White.

Housing segregation describes the voluntary or involuntary separation of areas by race, resulting in neighborhoods where most, if not all, of the residents belong to one race. Title VIII (8) of the Civil Rights Act of 1968, also known as the Fair Housing Act, prohibits discrimination in relation to selling, renting, and financing housing. This includes discrimination based on race, color, national origin, religion, sex, familial status, and disability.

V.B.i.1.e. Discuss how patterns of segregation have changed over time (since 1990).

 Instructions

 Relevant Data

According to the Racial/Ethnic Dissimilarity Trends table above , all racial/ethnic groups experience generally low segregation when compared to Whites in 1990 in both Cathedral City and the Region, with the exception of Blacks who experienced moderate segregation within the Region only.

In 2000, the segregation index rose for all groups in both the City and Region. In Cathedral City, Hispanics, Asians and Non-Whites segregation levels rose from low to moderate. Blacks' segregation index remained low in Cathedral City, but rose to moderate within the Region. Consistent with the 1990 Census year, Hispanics segregation index remained moderate within the Region.

In 2010, Non-whites, Hispanics and Asians experienced moderate segregation when compared to Whites in both Cathedral City and the Region. Blacks also experienced moderate segregation within the Region, but only low segregation within Cathedral City. It is important to note that Blacks were the only group to experience low segregation for all three Census periods within Cathedral City. Conversely, they were the only group to experience moderate segregation for all three Census periods within Region.

V.B.i.1.f. Discuss whether there are any demographic trends, policies, or practices that could lead to higher segregation in the jurisdiction in the future.

 Instructions

### Demographic Trends

The 1990 Census count was the last period Whites were the majority of the population in the City. While the 2000 Census showed Hispanics (49%) approximately 7 percent higher in population than Whites (42%), 2010 showed a dramatically wider gap for Hispanics (62%) versus Whites (29%).

The shift in majority Hispanic population could account for higher segregation of Hispanic residents throughout the jurisdiction as illustrated by the 1990 and 2000 Race/ Ethnicity density maps for Cathedral City. The 1990 map shows generally an even disbursement of all groups across the Jurisdiction. However, in the 2000 Census year, the location of Hispanics tended to cluster around the core of the City, while the location of Whites was more prominent outside the City's core. Although a 2010 Race/ Ethnicity density maps for Cathedral City is currently unavailable, it is likely to show a similar segregation pattern as the 2000 census year. Further analysis is required to determine whether increase patterns of segregation has to do with new Hispanic residents facing policies or private market practices that discourages integration.

### Private Sector Policies and Practices

Fair housing opportunity is covered by Federal and State regulations and court decisions that prohibit discrimination in the rental, sale, negotiation, advertisement, or occupancy of housing on the basis of protected class. Implementation of fair housing practices is achieved through a network of realtors, apartment associations, housing associations, fair housing providers, and the courts. This chapter provides an overview of the private sector housing industry in Cathedral City and its interrelationship with fair housing choice and equal housing opportunity.

Discriminatory practices in home mortgage lending have evolved in the past five to six decades. In the 1940s and 1950s, racial discrimination in mortgage lending was easy to spot. From government-sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, ethnic minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. By employing high pressure sales practices and deceptive tactics, some mortgage brokers pushed minority borrowers into high-cost subprime mortgages that were not well suited to their needs and led to financial problems. According to data from the 2007 Home Mortgage Disclosure Act (HMDA), four of every 10 home purchase mortgages issued to minorities in 2006 were subprime loans twice the number of subprime loans issued to White borrowers.

### **Owner Occupied Housing**

Part of the American dream involves owning a home in a good neighborhood near schools, parks, shopping centers, jobs and other community amenities. Homeownership strengthens individual households and entire neighborhoods because owner-occupants have made an investment in their own personal property as well as the neighborhood and community. This fosters a greater sense of pride in the appearance and condition of not only the home but of the neighborhood as well. It also promotes owner involvement in the community because owner-occupants have a personal stake in the area and tend to be more active in decisions affecting the community. Fair housing opportunity laws protect an individual or family's right to occupy suitable housing in any location. Ensuring fair housing is an important way to not only preserve but to improve the housing opportunities for all residents in Cathedral City.

### **The Homeownership Process**

Purchasing a home presents many challenges to the would-be owner. One of the main challenges in buying a home is the process by which an individual or family must acquire the property. The time required to find a home, the major legal and financial implications surrounding the process, the number of steps required and financial issues to be considered can be overwhelming to prospective buyers. Throughout this time consuming and costly process, fair housing issues can surface in many ways. Discriminatory practices in the home buying process can occur through the:

- Advertising of homes for sale;
- Lending process;
- Appraisal process;
- Actions of real estate agents and sellers; and
- The issuance of insurance.

### **Advertising**

The first thing a potential buyer is likely to do when evaluating a home purchase is search advertisements either in magazines, in newspapers or via the Internet to get a feel for what the market offers. Language in advertising is sometimes an issue within the realm of real estate. Advertisements cannot include discriminatory references such as the use of words describing current or potential residents or the neighbors or the neighborhood in racial or ethnic terms. Some commonly used statements that are discriminatory include the following:

§ Adults preferred

- § Perfect for empty nesters
- § Conveniently located by a particular church
- § Ideal for married couples without kids

Even the use of models in ads has been questioned, based on the idea that it appears to appeal to a certain race. In addition, selecting media or locations for advertising that deny information on listings to certain segments of the housing market could also be considered discriminatory. Even if an agent does not intend to discriminate in an ad, it would still be considered a violation to suggest to a reader whether a protected class is preferred. In cities where there is a sizable Hispanic population, the homeownership process offers opportunities for fair housing violations to arise due to the natural tendency to advertise in a specific language such as Spanish. Although the advertisements might not violate fair housing laws, these advertisements could limit opportunities for other racial/ethnic groups to find housing. Recent litigation has set a precedent for violations in advertisements that hold publishers, newspapers, the Multiple Listing Service, real estate agents and brokers accountable for discriminatory ads. As a reminder to choose words carefully, the Multiple Listing Service now prompts a fair housing message when a new listing is being added.

### **Lending**

Initially, buyers must find a lender that will qualify them for a loan. This part of the process entails an application, a credit check, an analysis of ability to repay and the amount for which one is eligible, choosing the type and terms of the loan, etc. Applicants are requested to provide a lot of sensitive information including their gender, ethnicity, income level, age and familial status. Most of this information is used for reporting purposes required of lenders by the Community Reinvestment Act (CRA) and the Home Mortgage Disclosure Act (HMDA), however, there is no guarantee that individual loan officers or underwriters will not misuse the information. A report on mortgage lending discrimination by the Urban Land Institute outlines four basic stages in which discrimination can occur:

- § Advertising and outreach
- § Pre-application inquiries
- § Loan approval/denial and terms/conditions
- § Loan administration

A number of different individuals take part in the various stages of this process, and any of them could potentially discriminate. Further areas of potential discrimination include differences in the level of encouragement, financial assistance, types of loans recommended, amount of down payment required and level of customer service provided.

### **Real Estate Agents**

Finding a real estate agent is normally the next step, which can be done by looking in newspapers, searching the Internet and primarily through referrals. The agent will find the home that fits a buyer's needs, desires and budget based on the amount they are qualified for by the lending institution. Realtors may act as agents of discrimination by unintentionally or even intentionally steering potential buyers to or from a particular neighborhood. In a jurisdiction with a significant Hispanic population, a real estate agent might assume that a non-Hispanic buyer



would not be interested in living in the city or that Hispanic buyers would prefer living in a Hispanic community. This situation could also apply to other protected classes who might be steered away from certain areas on the presumption that they might not want to live there based on the existing demographic makeup of the neighborhood.

Agents might also discriminate by whom they agree to represent, whom they turn away and the comments they make about their clients. However, the California Association of Realtors (CAR) has included language on many of its forms disclosing fair housing laws to those involved. Many realtor associations also host fair housing trainings and seminars to educate their members on the provisions and liabilities of fair housing laws. The Equal Opportunity Housing Symbol is also located on all forms as a reminder.

### **Appraisals**

Banks order appraisal reports to determine whether a property is worth the amount of the loan requested. Generally speaking, appraisals are based on the comparable sales of properties surrounding the neighborhood of the property being appraised. Other factors are taken into consideration, such as the age of the structure, any improvements made and location. Some neighborhoods with higher concentrations of minorities might appraise lower than like properties in neighborhoods with lower concentrations. Unfortunately, this practice is geared toward a neighborhood and not an applicant and therefore is not a direct violation of fair housing law that can easily be addressed. One effect of this practice, however, is that it tends to keep property values lower in a given neighborhood, thereby restricting the amount of equity and capital available to those residents. Individual appraisers are the ones making the decisions on the amounts, thus there is room for flexibility in the numbers. As appraisers are individually licensed, similar to real estate agents, they risk losing their license for unfair practices.

### **Sellers**

A seller might not want to sell his/her house to certain purchasers based on classification biases protected by fair housing laws, or he/she might want to accept offers only from a preferred group. Often, sellers are home when agents show the properties to potential buyers and could develop certain biases based on this contact. Sellers must sign the Residential Listing Agreement and Seller's Advisory forms, which disclose that a seller understands fair housing laws and practices of nondiscrimination. Yet enforcement is difficult because a seller may have multiple offers and choose one based on a bias.

### **Home Loan Activity**

In tandem with the CRA, the HMDA, initially enacted in 1975 and substantially expanded in 1989, required banks to disclose detailed information about their mortgage lending. The law aimed to curb discrimination in such lending to create more equal opportunity to access credit. The disclosure requirement compelled banks, savings and loan associations and other lending institutions to report annually the amounts and geographical distribution of their mortgage applications, origins and purchases disaggregated by race, gender, annual income and other characteristics. The data, collected and disclosed by the Federal Financial Institutions Examination Council (FFIEC), were made available to the public and to financial regulators to determine if lenders were serving the housing needs of the communities where they were located.

Financing impacts the cost of purchase price and the homebuyer's ability to purchase. Interest rates fluctuate to meet national factors. Current interest rates are around 4%, which is relatively low but the changes can impact the affordability to housing. When the financial crisis began in 2007, a loss of confidence in values of secured mortgages resulted in a liquidity crisis causing the U.S. Federal Reserve, Bank of England and the Central Union Bank to interject capital into the financial markets. In 2008, the federal government declared the

nation being in an official recession. The major crisis was focused on the financial sectors. It remained unclear what all of the major factors of the recession were but the impact was detrimental to the national economy therefore, causing the federal government to initiate the Troubled Assets Relief Program (TARP) in October 2008.

The economic conditions resulted in strict lending restrictions that made it difficult for some families to obtain credit in order to qualify for loans. TARP purchases assets and equity from financial institutions in order to improve the situation of the financial sector and addresses the national subprime mortgage crisis. The TARP did not unfreeze the credit markets, which caused the federal government to initiate a stimulus program in February 2009. The stimulus was intended for job creation, offset the loss of State revenue, increase consumer confidence and spending, and help citizens affected by the economic decline and cut taxes. Financing costs in Cathedral City are equivalent to those in other communities throughout the State of California. Financing costs impact the cost of the unit and the homebuyers' ability to purchase.

The table details the latest data regarding the participation rate in the homeownership market by Race for the Riverside-San Bernardino-Ontario area in 2014. The data shows that Whites were the most active in the use of both public backed and conventional home loans. They were the most active with conventional home loans with 24,737 applications submitted in 2014. Of those loans, 1285 was approved. American Indian/ Alaska Native were the least active in the homeownership market for both public backed and conventional financing.

Several factors affect the loan decision such as debt to income ratio, credit score, home equity, employment. A correlation in denial rates may correlate with the applicant's ability to repay the loan. However, the denial rate of homeownership applications of a particular group may indicate the institution of unfair or discriminatory policies and practices which may hinder access to fair housing choice. With the exception of Native Hawaiians who a disproportionately low participation, the differential in denial rate was not more than 5%. Denials based solely on racial factors does not seem to be an issue.

**AGGREGATE TABLE 4-1: DISPOSITION OF APPLICATIONS FOR FHA, FSA/RHS, AND VA HOME-PURCHASE LOANS**

	Applications Number	Applications Approved	
AMERICAN INDIAN/ALASKA NATIVE (TOTAL)	261	15	6%
ASIAN (TOTAL)	1003	44	4%
BLACK OR AFRICAN AMERICAN (TOTAL)	1783	78	4%
NATIVE HAWAIIAN/OTHER PACIFIC ISLAND (TOTAL)	274	6	2%
WHITE (TOTAL)	21957	823	4%
JOINT (WHITE/MINORITY RACE) (TOTAL)	783	25	3%
RACE NOT AVAILABLE (TOTAL) 6/	2583	158	6%

AGGREGATE TABLE 4-2: DISPOSITION OF APPLICATIONS FOR CONVENTIONAL HOME-PURCHASE LOANS

	Applications Number	Applications Approved	
AMERICAN INDIAN/ALASKA NATIVE (TOTAL)	213	12	6%
ASIAN (TOTAL)	4966	240	5%
BLACK OR AFRICAN AMERICAN (TOTAL)	919	44	5%
NATIVE HAWAIIAN/OTHER PACIFIC ISLAND (TOTAL)	227	11	20%
WHITE (TOTAL)	24737	1265	5%
2 OR MORE MINORITY RACES (TOTAL)	22	4	6%
RACE NOT AVAILABLE (TOTAL) 6/	4031	341	6%

V. Fair Housing Analysis > B. General Issues > Segregation/Integration > Additional Information

V.B.i.2. Additional Information

V.B.i.2.a. Beyond the HUD-provided data, provide additional relevant information, if any, about segregation in the jurisdiction and region affecting groups with other protected characteristics.

 Instructions

**Citizenship**

In United States federal anti-discrimination law, Citizenship is considered a "Protected Class" . The Immigration Reform and Control Act (IRCA), Pub.L. 99-603, 100 Stat. 3445, enacted November 6, 1986, also known as the Simpson-Mazzoli Act, signed into law by Ronald Reagan on November 6, 1986, is an Act of Congress which reformed United States immigration law. The Act came with several provisions including legalizing certain seasonal agricultural immigrants who were consider illegal prior to the law.

According to the National Commission on Fair Housing and Equal Opportunity report, *Moving Toward Equality*, Farmworkers and recent immigrants are forced to live in dilapidated houses, old motels, under porches, in garages, in sheds and out in the open fields, orchards, in caves and lean-tos in canyons. Those who can manage to rent apartments or to own modest homes often live in neighborhoods, unincorporated areas, sometimes geographically isolated, virtually always politically isolated, lacking the amenities that most renters and homeowners take for granted. They far too often cannot gain access to decent, affordable housing in communities with adequate services.

The report also states that these conditions do not happen by chance. They are created by structural and systemic societal causes related to poverty and race. De facto segregation limits choice and opportunity, unequal municipal services often are dependent on what residents look like and what language they speak, municipal under bounding keeps minority areas outside town

boundaries, resulting in reduced access to infrastructure, and limited or no voice in land use and permitting decisions.

In Riverside County in 2008, California Rural Legal Assistance, Inc. (CRLA), representing 30 low-income mobile home park tenants, almost all farmworkers, reached a voluntary agreement, approved by HUD, resolving disputes about farmworker housing and mobile home park code enforcement and housing discrimination based on national origin.

Settlement of the fair housing claims provided \$21 million in much needed housing assistance and community services for farmworkers and another rural poor in eastern Riverside County. HUD conciliated the enforcement agreement after the farmworkers filed fair housing complaints against Riverside County. Tenant fair housing complaints alleged that Riverside County discriminated against farmworkers and others residing in mobile home parks on the basis of their national origin, Hispanic, by engaging in selective and discriminatory code enforcement activity.

According to Census data, there are 129 Cathedral City residents employed in the category of agriculture, forestry, fishing, hunting and mining industry. Although the farm worker population in Cathedral City is minimal, they generally fall into low- and very-low-income categories. In addition, AFFH mapping indicated a high segregation of person from Mexico within the City's core. In order to make sure that Mexican citizens who are farm-workers live in neighborhoods that are not geographically isolated, the City provides the opportunity for farm worker households to obtain rental subsidies, and also provides incentives for developers to maintain affordable units which are available to all segments of the community.

V.B.i.2.b. The program participant may also describe other information relevant to its assessment of segregation, including activities such as place-based investments and mobility options for protected class groups.

 Instructions

#### **Regional removal of barriers that prevent people from accessing housing in areas of opportunity.**

City Council has directed staff to prepare an inclusionary housing ordinance for the City. Staff is working with the attorney's office on drafting the ordinance. Obviously, there is a required process to follow, which will involve other agencies as well as public meetings, but the City hopes to have the ordinance before the Council by the end of the year.

### **North City Specific Plan**

In 2007, Cathedral City annexed over 1,300 acres into the City's limits north of interstate 10. A specific plan, known as the North City Specific Plan, was adopted in 2009. The specific plan includes not only the lands recently annexed, but lands which have been in the City's corporate limits, and totals 5,000 acres. The Plan estimates the maximum residential buildout potential to be approximately 16,000 dwelling units.

As proposed, the North City Specific Plan will provide for a wide range of residential opportunities, such as a diversity of residential densities, including but not limited to residential estates (RE) at 2 units to the acre and Mixed Use- Urban (MU-U), which allows up to 45 units to the acre.

It should be noted that development is currently constrained by the limited availability of infrastructure in this area. The City is working to extend and expand the availability and capacity of service systems to facilitate development of this important new area. It can be expected that the North City Specific Plan area will begin to develop in this planning period, but that its greatest development activity will occur toward the end of this time frame. However, the City has adequate development sites available for affordable housing in the existing core of the City, and the North City area will not be required to meet its housing needs.

### **Regional**

As part of a 2000 settlement, which was negotiated by HUD under the Fair Housing Act Riverside County agreed to make nearly \$16.1 million in loans and grants for community-wide projects, and agreed to pay about \$747,000 to 24 farm worker families.

Under the \$16.1 million portion of the settlement funded by Riverside County for community-wide projects, the county will:

- Provide at least \$10 million for low-income housing developments over the next 10 years.
- Use \$1.8 million to create and fund a new 40-home single-family housing development.
- Commit \$1.5 million to create a farm worker's services center to be run by Catholic Charities to help farm workers get housing, health care, adult education, job training and jobs, plus another \$24,000 to make farm workers aware of the center. The center will also include showers, toilets, laundry facilities and parking.
- Use \$1.5 million for the Villas Oscar Romero farm worker housing project in Mecca.
- Provide \$750,000 plus technical assistance to improve living conditions at the Torres-Martinez Tribe's mobile home development.
- Modify existing eligibility criteria for 20 potential homeowners who have been displaced from mobile home parks in order to allow them to qualify for a total of \$400,000 from an existing county loan/grant program.
- Commit \$50,000 in HUD funds to create a non-profit housing corporation specializing in farm worker housing, another \$50,000 to publish the results of five-year housing discrimination testing study in the county, and \$10,000 to carry out a community education and outreach plan to combat housing discrimination.

The remaining \$4.2 million in funds will come from these sources: \$3 million in low-interest loans from USDA for a new single-family housing development in Coachella; a \$500,000 grant for the same development from the City of Coachella; and \$700,000 in low-interest loans from USDA for the Torres-Martinez Tribe's mobile home development.

## V. Fair Housing Analysis &gt; B. General Issues &gt; Segregation/Integration &gt; Contributing Factors of Segregation

## V.B.i.3. Contributing Factors of Segregation

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of segregation.

**i** Instructions

Community Opposition

Displacement of residents due to economic pressures

Lack of private investments in specific neighborhoods

Land use and zoning laws

Lending Discrimination

Location and type of affordable housing

Private discrimination

## V.B.i.3. Contributing Factors of Segregation - Other

- Community Opposition

The City of Cathedral City reviews development processing procedures to ensure that such procedures facilitate and encourage the construction of housing for all income levels. The City understands that often the requirement of obtaining a conditional use permit on multiple-family housing projects subjects the project to Community Opposition, even if the project otherwise complies with City regulations.

State law prohibits a local agency from disapproving a low income housing development, or imposing conditions that make the development infeasible, unless one of six conditions exists. Three conditions are of most import: 1) the project would have an unavoidable impact on health and safety which cannot be mitigated; 2) the neighborhood already has a disproportionately high number of low income families; or 3) the project is inconsistent with the general plan and the housing element is in compliance with state law.

- Displacement of residents due to economic pressures

Displacement of residents due to economic pressures is also called Gentrification. This is a dynamic that emerges in poor urban areas when residential shifts, urban planning, and other phenomena affect the composition of a neighborhood. Urban gentrification often involves population migration as poor residents of a neighborhood are displaced. In a community undergoing gentrification, the average income increases and average family size decreases. This generally results in the displacement of the poorer, pre-gentrification residents, who are unable to pay increased rents, and property taxes, or afford real estate.

Every five years, the US Census Bureau releases its migration report and we've just gotten the exciting data for 2007 through 2011 (via Atlantic Cities), which shows that the largest migration in the country—nearly 42,000 people—was from Los Angeles County to San Bernardino County. Families were leaving LA County because it's cheaper to buy a house. One economist estimated the median price in LA County was more than \$200,000 more than the median price in San Bernardino ( The Inland Valley Daily Bulletin). "People go on the freeway and drive until they can find a house they can afford," said an Inland Empire developer. Other possible explanations were new jobs and more space in San Bernardino.

- Lack of public investments in specific neighborhoods, including services or amenities

A number of housing units and neighborhoods in the City are of older construction, and require either rehabilitation or conservation in order to be maintained as viable dwelling units. As such, the City had implemented programs funded by its former Redevelopment Agency to provide funding and assistance in the rehabilitation of housing units. Areas of particular concern continue to include the areas on the edge of the Downtown, the Whitewater neighborhood, the neighborhood north of Dinah Shore Drive and west of Date Palm Drive, and the Dream Homes neighborhood. However, these programs are no longer available due to the statewide dissolution of redevelopment agencies.

- Land use and zoning laws

Land use policies are fundamental to ensuring housing opportunities. The Cathedral City General Plan and the Zoning Ordinance regulate the amount, location, type and density of housing in the City of Cathedral City. Land use policies that do not promote a variety of housing options can impede housing choice.

Development standards include zoning ordinances, subdivision ordinances, and building code requirements. The most far-reaching constraints are those contained in a city's zoning ordinance, which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use; density; floor area; setbacks; parking; and placement and mix of residential, commercial, and industrial projects to reflect the community's development goals and objectives.

Cathedral City's General Plan establishes policies and guidelines for all development by identifying locations, distribution, and density of the various land uses. Various land uses are residential, commercial, industrial and open space within the City. The City follows several planning tools to implement its General Plan policies including Specific Plans, Zoning Regulations, and Subdivision ordinance. The General Plan identifies the land available for housing projects and the policies that are incorporated to eliminate or reduce barriers to the provision of affordable housing.

### · Lending Discrimination

In the past, fair lending practices were not always employed by financial institutions. Credit market distortions and other activities such as redlining prevented some groups from equal access to credit. The passage of the Community Reinvestment Act (CRA) in 1977 was designed to improve access to credit for all members of the community. The CRA is intended to encourage regulated financial institutions to help meet the credit needs of entire communities, including low- and moderate-income neighborhoods. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

Based on the earlier review of 2014 HMDA data, Whites were the most active in the use of both public backed and conventional home loans. They were the most active with conventional home loans with 24,737 applications submitted in 2014. Of those loans, 1285 was approved. American Indian/ Alaska Native were the least active in the homeownership market for both public backed and conventional financing.

Several factors affect the loan decision such as debt to income ratio, credit score, home equity, employment. A correlation in denial rates may correlate with the applicant's ability to repay the loan. However, the denial rate of homeownership applications of a particular group may indicate the institution of unfair or discriminatory policies and practices which may hinder access to fair housing choice. With the exception of Native Hawaiians who a disproportionately low participation, the differential in denial rate was not more than 5%. Denials based solely on racial factors does not seem to be an issue.

### · Location and type of affordable housing

The location of affordable housing can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity. The type of housing (whether the housing primarily serves families with children, elderly persons, or persons with disabilities) can also limit housing choice, especially if certain types of affordable housing are located in segregated areas, R/ECAPs, or areas that lack access to opportunity, while other types of affordable housing are not. The provision of affordable housing is often important to individuals with protected characteristics because they are disproportionately represented among those that would benefit from low-cost housing.

The HUD Census Map below shows the location and type of affordable housing within Cathedral City. As illustrated by the map, the type of affordable housing within the City are HUD Multifamily Poperies (2), Low Income Housing Tax Credit Projects (6), and USDA Rural Housing (1). In terms of location, these 9 affordable housing developments are well dispersed through the City and not primarily located in a segregated area (City Core).

### · Private discrimination

The term "private discrimination" refers here to discrimination in the private housing market that is illegal under the Fair Housing Act or related civil rights statutes. This may include, but is not limited to, discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowners' associations, and condominium boards.



During the AFH development a fair housing survey was provided to residents. Seeking to understand the survey takers experience within the private market, the following question was asked: "If you believe or think that you or someone you know encountered housing discrimination, what type was it?". Based on \_\_\_ survey takers, the following are the results:


- Refusing, discouraging, or charging more to rent an apartment or buy a home. 50.00%
- Discouraging a person from living where they want to live. Steering them to another apartment, complex or neighborhood. 16.67%
- Refusing, discouraging, making it difficult or charging more or providing less favorable terms on a home loan to buy, refinance, fix up or use the equity in a home 5.56%
- Refusing, discouraging or charging more for home insurance. 0.00%
- Refusing to make a reasonable accommodation or not allowing a modification to be made to make an apartment more accessible for a person with a disability 16.67%

#### V. Fair Housing Analysis > B. General Issues > R/ECAPs

#### V. Fair Housing Analysis > B. General Issues > R/ECAPs > Analysis

#### V.B.ii.1. Analysis


V.B.ii.1.a. Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction.

 Instructions

 Relevant Data

N/A

V.B.ii.1.b. Which protected classes disproportionately reside in R/ECAPs compared to the jurisdiction and region?

 Instructions

 Relevant Data

N/A

V.B.ii.1.c. Describe how R/ECAPs have changed over time (since 1990).

 Instructions


 Relevant Data

N/A

V. Fair Housing Analysis > B. General Issues > R/ECAPs > Additional Information

V.B.ii.2. Additional Information

V.B.ii.2.a. Beyond the HUD-provided data, provide additional relevant information, if any, about R/ECAPs in the jurisdiction and region affecting groups with other protected characteristics.

 Instructions

N/A

V.B.ii.2.b. The program participant may also describe other information relevant to its assessment of R/ECAPs, including activities such as place-based investments and mobility options for protected class groups.


 Instructions

N/A

V. Fair Housing Analysis > B. General Issues > R/ECAPs > Contributing Factors of R/ECAPs

V.B.ii.3. Contributing Factors of R/ECAPs

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of R/ECAPs.

 Instructions

V.B.ii.3. Contributing Factors of R/ECAPs - Other

N/A

V. Fair Housing Analysis > B. General Issues > Disparities in Access to Opportunity


V. Fair Housing Analysis > B. General Issues > Disparities in Access to Opportunity > Analysis

V. Fair Housing Analysis > B. General Issues > Disparities in Access to Opportunity > Analysis > Educational Opportunities

V.B.iii.1. Analysis

V.B.iii.1.a. Educational Opportunities

V.B.iii.1.a.i. Describe any disparities in access to proficient schools based on race/ethnicity, national origin, and family status.

 Instructions

 Relevant Data

Table 12 provides index scores or values for the following opportunity indicator indices: Low Poverty; School Proficiency; Labor Market Engagement; Jobs Proximity; Low Transportation Costs; Transit Trips Index; and Environmental Health by race/ethnicity and households below the poverty line. A higher score on each of the indices would indicate: lower neighborhood poverty rates; higher levels of school proficiency; higher levels of labor engagement; closer proximity to jobs; lower transportation costs; closer access to public transportation; and greater neighborhood environmental quality (i.e., lower exposure rates to harmful toxins).

Based on Table 12, environmental health was the highest opportunity index for all groups within Cathedral City. Conversely, the lowest opportunity for all groups was transportation cost. For residents below the federal poverty line, environmental health remained the highest opportunity index for all groups. Unsurprisingly, poverty ranked as the highest index.

For the Region, job proximity was the highest opportunity index for all groups, while transportation cost was the lowest. This paradox in opportunity could be explained by the high cost of fuel. According GasBuddy.com, a website that tracks recent retail pricing of gas, the average price across the state is \$2.79. Hawaii is a distant second at \$2.57 a gallon. For residents below the federal poverty line within the Region, job proximity was also the highest opportunity index for all groups. However, the lowest opportunity was the labor market. In other words, the location of job opportunities is less the issue than acquiring employment.

<b>Table 12 - Opportunity Indicators, by Race/Ethnicity</b>							
<b>(Cathedral City, CA CDBG) Jurisdiction</b>	<b>Low Poverty Index</b>	<b>School Proficiency Index</b>	<b>Labor Market Index</b>	<b>Transit Index</b>	<b>Low Transportation Cost Index</b>	<b>Jobs Proximity Index</b>	<b>Environmental Health Index</b>
<b>Total Population</b>							
White, Non-Hispanic	42.88	48.88	34.44	38.43	31.90	47.35	68.05
Black, Non-Hispanic	33.82	41.62	33.55	37.16	32.35	39.29	67.16
Hispanic	28.24	38.24	31.66	42.68	36.68	39.58	65.89
Asian or Pacific Islander, Non-Hispanic	37.43	51.48	35.79	37.54	32.00	40.68	64.12
Native American, Non-Hispanic	38.54	45.26	34.93	35.22	31.44	43.41	67.82
<b>Population below federal poverty line</b>							
White, Non-Hispanic	37.86	45.61	34.69	38.25	33.51	44.28	68.95
Black, Non-Hispanic	15.22	33.77	22.87	39.84	38.95	46.29	73.45
Hispanic	21.31	34.88	27.50	45.97	40.75	41.58	67.45
Asian or Pacific Islander, Non-Hispanic	27.60	31.52	34.81	44.41	41.41	35.92	71.59
Native American, Non-Hispanic	12.91	30.82	20.70	45.61	44.87	51.54	71.33
<b>(Riverside-San Bernardino-Ontario, CA CBSA) Region</b>	<b>Low Poverty Index</b>	<b>School Proficiency Index</b>	<b>Labor Market Index</b>	<b>Transit Index</b>	<b>Low Transportation Cost Index</b>	<b>Jobs Proximity Index</b>	<b>Environmental Health Index</b>

<b>Total Population</b>							
White, Non-Hispanic	52.61	53.19	34.50	37.96	25.75	49.40	38.01
Black, Non-Hispanic	42.80	44.09	27.18	42.55	31.82	48.67	29.31
Hispanic	37.51	40.97	24.20	43.12	32.68	47.41	29.22
Asian or Pacific Islander, Non-Hispanic	60.42	58.09	43.02	41.92	29.18	48.60	26.57
Native American, Non-Hispanic	41.19	45.70	25.06	36.84	26.34	49.72	41.33
<b>Population below federal poverty line</b>							
White, Non-Hispanic	38.39	44.64	25.55	38.74	29.20	50.12	40.58
Black, Non-Hispanic	27.15	35.02	17.39	43.48	34.78	49.72	30.90
Hispanic	23.78	34.72	16.42	44.76	36.54	49.77	30.32
Asian or Pacific Islander, Non-Hispanic	42.30	44.87	30.51	45.00	37.05	51.79	24.89
Native American, Non-Hispanic	30.24	39.35	20.61	39.17	32.05	52.12	38.58
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

Table 12 index scores shows that Hispanics had the lowest access to opportunity to proficient schools compared to other groups. When poverty level is factored in, Asian or Pacific Islander and Native Americans had the lowest access to proficient schools in Cathedral City. In the Region, the index score for Hispanic's access to proficient schools is also lower when compared to other race/ethnic groups. However, unlike Cathedral City, Hispanics below the poverty line continues to have the lowest access to proficient schools within the Region.

V.B.iii.1.a.ii. Describe the relationship between the residency patterns of racial/ethnic, national origin, and family status groups and their proximity to proficient schools.

**i** Instructions

**i** Relevant Data

The below maps illustrate school proficiency for the Jurisdiction with race/ethnicity, national origin, and family status. The darker the shaded area, the higher the school's proficiency. Based on the maps, the area within the City with the lowest school proficiency had a high concentration of Hispanics based on race/ethnicity, national origin as well as a high percentage of families with children.

Many pundits believe that areas segregated by lower-income ethnic groups often have underperforming schools due to inadequate attention to negative factors facing students in their community. According to a 2015 article, *Race and Schools: The Need for Action*, by Gary Orefield, Civil Rights Project/Proyecto Derechos Civiles, University of California–Los Angeles, schools are expected to create equal outcomes for students who leave their homes severely disadvantaged by family and community poverty, and arrive at their schools to find sometimes unqualified or inexperienced teachers, and leave those schools as soon as they can. Moreover, in many schools with Black and Latino students who are almost entirely poor and teachers who have little or no help in addressing the consequences of deep tensions that often exist in neighborhoods heavily affected by immigration, gangs, and other issues.

V.B.iii.1.a.iii. Describe how school-related policies, such as school enrollment policies, affect a student's ability to attend a proficient school  
Which protected class groups are least successful in accessing proficient schools?


 Instructions

School enrollment areas can affect a student's ability to attend a proficient school. Often underperforming school's enrollment areas contain several neighborhoods with high percentage of households with below moderate households and ethnic/racial groups. Conversely, higher performing schools are often in areas with were students are drawn from higher income and less diverse neighborhoods.

According to the article by Brian A. Jacob and Jens Ludwig "*Improving educational outcomes for poor children*", parents should be provided with greater choice of schools for their children through public magnet schools, charter schools, or vouchers for students to attend private schools. Proponents suggest that by creating a marketplace in which parents can select schools, a choice-based system might generate competition among schools that would improve the quality of schools throughout the marketplace. A similar approach on the District level comes from a 2010 law in 2010 called "Choice Districts" which that children from any other school district could transfer to another district without first getting approval—or even seeking it—from their home districts.

## V.B.iii.1.b. Employment Opportunities

## V.B.iii.1.b.i. Describe any disparities in access to jobs and labor markets by protected class groups.


 Instructions

 Relevant Data

According to the California Employment Development Department (EDD) for October 2012, the Education Industry employs 4,211 persons in City. Retail sales industry employs 2,994 Cathedral City residents while Professional, scientific and waste recycling employs 2,709 persons. Construction jobs employ 2,420 residents. Other employment fields include public administration, wholesale, manufacturing and other relatively new fields employ the remainder of the labor force. Historically, Arts and Retail sales positions do not earn high wages. Cathedral City has the capacity to house and support growth and expansion for various industries. Determining how to create a better balance between jobs and workers in regard to housing is an issue undertaken in the City's General Plan.

According to Table 12 above, all groups had relatively low opportunity to the labor market, averaging an index score of only 34.074. In addition, the disparity gap in access to the before mentioned jobs and labor markets by protected class groups is relatively small. Hispanics had the lowest access to opportunity to jobs (31.66) while Asians had the highest (35.79). For the Region, all groups also had relatively low opportunity to the labor market, averaging an index score of only 30.792. However, the disparity gap in access for the highest and lowest group is more pronounced. Asians had the highest access index as it relates to jobs and labor market (43.02), while Native American and the lowest (25.06) which is nearly a 18 point index difference.

## V.B.iii.1.b.ii. How does a person's place of residence affect their ability to obtain a job?

 Instructions


 Relevant Data

Proximity to jobs can affect the employment outcomes of residents. People who live closer to jobs are more likely to work. They also face shorter job searches and spells of joblessness. Proximity to employment proves particularly important to certain kinds of workers and residents. For instance, the duration of joblessness among black, female, and older workers tends to be more sensitive to job accessibility than it is for other kinds of workers. For poor residents, living closer to jobs increases the likelihood of working and leaving welfare. Proximity matters for lower-income, lower-skill workers in particular because they tend to be more constrained by the cost of housing and commuting. They are more likely to face spatial barriers to employment, thus their job search areas tend to be smaller and commute distances shorter. In

contrast, higher-income, higher-skill workers, who can afford to commute by car and exercise more choice in where they work and live, have more prospects than just the jobs near their neighborhoods and commute longer distances on average (*The growing distance between people and jobs in metropolitan America*- Elizabeth Kneebone and Natalie Holmes Brookings Institute 2015).

The map below illustrates job proximity index by racial/ethnic groups. The darker the shaded Census Tract, the more likely the opportunity to access job opportunities. According to the map, the City's core has the highest segregation of lighter census tracts as well as Hispanics. In other words, Hispanics located in or near the City's core are more likely to find access to job opportunities than other racial/ethnic groups.

V.B.iii.1.b.iii. Which racial/ethnic, national origin, or family status groups are least successful in accessing employment?

 Instructions

 Relevant Data

As previously stated, all groups had relatively low opportunity to the labor market, averaging an index score of only 34.074. In addition, the disparity gap in access to the before mentioned jobs and labor markets by protected class groups is relatively small. Hispanics had the lowest access to opportunity to jobs (31.66) while Asians had the highest (35.79). For the Region, all groups also had relatively low opportunity to the labor market, averaging an index score of only 30.792. However, the disparity gap in access for the highest and lowest group is more pronounced. Asians had the highest access index as it relates to jobs and labor market (43.02), while Native American and the lowest (25.06) which is nearly a 18 point index difference.

V. Fair Housing Analysis > B. General Issues > Disparities in Access to Opportunity > Analysis > Transportation Opportunities

V.B.iii.1.c. Transportation Opportunities

V.B.iii.1.c.i. Describe any disparities in access to transportation based on place of residence, cost, or other transportation related factors.


 Instructions


 Relevant Data

The map below shows residency patterns of racial/ethnic, national origin, and families with children overlaid by shading that shows low transportation costs at the census tract level. The darker the shaded tract, the least expensive transportation is for the residents. According to the map below, residents located outside the City's Core found access to transportation more difficult due to higher cost.



V.B.iii.1.c.ii. Which racial/ethnic, national origin or family status groups are most affected by the lack of a reliable, affordable transportation connection between their place of residence and opportunities?

 Instructions


 Relevant Data

According to Table 12 above, there doesn't seem to be a relevant difference in lack of a reliable, affordable transportation connection between their place of residence and opportunities. However, Native Americans were affected the most with an index difference of 7 compared to Hispanics who were least affected.

Public transportation is an important element when analyzing impediments to housing. Typically, low income, elderly, youth, environmentally conscious and disabled persons rely on mass transit in order to get to work, school, shopping, services and other events. Public transportation in Cathedral City is provided by Sunline Transit Authority (STA). Routes are offered to residents of the Coachella Valley connecting local communities at the east end of the valley starting in Oasis and have connecting routes through the valley to Desert Hot Springs. Cathedral City's route numbers are 111, 32, 30 and 14. Each line connects at different points making transfers to other bus lines possible.

SunDial is a program through STA, provides on-demand curb-to-curb paratransit service to qualifying clients within 1/4 of a mile on either side of Sun Bus routes. Persons interested in riding Sun Dial must request ADA certification must complete an application and provide the necessary documentation to determine eligibility. Applications are available at the Sunline Transit Agency office.

V.B.iii.1.c.iii. Describe how the jurisdiction's and region's policies, such as public transportation routes or transportation systems designed for use personal vehicles, affect the ability of protected class groups to access transportation.

 Instructions

Sunline Transit Agency provides regional transportation by way of bus throughout the Coachella Valley. The Agency's transportation system and routes offer access to much of the City's commercial, industrial, and residential areas. Sunline Bus stops are strategically located along the City's arterial, collection, and some neighborhood streets.

V. Fair Housing Analysis > B. General Issues > Disparities in Access to Opportunity > Analysis > Low Poverty Exposure Opportunities

## V.B.iii.1.d. Low Poverty Exposure Opportunities

V.B.iii.1.d.i. Describe any disparities in exposure to poverty by protected class groups.

**i** Instructions

**i** Relevant Data

Based on Table 12, Hispanics had the highest exposure to poverty based on protected class followed by African Americans within Cathedral City. However, for residents below the federal poverty level, Native Americans had the highest exposure to poverty followed by African Americans. For the Region, Hispanics had the highest exposure to poverty amongst protected class, including groups below the federal poverty level.

V.B.iii.1.d.ii. What role does a person's place of residence play in their exposure to poverty?

**i** Instructions

**i** Relevant Data

The map below illustrates location and degree of poverty based on census tracts. The darker shaded census tracts indicate lower exposure to poverty. According to the map, residence within or near the City's core had the highest exposure to poverty.

V.B.iii.1.d.iii. Which racial/ethnic, national origin or family status groups are most affected by these poverty indicators?

**i** Instructions

**i** Relevant Data

According to the map, Hispanic residence are disproportionately clustered within or near the City's core, therefore, having the highest exposure to poverty.

V.B.iii.1.d.iv. Describe how the jurisdiction's and region's policies affect the ability of protected class groups to access low poverty areas

**i** Instructions

According to the map, Hispanic residents compared to other class groups are disproportionately clustered within or near the City's core, which has been determined earlier in the assessment as having the highest poverty rate in the City. Therefore, Hispanics have the highest exposure to poverty.

V. Fair Housing Analysis > B. General Issues > Disparities in Access to Opportunity > Analysis > Environmentally Healthy Neighborhood Opportunities and Patterns in Disparities in Access to Opportunity

V.B.iii.1.e. Environmentally Healthy Neighborhood Opportunities

**i** Instructions

**i** Relevant Data

V.B.iii.1.e.i. Describe any disparities in access to environmentally healthy neighborhoods by protected class groups.

**i** Relevant Data

The Environmental Health Index measures exposure based on EPA estimates of air quality carcinogenic, respiratory and neurological toxins by neighborhood. According to Table 12, access to environmentally healthy neighborhoods among all groups is indexed as the highest (66.06) amongst all recorded opportunities within Cathedral City. Asian/Pacific Islanders were the least likely to have access to environmentally healthy neighborhoods by protected class group as indexed at 64.02

For the Region, Asian/Pacific Islanders were also least likely to have access to environmentally healthy neighborhoods by protected class group. This lack of access is 13 index points lower than Native Americans who were the most likely group within the Region to reside in environmentally healthy neighborhoods.

V.B.iii.1.e.ii. Which racial/ethnic, national origin or family status groups have the least access to environmentally healthy neighborhoods?

**i** Relevant Data

Map 15 shows residency patterns of racial/ethnic and national origin groups and families with children overlaid by shading showing the level of exposure to environmental health hazards for the jurisdiction and the region. Consistent with Table 12, the map doesn't appear to show a significant difference in accessing environmentally healthy neighborhoods based on racial/ethnic groups. However, census tracts within the City's core are shaded slightly lighter; therefore, racial/ethnic groups within those tracts have a slightly lower chance of accessing environmentally healthy neighborhoods

V.B.iii.1.f. Patterns in Disparities in Access to Opportunity

V.B.iii.1.f.i. Identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors based on race/ethnicity, national origin or familial status. Identify areas that experience an aggregate of poor access to opportunity and high exposure to adverse factors. Include how these patterns compare to patterns of segregation and R/ECAPs.

**i** Instructions

Hispanics appear to be experiencing overarching patterns of access to opportunity and exposure to adverse community factors within Cathedral City. Of the opportunities measured below, Hispanics were indexed the lowest in five of seven categories (Low Poverty, School Proficiency, Labor Market and Environmental Health). No other group ranked lowest in more than one opportunity index.

This pattern is no surprise based on previous analysis. AFH maps illustrated that the five categories of low opportunity experienced by Hispanics occurred primarily within the core of the City. Similarly, the segregation analysis showed a consistent pattern of Hispanics within the City's core. This disproportionate impact of low opportunity for Hispanics located in the City core should be viewed as an impediment to fair housing choice.


(Cathedral City, CDBG) Jurisdiction	Low CA Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs	
						Proximity Index	Environmental Health Index
<b>Total Population</b>							
White, Non-Hispanic	42.88	48.88	34.44	38.43	31.9	47.35	68.05
Black, Non-Hispanic	33.82	41.62	33.55	37.16	32.35	39.29	67.16

Hispanic	28.24	38.24	31.66	42.68	36.68	39.58	65.89
Asian or Pacific Islander, Non-Hispanic	37.43	51.48	35.79	37.54	32	40.68	64.12
Native American, Non-Hispanic	38.54	45.26	34.93	35.22	31.44	43.41	67.82
	36.182	45.096	34.074	38.206	32.874	42.062	66.608

V. Fair Housing Analysis > B. General Issues > Disparities in Access to Opportunity > Additional Information

V.B.iii.2. Additional Information

V.B.iii.2.a. Beyond the HUD-provided data, provide additional relevant information, if any, about disparities in access to opportunity in the jurisdiction and region affecting groups with other protected characteristics.

 Instructions

The City of Cathedral City is approximately one mile wide sandwiched in between two of the Coachella Valley's most affluent cities: Palm Springs to the west and Rancho Mirage to the east. Access to any businesses, education, or recreational facilities outside Cathedral City are easily accessible through personal or public transportation.

V.B.iii.2.b. The program participant may also describe other information relevant to its assessment of disparities in access to opportunity, including any activities aimed at improving access to opportunities for areas that may lack such access, or in promoting access to opportunity (e.g., proficient schools, employment opportunities, and transportation).


 Instructions

The cities of Cathedral City and Palm Springs both offer college course for western valley residents. College of the Desert has partnered with the Palm Springs Unified School District to offer college courses at the high schools in each city.

## V. Fair Housing Analysis &gt; B. General Issues &gt; Disparities in Access to Opportunity &gt; Contributing Factors of Disparities in Access to Opportunity

## V.B.iii.3. Contributing Factors of Disparities in Access to Opportunity

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disparities in access to opportunity.

 Instructions

## V.B.iii.3. Contributing Factors of Disparities in Access to Opportunity - Other

Income

According to the 2010 Census Bureau report the median annual income for Cathedral City is \$45,693 which is over \$17,000 below Riverside County's median income. Approximately 16.3% of families in Cathedral City are living below the poverty line according to the Bureau of labor and Statistics. This is nearly 3% higher than the poverty rate throughout Riverside County. Poverty rates appear to be concentrated in areas of Cathedral City that qualify as low to moderate income.

Income is important when the City evaluates housing and community development needs. low-income families tend to have more constraints when they need to obtain adequate housing or services. Housing and community development planning purposes utilizes data collected in the Comprehensive Housing Affordability Strategy (CHAS).

## V. Fair Housing Analysis &gt; B. General Issues &gt; Disproportionate Housing Needs

## V. Fair Housing Analysis &gt; B. General Issues &gt; Disproportionate Housing Needs &gt; Analysis

## V.B.iv.1. Analysis

V.B.iv.1.a. Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?

 Instructions

 Relevant Data

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the aggregate.

In Cathedral City, 53% of residents experienced experiencing any of 4 housing problems, which was higher than the region (50%). Households experiencing any of 4 Severe Housing Problems was also higher for the City (33%) versus the Region at only 28%. Similarly, severe cost burden was higher than (more than 50% of income paid on housing) was 28 %, compared to only 22% for the Region.

**Table 9 - Demographics of Households with Disproportionate Housing Needs**

Disproportionate Housing Needs	(Cathedral City, CA CDBG) Jurisdiction			(Riverside-San Bernardino-Ontario, CA CBSA) Region		
	# with problems	# households	% problems	with # with problems	# households	% problems
<b>Households experiencing any of 4 housing problems*</b>						
<b>Race/Ethnicity</b>						
White, Non-Hispanic	3,820	8,285	46.11%	256,080	620,415	41.28%
Black, Non-Hispanic	234	378	61.90%	56,895	95,260	59.73%
Hispanic	4,895	7,375	66.37%	277,970	457,795	60.72%
Asian or Pacific Islander, Non-Hispanic	380	652	58.28%	37,730	73,754	51.16%
Native American, Non-Hispanic	18	67	26.87%	3,154	6,294	50.11%
Other, Non-Hispanic	94	216	43.52%	11,725	22,795	51.44%
<i>Total</i>	<i>9,430</i>	<i>16,955</i>	<i>55.62%</i>	<i>643,570</i>	<i>1,276,315</i>	<i>50.42%</i>
<b>Household Type and Size</b>						
Family households, <5 people	4,385	8,298	52.84%	319,120	712,850	44.77%
Family households, 5+ people	1,890	2,745	68.85%	163,795	245,315	66.77%
Non-family households	3,150	5,900	53.39%	160,655	318,160	50.50%

<b>Households experiencing any of 4 Severe Housing Problems**</b>	<b># with severe problems</b>	<b># severe households</b>	<b>% with severe problems</b>	<b># with severe problems</b>	<b># severe households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>						
White, Non-Hispanic	2,019	8,285	24.37%	126,230	620,415	20.35%
Black, Non-Hispanic	109	378	28.84%	32,105	95,260	33.70%
Hispanic	3,255	7,375	44.14%	176,935	457,795	38.65%
Asian or Pacific Islander, Non-Hispanic	229	652	35.12%	21,145	73,754	28.67%
Native American, Non-Hispanic	0	67	0.00%	1,680	6,294	26.69%
Other, Non-Hispanic	78	216	36.11%	6,650	22,795	29.17%
<i>Total</i>	<i>5,675</i>	<i>16,955</i>	<i>33.47%</i>	<i>364,730</i>	<i>1,276,315</i>	<i>28.58%</i>

Note 1: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Note 3: Data Sources: CHAS

Note 4: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

Hispanics experienced highest rate of housing cost burden, overcrowding, and substandard housing when compared to other groups in the City as well as the Region. They also experienced the highest rate of Severe Housing Problems when compared to other groups in the City as well as the Region.

<b>Households with Severe Housing Cost Burden*</b>	<b>(Cathedral City, CA CDBG) Jurisdiction</b>			<b>(Riverside-San Bernardino-Ontario, CA CBSA) Region</b>		
	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
White, Non-Hispanic	1,945	8,285	23.48%	112,395	620,415	18.12%
Black, Non-Hispanic	110	378	29.10%	28,660	95,260	30.09%
Hispanic	2,455	7,375	33.29%	116,490	457,795	25.45%



Asian or Pacific Islander, Non-Hispanic	150	652	23.01%	17,020	73,754	23.08%
Native American, Non-Hispanic	0	67	0.00%	1,300	6,294	20.65%
Other, Non-Hispanic	60	216	27.78%	5,425	22,795	23.80%
<i>Total</i>	<i>4,720</i>	<i>16,955</i>	<i>27.84%</i>	<i>281,290</i>	<i>1,276,315</i>	<i>22.04%</i>
<b>Household Type and Size</b>						
Family households, <5 people	2,384	8,298	28.73%	145,390	712,850	20.40%
Family households, 5+ people	665	2,745	24.23%	51,350	245,315	20.93%
Non-family households	1,675	5,900	28.39%	84,550	318,160	26.57%
Note 1: Severe housing cost burden is defined as greater than 50% of income.						
Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.						
Note 3: The # households is the denominator for the % with problems, and may differ from the # households for the table on severe housing problems.						
Note 4: Data Sources: CHAS						

V.B.iv.1.b. Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?

 Instructions

 Relevant Data

Based on the AFH map below, the area experiencing the greatest housing burden is located in the core of the City which has been determined as a segregated area for Hispanics.

V.B.iv.1.c. Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing.

**i** Instructions

**i** Relevant Data

Large families are those with 5 or more persons. Recent Census data indicates that 14% of owner households and 18% of renter households in Cathedral City have five or more members. Some of these households result from the consolidation of multiple families that share housing to reduce housing costs. If consolidated families could obtain affordable housing, fewer large family units would be needed. Large families have a special need for three, four, or more bedroom units. Units of this size, affordable to low- and moderate-income households, are limited.

Organizations such as the Coachella Valley Housing Coalition, which actively constructs affordable housing projects throughout the Valley, have found that units with 4 bedrooms are less in demand than they have been in the past. They attribute this change, in part, to the "Americanization" of Latino and Asian households, which had in the past tended toward multi generational housing opportunities. As these families' cultural basis changes, the need for a larger unit in which two or three generations resides appears to be diminishing.

**Table 11 - Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children**

Housing Type	(Cathedral City, CA CDBG) Jurisdiction							
	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children	
	#	%	#	%	#	%	#	%
Public Housing								
Project-Based Section 8								
Other Multifamily								
HCV Program	133	46.83%	75	26.41%	59	20.77%	52	18.31%

Note 1: Data Sources: APSH

V.B.iv.1.d. Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and region.

**i** Instructions

In section V.A-2 of the Fair Housing Analysis are maps illustrating the highest percentage of homeowners and renters within the jurisdiction based on census tracts. The chart below will assist in determining whether such housing (owned vs. rented) is located in segregated or integrated census tracts.

In Bold are census tracts where more than 80 percent of residents are homeowners. When examining the Race/ Ethnicity of these tracts, 85 percent of the residents on average are White, but only 30 percent of the general population. Hispanics only make up 8 percent of residents of these tracts, but 62 percent of the general population. Conversely, the census tract with the highest percentage of renter households (more than 73%) is located in the core of the City (Census tract 6065044915). Within this tract, nearly 90 percent of the residents are Hispanic, but only 7 percent are White.

% White alone (not Hispanic)	% Persons of Hispanic origin	Census Tract
39.8	45.94	6065044904
<b>76.97</b>	<b>12.22</b>	<b>6065940600</b>
86.86	11.68	6065941000
<u>6.83</u>	<u>88.86</u>	<u>6065044915</u>
16.43	66.64	6065044926
0	0	6065044807
0	0	6065044522
0	0	6065045103
0	0	6065044520
9.27	89.75	6065044702
86.96	8.15	6065941200
35.83	50.54	6065044923
<b>88.9</b>	<b>6.51</b>	<b>6065940900</b>
40.04	57.52	6065044925
12	83.72	6065044907
<b>90.62</b>	<b>5.62</b>	<b>6065941100</b>
35.71	57.86	6065044924
32.23	65.97	6065044916
43.14	52.32	6065045000
42.97	46.76	6065044932
19.39	62.17	6065044931

The table presents a possible Hispanic segregation issue within the census tracts with the highest percentage (>73%) of renters. In addition, the table presents possible integration issues within census tracts with the highest percentage of homeowners (>80) where approximately 85 percent of residents are White.

Housing segregation describes the voluntary or involuntary separation of areas by race, resulting in neighborhoods where most, if not all, of the residents belong to one race. Title VIII (8) of the Civil Rights Act of 1968, also known as the Fair Housing Act, prohibits discrimination in relation to selling, renting, and financing housing. This includes discrimination based on race, color, national origin, religion, sex, familial status, and disability.

#### V. Fair Housing Analysis > B. General Issues > Disproportionate Housing Needs > Additional Information

##### V.B.iv.2. Additional Information

V.B.iv.2.a. Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and region affecting groups with other protected characteristics.

##### Instructions

##### Elderly and Frail Elderly Persons

Elderly persons are those that are 65 years and older. The 2010 Census shows the elderly population in Cathedral City at 14.7%. Riverside County's elderly population totals 11.6% of the overall population. Frail elderly is considered to be persons 65 years and older that have a disability limiting their mobility and/ or ability to live independently. Data does not exist specifically on frail elderly but Cathedral City's 2012-2016 Consolidated Plan states that 39.1% of residents that are 65 years and older have a disability, or approximately 2,070 people.

The Riverside County Office on Aging provides programs, services, education, and annual assessment of the needs of the elderly. Affordable housing has consistently been identified as a priority each year with three main housing issues that need to be addressed:

1. The number one goal in senior housing is to develop a coordinated system of community-based services that allows older person to remain in their homes and continue to be as self-sufficient for as long as they possibly can. Services vary from personal care services and adult day care facilities to in-home chore service and visitation.

1. Affordability of rental units is also a cause for concern. Low rent housing supplies is a concern among older citizens living off a fixed income.

1. Senior Home Repair facilitates necessary rehabilitation and accessibility improvements. The City included the scope of Senior Home Repair in its Consolidated Plan but does not currently have funding for this program.

#### Persons with Disabilities

Disabilities can be either a physical or mental ailment that prohibits a person from functioning independently in a home or a community. These disabilities can hamper a person's ability to maintain or keep their home. Persons with mental or physical disabilities often times affect a person's earning capability.

Data to record the number of persons with disabilities does not exist for the City of Cathedral City. However, Riverside County's 2009-2014 Consolidated Plan reports that countywide approximately 1.7% of residents with mobility and/or self-care limitations resided in low-income households.

Physical disabilities are addressed by means of special construction features to provide access and safety features within homes and community buildings. The Fair Housing Council reports the highest number of discrimination cases reported in Cathedral City involve issues of disability. Calls made to the housing council regarding disability typically are renters that need home improvements, or live-in assistance that the landlord is not willing or able to provide or allow.

V.B.iv.2.b. The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA's overriding housing needs analysis.


#### Instructions

Public housing and rental assistance is the responsibility of the Housing Authority of Riverside County. Throughout the County there are 477 public housing units. The Housing Authority administers a Housing Choice Voucher Program, also referred to as Section 8, funding approximately 8,500 families. The voucher program is a tenant based rental assistance rather than a jurisdictional program. Families eligible for the program are able to choose the community they wish to reside and may relocate within the County. Currently, the County has a wait list of 50,000 families. Priority is given to those who are the neediest and least likely to improve on their current living situation in the near future. Throughout Cathedral City the Housing Authority provides Section 8 Rental assistance for approximately 368 units. The total number of vouchers and certificates fluctuates regularly.

## V. Fair Housing Analysis &gt; B. General Issues &gt; Disproportionate Housing Needs &gt; Contributing Factors of Disproportionate Housing Needs

## V.B.iv.3. Contributing Factors of Disproportionate Housing Needs

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disparities in access to opportunity.

 Instructions

The availability of affordable units in a range of sizes

## V.B.iv.3. Contributing Factors of Disproportionate Housing Needs - Other

The availability of affordable units in a range of sizes

Each city is required to analyze existing and projected housing needs and develop an implementation program to describe how the City will attain its housing goals. In addition, the projected housing need must include a locality's fair share of regional housing needs. In 2012, the Southern California Association of Governments (SCAG) approved the Regional Housing Needs Assessment (RHNA) for the 2014-2021 period. The City of Cathedral City's allocation under the RHNA is depicted below.

Income Category	Number of Units
Above Moderate	254
Moderate	110
Low	95
Very Low	70
Extremely Low*	71
Total	600

Source: SCAG 2012/ \*50% of the Very Low income category pursuant to state law.

Carryover of Unaccommodated Need from the Previous Planning Period the Prior Housing Element, adopted in 2009, included Program 1.A.7 to rezone either Assessor's Parcel677-050-017, which consists of 14.69 acres or Assessor's Parcel677-050- 018, which consists of 18.12 acres, to create additional capacity for lower-income housing. Since this program was not completed, this program must be carried over into the new planning period. Pursuant to Government Code Section 65583.2(h), the rezoned site will allow rental and owner multifamily uses by right and require a minimum density of 20 units per acre.

### Affordable Units at Risk

According to the City's 2014 Housing Element, there are 280 rental units in the Mountain View Apartment complex could be released from their restricted status before 2015. In 1994 financing for this project was changed from the FmHA loan (515) to a USDA Rural Development Loan which allows for affordability controls through 2034. However, after 2014 the loan could be pre-paid, which could remove the affordability control. Should the project elect to pre-pay its loan, a number of organizations, including the Coachella Valley Housing Coalition, the Riverside County Housing Authority, or several private sector developers who currently operate affordable housing projects in the City, would be contacted and encouraged to participate in the project's preservation as affordable housing. Based on the City's most recently obtained pro-formas for affordable housing projects, construction costs for replacement of these units would be between \$240,000 and \$325,000 per unit. Purchasing existing affordable units in the area currently is approximately \$100,000 to \$130,000 per unit. Therefore, the preservation of these units is important to the City's affordable housing inventory. Program 2.A.3 describes actions the City will take to facilitate the preservation of affordability covenants for this project.

Fair Housing Analysis > Publicly Supported Housing Analysis


Fair Housing Analysis > Publicly Supported Housing Analysis > Analysis

Fair Housing Analysis > Publicly Supported Housing Analysis > Analysis > Publicly Supported Housing Demographics

V.C.1. Analysis

V.C.1.a. Publicly Supported Housing Demographics

V.C.1.a.i. Are certain racial/ethnic groups more likely to be residing in one category of publicly supported housing than other categories (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and Housing Choice Voucher (HCV))?

 Instructions

 Relevant Data

According to table 6, All racial/ethnic groups are utilizing Housing Choice Vouchers in Cathedral City for public supported housing. Whites tend to use Housing Choice Vouchers (HCV) at a higher rate (43%) than other racial/ethnic groups. Hispanics uses HCVs at the second highest rate of 40%.

<b>Table 6 - Publicly Supported Housing Residents by Race/Ethnicity</b>								
<b>Race/Ethnicity</b>								
<b>(Cathedral City, CA CDBG) Jurisdiction</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
<b>Housing Type</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Public Housing								
Project-Based Section 8								
Other Multifamily								
HCV Program	113	43.46%	43	16.54%	104	40.00%	0	0.00%
<b>0-30% of AMI</b>	865	36.65%	70	2.97%	1,310	55.51%	79	3.35%
<b>0-50% of AMI</b>	1,500	29.35%	165	3.23%	2,685	52.54%	114	2.23%
<b>0-80% of AMI</b>	3,125	34.82%	210	2.34%	4,725	52.65%	227	2.53%
<b>(Cathedral City, CA CDBG) Jurisdiction</b>	13,564	29.91%	894	1.97%	27,953	61.64%	2,138	4.71%
Note 1: Data Sources: Decennial Census; APSH; CHAS								
Note 2: #s presented are numbers of households not individuals.								

V.C.1.a.ii. Compare the demographics, in terms of protected class, of residents of each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant category of publicly supported housing. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.

 Instructions



**Relevant Data**

Housing Choice Vouchers:

When comparing the population as a whole, Blacks tend to use HCV for public supported housing at a much higher percentage than their population as a whole. There are 894 Blacks within Cathedral City, making up 1.97 percent of the total population, of which approximately 17 percent (43) use HCV. Out of the three income categories noted above, Blacks that are 0-50% of AMI uses HCV at a higher percentage than Blacks in other income eligible categories.

White also tend to use HCV for public supported housing at a higher percentage than their population as a whole. There are 13,564 Whites within Cathedral City, making up 30 percent of the total population, of which approximately 43 percent (113) use HCV. Out of the three income categories noted above, Whites that are 0-30% of AMI uses HCV at a higher percentage than Whites in other income eligible categories.

Of the 284 reported HCV units, 49 percent are elderly, which is the highest percentage amongst protected class. Residents with a disability was second at 40 percent.

<b>Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category</b>									
<b>(Cathedral City, CA CDBG) Jurisdiction</b>	<b>Total # units (occupied)</b>	<b>% Elderly</b>	<b>% with a disability*</b>	<b>% White</b>	<b>% Black</b>	<b>% Hispanic</b>	<b>% Asian or Pacific Islander</b>	<b>% Families with children</b>	
<b>Public Housing</b>									
R/ECAP tracts									
Non R/ECAP tracts									
<b>Project-based Section 8</b>									
R/ECAP tracts									
Non R/ECAP tracts									
<b>Other HUD Multifamily</b>									
R/ECAP tracts									
Non R/ECAP tracts									
<b>HCV Program</b>									
R/ECAP tracts									
Non R/ECAP tracts	284	49.30%	40.49%	43.46%	16.54%	40.00%	0.00%	18.31%	


Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect information on all members of the household.

Note 2: Data Sources: APSH

Fair Housing Analysis > Publicly Supported Housing Analysis > Analysis > Publicly Supported Housing Location and Occupancy and Disparities in Access to Opportunity

#### V.C.1.b. Publicly Supported Housing Location and Occupancy

V.C.1.b.i. Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs.

 Instructions

 Relevant Data

Based on Map 5 below, there does not seem to be a pattern in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas. Hispanic segregation exists within the core of the City. However, public supported housing is evenly dispersed throughout the City.


V.C.1.b.ii. Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs?

 Instructions

 Relevant Data

Based on Map 5 above, there does not seem to be patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas. Public supported housing is evenly dispersed throughout the City.

V.C.1.b.iii. How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPS?

 Instructions

 Relevant Data

The City of Cathedral City does not have R/ECAPS.


V.C.1.b.iv.(A). Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category? Describe how these developments differ.

 Instructions

 Relevant Data

The City does not have developments of public housing, properties converted under the RAD, and LIHTC developments.

V.C.1.b.iv.(B) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing.


 Instructions

 Relevant Data

When comparing the population as a whole, Blacks tend to use HCV for public supported housing at a much higher percentage than their population as a whole. There are 894 Blacks within Cathedral City, making up 1.97 percent of the total population, of which approximately 17 percent (43) use HCV. Out of the three income categories noted above, Blacks that are 0-50% of AMI uses HCV at a higher percentage than Blacks in other income eligible categories.

White also tend to use HCV for public supported housing at a higher percentage than their population as a whole. There are 13,564 Whites within Cathedral City, making up 30 percent of the total population, of which approximately 43 percent (113) use HCV. Out of the three income categories noted above, Whites that are 0-30% of AMI uses HCV at a higher percentage than Whites in other income eligible categories.

V.C.1.b.v. Compare the demographics of occupants of developments, for each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. Describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.

 Instructions

 Relevant Data

### Elderly

Elderly persons are those that are 65 years and older. The 2010 Census shows the elderly population in Cathedral City at 14.7%. Riverside County's elderly population totals 11.6% of the overall population. Frail elderly is considered to be persons 65 years and older that have a disability limiting their mobility and/ or ability to live independently. Data does not exist specifically on frail elderly but Cathedral City's 2012-2016 Consolidated Plan states that 39.1% of residents that are 65 years and older have a disability, or approximately 2,070 people.

The Riverside County Office on Aging provides programs, services, education, and annual assessment of the needs of the elderly. Affordable housing has consistently been identified as a priority each year with three main housing issues that need to be addressed:

- The number one goal in senior housing is to develop a coordinated system of community-based services that allows older person to remain in their homes and continue to be as self-sufficient for as long as they possibly can. Services vary from personal care services and adult day care facilities to in-home chore service and visitation.

- Affordability of rental units is also a cause for concern. Low rent housing supplies is a concern among older citizens living off a fixed income.
- Senior Home Repair facilitates necessary rehabilitation and accessibility improvements. The City included the scope of Senior Home Repair in its Consolidated Plan but does not currently have funding for this program.

### Persons with Disabilities


Disabilities can be either a physical or mental ailment that prohibits a person from functioning independently in a home or a community. These disabilities can hamper a person's ability to maintain or keep their home. Persons with mental or physical disabilities often times affect a person's earning capability.

Data to record the number of persons with disabilities does not exist for the City of Cathedral City. However, Riverside County's 2009-2014 Consolidated Plan reports that countywide approximately 1.7% of residents with mobility and/or self-care limitations resided in low-income households.

Physical disabilities are addressed by means of special construction features to provide access and safety features within homes and community buildings. The Fair Housing Council reports the highest number of discrimination cases reported in Cathedral City involve issues of disability. Calls made to the housing council regarding disability typically are renters that need home improvements, or live-in assistance that the landlord is not willing or able to provide or allow.

#### V.C.1.c. Disparities in Access to Opportunity

V.C.1.c.i. Describe any disparities in access to opportunity for residents of publicly supported housing, including within different program categories (public housing, project-based Section 8, Other HUD Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.

 Instructions


 Relevant Data

Based on previous analysis, disparity in access to opportunities would more than likely be Hispanics residing in publicly supported housing located in the core of the City. Hispanics appear to be experiencing overarching patterns of access to opportunity and exposure to adverse community factors within Cathedral City. Hispanics were indexed the lowest in five of seven categories (Low Poverty, School Proficiency, Labor Market and Environmental Health). No other group ranked lowest in more than one opportunity index.

Fair Housing Analysis > Publicly Supported Housing Analysis > Additional Information

V.C.2. Additional Information

V.C.2.a. Beyond the HUD-provided data, provide additional relevant information, if any, about publicly supported housing in the jurisdiction and region, particularly information about groups with other protected characteristics and about housing not captured in the HUD-provided data.

 Instructions

The City of Cathedral City has a number of affordable housing options within its boundaries. These include the following:

### **Built Prior to 1998**

#### Mountain View Apartments

This 280-unit project is located at 68-680 Dinah Shore Drive. The project was completed in three phases completely financed with a FmHA 515 loan. The project was built in 1982, and refinanced in 1997. The complex is restricted to seniors 62 years of age or older, unless disabled or handicapped. Rent is restricted to 30% of the renter's income, and water and trash services are included in the price of rent. The units are restricted to very low and low income households.

#### Corregidor Apartments

This 14-unit project restricted to very low income families was built in 1985 using LPRH housing funds. This project site is owned by the Riverside County Housing Authority and is located at 34-355 Corregidor Drive.

### Cathedral Palms Apartments

This 231-unit project is located at 31750 Landau Boulevard. The project was originally constructed in 1968 and substantially rehabilitated in 1997, using bonds and RDA set aside funds. The project offers 191 studios and 40 two-bedroom apartments to low-income seniors (over 55). Utilities are provided, including water, gas, cable, and domestic trash services.

### Terracing Apartments

This project provides 80 units to low- and moderate-income families consisting of 1 one

bedroom unit, 47 two-bedroom units, 30 three-bedroom units, and 2 four-bedroom units. It is

located at 69-175 Converse Road and was built in 1994. This project was at risk of conversion to market-rate and the Redevelopment Agency provided assistance to ensure continued affordability for an additional 55 years.

### CVHC Duplex Conversion Project

In 1997-1999 the Redevelopment Agency cooperated with the Coachella Valley Housing Coalition to acquire 16 bank-owned duplexes (originally constructed in the 1980's) and convert the units into 32 affordable, single-family, owner-occupied homes through a self-help program, with the families rehabilitating and converting the homes as part of the down-payment at an affordable purchase price.

## **Built During the 1998-2005 Planning Period**

### Casa Victoria

Casa Victoria is a 50-unit project opened in 1999 using HUD 202 funds. This project provides housing for low-income seniors over 62 years of age. Rent is restricted to 30% of their income, and utility allowances are offered. The apartment complex is located at 34-445 Conegidor Drive.

### Heritage Park

Contains 153 units within a two-story complex, including 144 one-bedroom units and 7 two bedroom units and two management units. This project provides housing for low-income seniors over 55 years of age. Water and trash services are included. The project is located at 69-

100 McCallum Way.

### Creekside Apartments

Consists of 185 units within a one and two-story complex. There are 41 two-bedroom units, 104

three-bedroom units, and 40 four-bedroom units. This project provides housing for low and very low income families. Water and trash services are included. The project is located at 68-200 33rd Avenue.

### Ocotillo Place

Provides 135 apartments, of which 108 units are for moderate to high income tenants, and 27 units are for very low income tenants. The low income units were acquired using bond financing from CSCDA. The project is located at 69155 Dinah Shore Drive, and was acquired and substantially rehabilitated using a bond issue in 1998. One and two-bedroom units are offered, and tenants pay a small portion of the water and gas bill.

#### Park David Apartments

This 240-unit apartment project for low income seniors (over 55) is located at 27-700 Landau Boulevard. The project contains 120 one-bedroom units and 120 two-bedroom units, and does not supplement any utilities for residents. The complex offers 20% of the units to very low income seniors and 80% to low income seniors, became operational in 2000.

#### Canyon Vista Apartments

This family project offers 90 units, including 9 unrestricted, 37 moderate incomes, 37 low incomes, and 9 very low income units. It is located at 68-605 Corral Road.

#### Casa San Miguel de Allende

This two-story 39-unit project is located in multiple buildings on and around Melrose Drive in the Cove neighborhood, south of East Palm Canyon Drive. The project is restricted to very low income disabled persons. It was opened in 1998, using HOME, RDA, HOPWA, and CDBG funds.

#### **Built During the 2006-2013 Planning Period**


#### Tierra del Sol

This project was under construction in 2007 and operational in July of 2008. It provides 75 one bedroom units to very low income senior households over the age of 62. It was primarily funded with local and HUD 202 funding and rents are 30% of the tenants' income. Tierra del Sol provides gas for hot water. It is located at 37101 W. Buddy Rogers Avenue.

#### Cathedral Town Villas

Located at 36-700 Pick fair Street, this 61 unit apartment complex offers non-age restricted housing to moderate income families. The project was completed in 2006 and occupied in 2007.

V.C.2.b. The program participant may also describe other information relevant to its assessment of publicly supported housing. Information may include relevant programs, actions, or activities, such as tenant self-sufficiency, place-based investments, or mobility programs.

 Instructions



The rental housing market in Cathedral City includes apartments, townhomes, mobile homes and single-family homes. Typical rents range from \$900 to \$1,350 for 2- or 3-bedroom apartments in complexes. Based on Riverside County income limits and current rental rates, low-, and moderate-income households can find affordable market rents in Cathedral City. However, households with very-low or extremely-low incomes face an "affordability gap." Programs to facilitate development of new assisted rental housing and Section 8 vouchers can help to address this gap, and are discussed in the housing programs section of the Housing Element.

Fair Housing Analysis > Publicly Supported Housing Analysis > Contributing Factors of Publicly Supported Housing Location and Occupancy

### V.C.3. Contributing Factors of Publicly Supported Housing Location and Occupancy

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing issues related to publicly supported housing, including Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor that is significant, note which fair housing issue(s) the selected contributing factor relates to.

#### Instructions

Lack of private investment in specific neighborhoods

Lack of public investment in specific neighborhoods, including services and amenities

### V.C.3. Contributing Factors of Publicly Supported Housing Location and Occupancy - Other

Land cost in Cathedral City ranges from \$50,000 to \$70,000 per acre. At a density of 10 units per acre, this equates to \$5,000 to \$7,000 per unit. The affordable housing community estimates that construction costs for affordable housing units are approximately \$250,000 to \$325,000. When added to land cost, this represents a total cost per unit of \$255,000 to \$337,000 per unit. Projects in this cost range can be funded, when including HOME funds, tax credit funds or other programs, and built in the range of 14 to 16 units per acre. Most importantly, the affordable housing community has indicated that projects above this range are not marketable, insofar as more dense projects cannot be built and include the amenities and common areas which make a project a liveable community for the families who are looking for rental units. The Coachella Valley Housing Coalition and Palm Desert Development, which attended the City's workshops during the development of its 2014 Housing Element, clearly stated that they will not plan projects at densities over 16 units per acre, since the higher densities do not allow them to create communities which they can lease, because they cannot provide the services and amenities which create a healthy living environment.


Fair Housing Analysis > Disability and Access Analysis


## Fair Housing Analysis &gt; Disability and Access Analysis &gt; Analysis

## Fair Housing Analysis &gt; Disability and Access Analysis &gt; Analysis &gt; Population Profile

## V.D.1. Population Profile

V.D.1.a. How are persons with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other segregated areas identified in previous sections?

 Instructions

 Relevant Data

According to Map 17, persons with disabilities are geographically dispersed throughout the City of Cathedral City and not concentrated. Conversely, the Region has two R/ECAPs where persons with disabilities are concentrated. These areas are north Palm Springs and the City of Indio.

Disability Type	(Cathedral City, CA CDBG) Jurisdiction		(Riverside-San Bernardino-Ontario, CA CBSA) Region	
	#	%	#	%
Hearing difficulty	1,974	4.08%	126,641	3.24%
Vision difficulty	1,377	2.85%	88,400	2.26%
Cognitive difficulty	2,409	4.98%	170,114	4.36%
Ambulatory difficulty	3,557	7.36%	241,262	6.18%
Self-care difficulty	1,392	2.88%	102,841	2.63%
Independent living difficulty	2,050	4.24%	170,490	4.37%
Note 1: All % represent a share of the total population within the jurisdiction or region.				
Note 2: Data Sources: ACS				

V.D.1.b. Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges.

**i** Instructions

**i** Relevant Data

Based on Map 17, north Palm Springs' and Indio's R/ECAPs are primarily disabled seniors (over 64).

**Table 14 - Disability by Age Group**

	<b>(Cathedral City, CA CDBG) Jurisdiction</b>		<b>(Riverside-San Bernardino-Ontario, CA CBSA) Region</b>	
<b>Age of People with Disabilities</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
age 5-17 with Disabilities	588	1.22%	37,092	0.95%
age 18-64 with Disabilities	3,379	6.99%	241,640	6.19%
age 65+ with Disabilities	2,348	4.86%	174,002	4.46%

Note 1: All % represent a share of the total population within the jurisdiction or region.

Note 2: Data Sources: ACS

Fair Housing Analysis > Disability and Access Analysis > Analysis > Housing Accessibility

V.D.2. Housing Accessibility

V.D.2.a. Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes.

**i** Instructions

According to City's 2013 Analysis of Impediments, there are not enough accessible units available to satisfy demands and there is a lack of understanding regarding the legal requirements and social responsibilities to provide reasonable accommodation. Reasonable accommodation can be adjustments made to "accommodate" or make the system fair for an individual in need of additional assistance. Reasonable accommodations can also be defined as necessary and appropriate modifications and adjustments not imposing a disproportionate or undue burden to ensure to persons with disabilities the same enjoyments on an equal basis with others humans and fundamental freedoms.

V.D.2.b. Describe the areas where affordable accessible housing units are located. Do they align with R/ECAPs or other areas that are segregated?

 Instructions

 Relevant Data

Affordable accessible housing units are located evenly throughout the City. There doesn't seem to be a concentration.

V.D.2.c. To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing?

 Instructions

 Relevant Data

The City adheres to State guidelines regarding disabled access, and promotes the use of principals of architectural design which aid the disabled. The Americans with Disabilities Act (ADA) requires all new multi-family construction to include a percentage of units be accessible to disabled persons. The City of Cathedral City monitors and requires compliance with these standards as part of the building permit review, issuance, and inspection process.

The City imposes no special requirements or prohibitions on the development of housing for disabled persons beyond the requirements of the Americans with Disabilities Act. There is no concentration restriction for residential care homes. State and federal law does not permit the City to regulate group homes of 6 or fewer residents. Group homes of 7 or more residents are permitted with approval of a conditional use permit in the R-2, R-3, R-M and R-H zones. The City has also adopted procedures for providing reasonable accommodation for persons with disabilities.

Fair Housing Analysis > Disability and Access Analysis > Analysis > Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings

### V.D.3. Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings

V.D.3.a. To what extent do persons with disabilities in or from the jurisdiction or region reside in segregated or integrated settings?

The City has affordable housing units that are specifically designed for disabled persons. These are located at the Casa San Miguel complex, Tierra Del Sol, and Mountain View Apartments, which accept both senior and disabled residents. Casa San Miguel offers 27 units of Housing for Persons With AIDS (HOPWA), and Tierra Del Sol includes 7 units that are designed for sight, hearing, or mobility impaired persons. In addition, all 75 units at the Tierra Del Sol complex are designed to be adaptable for all types of physical disabilities. The Desert AIDS Project and Working Wonders also provide counseling and assistance to persons with AIDS.

V.D.3.b. Describe the range of options for persons with disabilities to access affordable housing and supportive services.

Please see previous response.

Fair Housing Analysis > Disability and Access Analysis > Analysis > Disparities in Access to Opportunity

### V.D.4. Disparities in Access to Opportunity

V.D.4.a. To what extent are persons with disabilities able to access the following?

Identify major barriers faced concerning:

- i. Government services and facilities
- ii. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)
- iii. Transportation
- iv. Proficient schools and educational programs
- v. Jobs

- i. Government services and facilities

In August 2015, the California Department of Transportation (Caltrans) contracted the National ADA Accrediting & Consulting, Inc. (ADDAC) to notify all cities and counties to assess the requirements set forth in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act (ADA) of 1990 to determine if Cathedral City is in compliance. Section 504 of the Rehabilitation Act requires agencies that provide Federal financial assistance also have section 504 regulations covering entities that receive Federal aid. Requirements common to these regulations include reasonable accommodation for employees with disabilities; program accessibility; effective communication with people who have hearing or vision disabilities; and accessible new construction and alterations. Since Cathedral City applies for and is, on occasion, awarded federal funding administered by Caltrans, the City was required to evaluate their public facilities to determine ADA compliance. This evaluation of public facilities outlined what alterations are needed in order to be in compliance with the aforementioned ADA regulations. For this reason, Cathedral City contracted Disabilities Access Consultants (DAC) to evaluate and assess public facilities throughout the City. As a result, a comprehensive report was prepared by DAC, on behalf of the City, specifying the areas that were evaluated and if these public facilities are in need of alteration for compliance. Under the CDBG Program, ADA improvements meet the national objective criteria and are classified as an "urgent need" for people with disabilities. The City is proposing to reallocate CDBG funding from the San Joaquin Street Improvements Project to fund the construction of ADA ramps along 30th Avenue, McCallum Way and Vista Chino. These ADA improvements will install and/or bring into compliance existing ADA ramps on portions of 30th Avenue, McCallum Way and Vista Chino.

ii. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)

see previous response.

iii. Transportation

SunDial is a valley wide, curb to curb paratransit servicing the City and designed to meet the requirements of the Americans with Disabilities Act (ADA). The purpose is to provide next day public transportation service for persons who are unable to use regular SunLine service. SunDial service is available within 3/4 of a mile on either side of any local SunLine route (not including Commuter Link 220 & Line 95).

iv. Proficient schools and educational programs

Palm Springs Unified School District is responsible for ensuring access to proficient schools and educational programs for Cathedral City residents. The district adheres to Section 504 and the American with Disabilities Act. Public Law 94-142, the Education for All Handicapped Children Act, passed in 1975, was the federal legislation that initially resulted in major changes in the way schools served children with disabilities. This law, now called the Individuals with Disabilities Education Act (IDEA), was accompanied by federal funds, was the focal point of schools in serving children with disabilities.

v. Jobs

Employment seekers often face discrimination in hiring practice based on disabilities. Filed on Sept. 28, 2015, a complaint to the Department of Justice alleged that the county of Riverside, which the City is located, discriminated in its employment practices by failing to hire a probation officer applicant because he has epilepsy. The job applicant was qualified for and could perform the job duties associated with the position, but the county withdrew his offer of employment solely because of his controlled epilepsy.

Under the consent decree, which must be approved by the court, the county will pay the applicant \$50,000, offer him the position as a probation officer, provide training on the ADA and file reports on its compliance with the decree and ADA with the Justice Department. The county, which cooperated with the department in this matter, has also taken steps to ensure that its employment processes will be free of disability based discrimination.

Title I of the ADA prohibits employers, such as Riverside County, from discriminating against a qualified individual on the basis of disability in regard to job application procedures, the hiring, advancement or discharge of employees, employee compensation, job training and other terms, conditions and privileges of employment. An employer may also not deny employment opportunities to a job applicant or employee who is otherwise qualified if the denial is based on the need to make reasonable accommodations for the applicant or employee. This matter was based on a referral from the Los Angeles District office of the Equal Employment Opportunity Commission who completed the initial investigation of the facts.

V.D.4.b. Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.

The City and other Public entities within the region provides residents upon request reasonable arrangements to ensure accessibility (28 CFR 35.102.35.104 ADA Title 11). A public entity shall make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the public entity can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity.


V.D.4.c. Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.

During the development of this AFH, the City did not Stop correcting identify difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.

Fair Housing Analysis > Disability and Access Analysis > Analysis > Disproportionate Housing Needs

V.D.5. Disproportionate Housing Needs

V.D.5.a. Describe any disproportionate housing needs experienced by persons with disabilities and by persons with certain types of disabilities.

 Instructions

**Relevant Data**

Elderly persons are those that are 65 years and older. The 2010 Census shows the elderly population in Cathedral City at 14.7%. Riverside County's elderly population totals 11.6% of the overall population. Frail elderly are considered to be persons 65 years and older that have a disability limiting their mobility and/ or ability to live independently. Data does not exist specifically on frail elderly but Cathedral City's 2012- 2016 Consolidated Plan states that 39.1% of residents that are 65 years and older have a disability, or approximately 2,070 people. Senior Home Repair facilitates necessary rehabilitation and accessibility improvements. The City included the scope of Senior Home Repair in its Consolidated Plan, but does not currently have funding for this program.

## Fair Housing Analysis &gt; Disability and Access Analysis &gt; Additional Information

## V.D.6. Additional Information

V.D.6.a. Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and region affecting groups with other protected characteristics.

**Instructions**

The highest number of calls to the Fair Housing Council of Riverside County over the past Five years in which the caller claimed discrimination was associated with persons with Disabilities. Complaints regarding disability access indicate a shortage of reasonable accommodation. This impediment is relevant due to Cathedral City's large senior and frail elderly populations. The elderly population is expected to increase as the baby boomer populations continue to age.

V.D.6.b. The program participant may also describe other information relevant to its assessment of disability and access issues.

**Instructions**


Continue enforcing Title 24 Disability Access Standards and encourage notifications of violations by providing the appropriate forms on the City's webpage. This action will be ongoing and continuous.

## Fair Housing Analysis &gt; Disability and Access Analysis &gt; Disability and Access Issues Contributing Factors



## V.D.7. Disability and Access Issues Contributing Factors

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disability and access issues and the fair housing issues, which are Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor, note which fair housing issue(s) the selected contributing factor relates to.

 Instructions

## V.D.7. Disability and Access Issues Contributing Factors - Other


- **Lack of local private fair housing outreach and enforcement**
- **Private Discrimination**

**Discussion: IFHMB opened 28 fair housing complaints from the residents of Cathedral City during this period. 22 of the complaints were for disability discrimination. The agency did not open more than 1 case for any of the other protected categories during this timeframe. The results show that 14 of the 22 disability cases or 63% of the cases opened concerned a reasonable modification or accommodation request. Reasonable accommodations and modifications requests are an area of the law that requires housing providers and tenants to have an understanding of the Fair Housing Act and its accompanying regulations.**

Fair Housing Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Analysis


Fair Housing Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Analysis > Analysis

V.E.1. List and summarize any of the following that have not been resolved: a charge or letter of finding from HUD concerning a violation of a civil rights-related law, a cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law, a letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.

 Instructions

Not applicable.

V.E.2. Describe any state or local fair housing laws. What characteristics are protected under each law?

 Instructions

Cathedral City adheres to both state and federal fair housing law. Below is the State of California Fair Housing and law:

The *Fair Employment and Housing Act* (FEHA) prohibits harassment and discrimination in **employment** because of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, mental and physical disability, medical condition, age, pregnancy, denial of medical and family care leave, or pregnancy disability leave (Government Code sections 12940, 12945, 12945.2) and/or retaliation for protesting illegal discrimination related to one of these categories, or for reporting patient abuse in tax supported institutions. You may file a private lawsuit under the *Fair Employment & Housing Act*. For employment discrimination issues, you **are required** to exhaust your administrative remedies with the Department by securing your Notice of Right to Sue.

This law specifically provides protection from harassment or discrimination in employment because of:

- Age (40 and over)
- Ancestry
- Color
- Religious Creed (including religious dress and grooming practices)
- Denial of Family and Medical Care Leave
- Disability (mental and physical) including HIV and AIDS
- Marital Status
- Medical Condition (cancer and genetic characteristics)
- Genetic Information
- Military and Veteran Status
- National Origin (including language use restrictions)
- Race
- Sex (which includes pregnancy, childbirth, breastfeeding and medical conditions related to pregnancy, childbirth or breastfeeding)
- Gender, Gender Identity, and Gender Expression
- Sexual Orientation

V.E.3. Identify any local and regional agencies and organizations that provide fair housing information, outreach, and enforcement, including their capacity and the resources available to them.

 Instructions

Fair Housing Council of Riverside County, Inc  
3600 Lime Street, #613  
Riverside, CA 92501

(909) 682-6581

Fair Housing Council of Riverside County, Inc. (FHCRC) is a non-profit, HUD-approved organization that fights to protect the housing rights of all individuals. Since 1986, FHCRC has strived to ensure that all individuals will live free from unlawful housing practices and discrimination.

Their mission is to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, age, sex, familial status (i.e., presence of children), disability, ancestry, marital status, age, source of income, sexual orientation, genetic information, or other arbitrary factors.

The Fair Housing Council of Riverside County, Inc. (FHCRC) offers a variety of services to the public, which include the following:

- Anti-Discrimination
- Landlord-Tenant
- First-time Homebuyer
- Foreclosure Prevention
- Loan Modification
- One-on-one Counseling
- Keep Your Home California
- Training

#### Inland Fair Housing and Mediation Board

1005 Begonia Avenue

Ontario, CA 91762

(909) 984-2254

Inland Fair Housing and Mediation Board (IFHMB) is a non-profit, public benefit corporation that has served San Bernardino County and parts of Riverside and Imperial Counties in Southern California since 1980. Funded by numerous grants and awards, IFHMB serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation.

Located in the City of Ontario with satellite offices in San Bernardino, Victorville, Barstow, Indio, and El Centro, California, IFHMB assists thousands of individuals each year through its numerous programs at no charge to the consumer.

**IFHMB is a values-based, dynamic organization expanding its reach by facilitating and promoting the general well-being of people through research, education, advocacy, counseling and housing.**

## Grants and Awards

- Community Development Block Grant (CDBG)
- Fair Housing Initiative Program (FHIP), Private Enforcement Initiatives (PEI)
- Fair Housing Initiative Program (FHIP), Fair Housing Organization Initiative (FHOI)
- National Community Reinvestment Coalition (NCRC)
- Rural Community Assistance Corporation (RCAC)
- Keep Your Home California (KYHC)

- Consumer Assistance Grant, funded by the Office of the California Attorney General
- Alternative Dispute Resolution, funded by the San Bernardino Superior County Court
- Senior Services Grant, funded by the city of Ontario

Inland Fair Housing and Mediation Board, established in 1980 under the name Inland Mediation Board, was initially formed to help individuals avoid costly court actions and reduce court caseloads by settling landlord/tenant issues through mediation. The agency was organized under the direction of a governing Board of Directors, an executive director, and a pool of Dispute Resolution Programs Act (DRPA) certified mediators.

By 1983, the agency began a collaborative relationship with the California State Department of Fair Employment and Housing (DFEH) to focus on mediation in housing discrimination cases. This relationship further expanded when the agency began to concentrate on housing discrimination concerns and enforcement activities.

On January 5, 1987 Inland Mediation Board filed for articles of incorporation as a non-profit, public benefit corporation. In 1991, the organization began a pilot Alternative Dispute Resolution Program through the County of San Bernardino Superior Courts. This program was expanded in 1993 to encompass unlawful detainer cases, and, in 1994, to include small claims actions.

In 1993, IFHMB was granted awards through the United States Department of Housing and Urban Development's (HUD) Federal Housing Administration to offer a comprehensive Housing Counseling Program to the public. Since that time, IFHMB has been recognized as a HUD Approved Housing Counseling Agency, offering first-time homebuyer education, reverse mortgage counseling, default and foreclosure counseling, and homeless assistance in San Bernardino, Riverside, and Imperial Counties.

On May 19, 1998, Inland Mediation Board began doing business as Inland Fair Housing and Mediation Board as the organization moved further into housing related mediation (fair housing) services. The organization experienced significant growth in the last decade and expanded its programs and services to meet the growing needs of the Southern California community. Today, IFHMB is governed by a volunteer Board of Directors, services over 40,000 residents each year, and maintains a staff of over 30 highly trained mediators, counselors, attorneys, and staff members.

Fair Housing Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Analysis > Additional Information

V.E.4. Additional Information

V.E.4.a. Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.

Inland Fair Housing and Mediation Board (IFHMB) conducted a review of all fair housing complaints received from the Cathedral City for the fiscal year of 2015-2016. IFHMB staff mapped the location of the complaints and analyzed the type of complaints as a means of identifying trends with fair housing concerns. The objective of this process is to report the specific findings to the City to make officials more aware of the nature of discriminatory housing issues within the city.

In the 2015 fiscal year, there were a total of seven (7) fair housing cases opened by the agency. Of the seven (7) cases, five (5) cases were regarding allegations of disability discrimination, one (1) was regarding allegations of discrimination based on sex discrimination, and one (1) was regarding national origin. Disability discrimination was the primary concern of residents during the period in review. In the five (5) cases with concerns regarding disability discrimination IFHMB provided assistance with reasonable accommodations requests. Three (3) of the disability cases requested information and IFHMB mediators were able to assist these clients by providing clarification on rights and the request process. The informational cases included clients that had questions regarding regulations on the width of doorways for wheelchairs, and issues with smoking and respiratory disabilities. In these cases, IFHMB mediators assisted by providing information about fair housing protections and an informational packet on how to request accommodations.

Aside from informational cases, two (2) cases involved the provision of additional assistance and mediation in seeking accommodations or modifications. One client was a cancer patient whose apartment unit fell into disrepair. The client's symptoms were aggravated by items that needed to be fixed by the landlord, and mediation helped the landlord and tenant engage in an interactive process to discuss the repairs. Another client was recovering from surgery and had difficulty seeking their next place of residence. IFHMB staff were able to inform the resident about their rights and assisted in their search for alternative housing when accommodations were not possible.

The national origin case involved a resident who did not receive timely repairs due to their nationality and limited English proficiency. The fair housing case based on sex involved a woman who alleged discrimination and harassment by her housing provider. In both cases, mediators assisted in providing information and assistance with filing fair housing complaints. The demographic statistics of the above-referenced clients indicated that there were three (3) Hispanic, and four (4) non-Hispanic clients. Additionally, five (5) clients were female, while two (2) were male.

A spatial review of the cases indicates that the calls from this period of review came from the central part of Cathedral City. Specifically, they came from Census Tracts 449.07, 449.15 and 449.16. These census tracts include areas near the cross streets of Date Palm Drive and Dinah Shore Drive, and also Cathedral Canyon Drive and Ramone Drive. According to the 2010 US Census data, this area is among the most densely populated areas in Cathedral City. Also, this area also has a high proportion of estimated renters and a high number of people in poverty. These census tracts are also predominantly Hispanic.

The pattern that emerges from this period of review is that there are clusters of fair housing calls within Cathedral City. The leading categories of concern are disability discrimination. A targeted campaign of engaging housing providers and tenants in these specific areas with education and outreach materials may be one way to address the issue. IFHMB welcomes the opportunity to collaborate with City staff to determine the most effective means of reaching these communities.

V.E.4.b. The program participant may also include information relevant to programs, actions, or activities to promote fair housing outcomes and capacity.

The City has an agreement with the Inland Fair Housing and Mediation Board (IFHMB) to provide anti-discrimination, landlord-tenant mediation, fair housing training and technical assistance, enforcement of housing rights, administrative hearings, home buyer workshops, lead-based paint programs, and other housing related services for Cathedral City residents. Services are designed to implement fair housing policies and procedures and to provide information concerning fair housing rights and minority rights under existing fair housing laws, which include providing housing opportunities for all persons regardless of race, color, national origin, religion, sex, familial status, disability, ancestry, marital status, or any other arbitrary factors.

Fair Housing Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors

#### V.E.5. Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing enforcement, outreach capacity, and resources and the fair housing issues, which are Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each significant contributing factor, note which fair housing issue(s) the selected contributing factor impacts.

 Instructions

Lack of local private fair housing outreach and enforcement

#### V.E.5. Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors - Other

- **Lack of local private fair housing outreach and enforcement**
- **Private Discrimination**

**Discussion: IFHMB opened 28 fair housing complaints from the residents of Cathedral City during this period. 22 of the complaints were for disability discrimination. The agency did not open more than 1 case for any of the other protected categories during this timeframe. The results show that 14 of the 22 disability cases or 63% of the cases opened concerned a reasonable modification or accommodation request. Reasonable accommodations and modifications requests are an area of the law that requires housing providers and tenants to have an understanding of the Fair Housing Act and its accompanying regulations.**

**A spatial review of the cases indicates that the calls from this period of review came from the central part of Cathedral City. Specifically, they came from Census Tracts 449.07, 449.15 and 449.16. These census tracts include areas near the cross streets of Date Palm Drive and Dinah Shore Drive, and also Cathedral Canyon Drive and Ramone Drive. According to the 2010 US Census data, this area is among the most densely populated areas in Cathedral City. Also, this area also has a high proportion of estimated renters and a high number of people in poverty. These census tracts are also predominantly Hispanic.**

Fair Housing Goals and Priorities > Prioritization of Contributing Factors

VI.1. For each fair housing issue, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to

opportunity, or negatively impact fair housing or civil rights compliance.

**i** Instructions

<b>Goal</b>	<b>Contributing Factors</b>	<b>Fair Housing Issues</b>	<b>Metrics, Milestones, and Timeframe for Achievement</b>	<b>Responsible Program Participant(s)</b>
<p>Increase levels of integration by Hispanic residents within higher opportunity neighborhoods.</p>	<p>Issues to Mobility</p>	<p>Ongoing local or regional segregation, or lack of integration.</p>	<p>By the 2020 review of the AFH in the Consolidated Annual Performance and Evaluation Report (CAPER), Hispanic Integration levels will increase by 5 percent measured by percentage increase of Hispanic's within the following higher opportunity census tracts: 6065940600, 6065940900, 6065941100.</p>	<p>Engineering Department IFHMB</p>

**Discussion:** The term “issues to mobility” refers here to barriers faced by individuals and families when attempting to move to a neighborhood or area of their choice, especially integrated areas and areas of opportunity. This refers to both Housing Choice Vouchers and other public and private housing options.

Based on the analysis performed in the AFH, Hispanics experienced the highest increase in segregation index over time when compared to other Race/ Ethnicity protected classes. From 1990 to 2000, Hispanics segregation index increased by 20.59 percentage points. This is best illustrated by the 1990 and 2000 Race/ Ethnicity density maps for Cathedral City. The 1990 map shows generally an even disbursement of all groups across the Jurisdiction. However, in the 2000 Census year, the location of Hispanics tended to cluster around the core of the City, while the location of Whites was more prominent outside the City’s core. The later could indicate a lack of integration which means that there is not a high concentration of people of a particular protected class in an area subject to analysis, such as a census tract or neighborhood, compared to the broader geographic area. Along with residential segregation for Hispanics within the City’s core, the area also has a high segregation of person from Mexico as their National Origin as well as Limited English Proficiency.

To meet stated goal, the City will implement the following strategies:

- Work with the Inland Fair Housing and Mediation Board (IFHMB) to provide Mobility Counseling which will include a range of options including, assistance for families for “second moves” after they have accessed stable housing, and ongoing post-move support for families.
- Work IFHMB to increase education to private apartment owners and managers in higher opportunity neighborhoods and census tracts on the benefits of Housing Choice Vouchers
- Work with IFHB to increase testing of multifamily housing market in higher opportunity neighborhoods and census tracts to determine levels of discrimination based on source of income, including SSDI, Housing Choice Vouchers, or other tenant-based rental assistance.

<u>Goal</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones, and Timeframe for Achievement</u>	<u>Responsible Program Participant(s)</u>



<p>Improve the community and housing conditions of the Downtown and Dream Home Area</p>	<p>Lack of private investment in specific neighborhoods  Deteriorated and abandoned properties</p>	<p>Disproportionate housing needs based on the "protected classes" of race, color, national origin, religion, sex, familial status, or disability.</p>	<p>Complete a Housing Income Survey of the Dream Home Area by January 2017 to qualify the area as Low to Medium Income.  Complete a comprehensive community development strategy for the Dream Home Area by May 15, 2017.  Identify CDBG funding when possible to assist in revitalizing the Urban Core and Dream Home Area annually</p>	<p>Engineering Department</p>
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**Discussion:** A number of housing units and neighborhoods in the City are of older construction, and require either rehabilitation or conservation in order to be maintained as viable dwelling units. As such, the City had implemented programs funded by its former Redevelopment Agency to provide funding and assistance in the rehabilitation of housing units. Areas of particular concern continue to include the areas on the edge of Downtown and the Dream Homes neighborhood. Within these neighborhoods, Hispanics experienced highest rate of housing cost burden, overcrowding, and substandard housing when compared to other groups in the City. They also experienced the highest rate of Severe Housing Problems when compared to other groups in the City.

This concern was echoed by several residents from these communities when participating in the AFH community meetings. Below is a summary of comments provided by these residents:

- Dream Home Area is ignored by the City.
- Several homes in the area have been abandoned and being inhabited by homeless individuals
- Additional resources should be directed towards the Dream Home area to curb the gang violence
- Additional surveys should be distributed through the area

To meet stated goal, the City will implement the following strategies:

- Conduct a Community Needs Assessment for the Dream Home Area with a particular focus on the need for housing rehabilitation/ replacement and infrastructure improvement.
- Use CDBG and other public/ private investments to improve housing and infrastructure conditions of the Dream HOME Area.
- Continue to identify private and public investment opportunities to redevelop the Downtown with higher density housing and encourage mixed use development where residential units are above commercial businesses.

<u>Goal</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones, and Timeframe for Achievement</u>	<u>Responsible Program Participant(s)</u>

<p>Reduce the number of fair housing complaints based on disability.</p>	<p>Lack of local private fair housing outreach and enforcement  Private Discrimination</p>	<p>Evidence of illegal discrimination or violations of civil rights laws, regulations, or guidance.</p>	<p>The City will see an annual reduction of fair housing complaints based on disabilities as measured by 2016 levels.</p>	<p>Engineering Department  IFHMB</p>
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**Discussion:** IFHMB opened 28 fair housing complaints from the residents of Cathedral City during this period. 22 of the complaints were for disability discrimination. The agency did not open more than 1 case for any of the other protected categories during this timeframe. The results show that 14 of the 22 disability cases or 63% of the cases opened concerned a reasonable modification or accommodation request. Reasonable accommodations and modifications requests are an area of the law that requires housing providers and tenants to have an understanding of the Fair Housing Act and its accompanying regulations.

A spatial review of the cases indicates that the calls from this period of review came from the central part of Cathedral City. Specifically, they came from Census Tracts 449.07, 449.15 and 449.16. These census tracts include areas near the cross streets of Date Palm Drive and Dinah Shore Drive, and also Cathedral Canyon Drive and Ramone Drive. According to the 2010 US Census data, this area is among the most densely populated areas in Cathedral City. Also, this area also has a high proportion of estimated renters and a high number of people in poverty. These census tracts are also predominantly Hispanic.

To meet stated goal, the City will work with the IFHMB to implement a targeted campaign of engaging housing providers and tenants in the aforementioned specific areas with education and outreach materials to address the issue.

V. Fair Housing Analysis > B. General Issues > Segregation/Integration > Contributing Factors of Segregation

- Community Opposition
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Land use and zoning laws
- Lending Discrimination
- Location and type of affordable housing
- Private discrimination
  - Community Opposition

The City of Cathedral City reviews development processing procedures to ensure that such procedures facilitate and encourage the construction of housing for all income levels. The City understands that often the requirement of obtaining a conditional use permit on multiple-family housing projects subjects the project to Community Opposition, even if the project otherwise complies with City regulations.

State law prohibits a local agency from disapproving a low income housing development, or imposing conditions that make the development infeasible, unless one of six conditions exists. Three conditions are of most import: 1) the project would have an unavoidable impact on health and safety which cannot be mitigated; 2) the neighborhood already has a disproportionately high number of low income families; or 3) the project is inconsistent with the general plan and the housing element is in compliance with state law.

#### · Displacement of residents due to economic pressures

Displacement of residents due to economic pressures is also called Gentrification. This is a dynamic that emerges in poor urban areas when residential shifts, urban planning, and other phenomena affect the composition of a neighborhood. Urban gentrification often involves population migration as poor residents of a neighborhood are displaced. In a community undergoing gentrification, the average income increases and average family size decreases. This generally results in the displacement of the poorer, pre-gentrification residents, who are unable to pay increased rents, and property taxes, or afford real estate.

Every five years, the US Census Bureau releases its migration report and we've just gotten the exciting data for 2007 through 2011 (via Atlantic Cities), which shows that the largest migration in the country—nearly 42,000 people—was from Los Angeles County to San Bernardino County. Families were leaving LA County because it's cheaper to buy a house. One economist estimated the median price in LA County was more than \$200,000 more than the median price in San Bernardino ( The Inland Valley Daily Bulletin). "People go on the freeway and drive until they can find a house they can afford," said an Inland Empire developer. Other possible explanations were new jobs and more space in San Bernardino.

#### · Lack of public investments in specific neighborhoods, including services or amenities

A number of housing units and neighborhoods in the City are of older construction, and require either rehabilitation or conservation in order to be maintained as viable dwelling units. As such, the City had implemented programs funded by its former Redevelopment Agency to provide funding and assistance in the rehabilitation of housing units. Areas of particular concern continue to include the areas on the edge of the Downtown, the Whitewater neighborhood, the neighborhood north of Dinah Shore Drive and west of Date Palm Drive, and the Dream Homes neighborhood. However, these programs are no longer available due to the statewide dissolution of redevelopment agencies.

#### · Land use and zoning laws

Land use policies are fundamental to ensuring housing opportunities. The Cathedral City General Plan and the Zoning Ordinance regulate the amount, location, type and density of housing in the City of Cathedral City. Land use policies that do not promote a variety of housing options can impede housing choice.

Development standards include zoning ordinances, subdivision ordinances, and building code requirements. The most far-reaching constraints are those contained in a city's zoning ordinance, which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use; density; floor area; setbacks; parking; and placement and mix of residential, commercial, and industrial projects to reflect the community's development goals and objectives.

Cathedral City's General Plan establishes policies and guidelines for all development by identifying locations, distribution, and density of the various land uses. Various land uses are residential, commercial, industrial and open space within the City. The City follows several planning tools to implement its General Plan policies including Specific Plans, Zoning Regulations, and Subdivision ordinance. The General Plan identifies the land available for housing projects and the policies that are incorporated to eliminate or reduce barriers to the provision of affordable housing.

#### Lending Discrimination

In the past, fair lending practices were not always employed by financial institutions. Credit market distortions and other activities such as redlining prevented some groups from equal access to credit. The passage of the Community Reinvestment Act (CRA) in 1977 was designed to improve access to credit for all members of the community. The CRA is intended to encourage regulated financial institutions to help meet the credit needs of entire communities, including low- and moderate-income neighborhoods. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

Based on the earlier review of 2014 HMDA data, Whites were the most active in the use of both public backed and conventional home loans. They were the most active with conventional home loans with 24,737 applications submitted in 2014. Of those loans, 1285 was approved. American Indian/ Alaska Native were the least active in the homeownership market for both public backed and conventional financing.

Several factors affect the loan decision such as debt to income ratio, credit score, home equity, employment. A correlation in denial rates may correlate with the applicant's ability to repay the loan. However, the denial rate of homeownership applications of a particular group may indicate the institution of unfair or discriminatory policies and practices which may hinder access to fair housing choice. With the exception of Native Hawaiians who a disproportionately low participation, the differential in denial rate was not more than 5%. Denials based solely on racial factors does not seem to be an issue.

#### Location and type of affordable housing

The location of affordable housing can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity. The type of housing (whether the housing primarily serves families with children, elderly persons, or persons with disabilities) can also limit housing choice, especially if certain types of affordable housing are located in segregated areas, R/ECAPs, or areas that lack access to opportunity, while other types of affordable housing are not. The provision of affordable housing is often important to individuals with protected characteristics because they are disproportionately represented among those that would benefit from low-cost housing.

The HUD Census Map below shows the location and type of affordable housing within Cathedral City. As illustrated by the map, the type of affordable housing within the City are HUD Multifamily Poperies (2), Low Income Housing Tax Credit Projects (6), and USDA Rural Housing (1). In terms of location, these 9 affordable housing developments are well dispersed through the City and not primarily located in a segregated area (City Core).

#### Private discrimination

The term "private discrimination" refers here to discrimination in the private housing market that is illegal under the Fair Housing Act or related civil rights statutes. This may include, but is not limited to, discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowners' associations, and condominium boards.

During the AFH development a fair housing survey was provided to residents. Seeking to understand the survey takers experience within the private market, the following question was asked: "If you believe or think that you or someone you know encountered housing discrimination, what type was it?". Based on \_\_\_ survey takers, the following are the results:

- Refusing, discouraging, or charging more to rent an apartment or buy a home. 50.00%
- Discouraging a person from living where they want to live. Steering them to another apartment, complex or neighborhood. 16.67%
- Refusing, discouraging, making it difficult or charging more or providing less favorable terms on a home loan to buy, refinance, fix up or use the equity in a home 5.56%
- Refusing, discouraging or charging more for home insurance. 0.00%
- Refusing to make a reasonable accommodation or not allowing a modification to be made to make an apartment more accessible for a person with a disability 16.67%

#### V. Fair Housing Analysis > B. General Issues > R/ECAPs > Contributing Factors of R/ECAPs

N/A

#### V. Fair Housing Analysis > B. General Issues > Disparities in Access to Opportunity > Contributing Factors of Disparities in Access to Opportunity

##### Income

According to the 2010 Census Bureau report the median annual income for Cathedral City is \$45,693 which is over \$17,000 below Riverside County's median income. Approximately 16.3% of families in Cathedral City are living below the poverty line according to the Bureau of labor and Statistics. This is nearly 3% higher than the poverty rate throughout Riverside County. Poverty rates appear to be concentrated in areas of Cathedral City that qualify as low to moderate income.

Income is important when the City evaluates housing and community development needs. low-income families tend to have more constraints when they need to obtain adequate housing or services. Housing and community development planning purposes utilizes data collected in the Comprehensive Housing Affordability Strategy (CHAS).

#### V. Fair Housing Analysis > B. General Issues > Disproportionate Housing Needs > Contributing Factors of Disproportionate Housing Needs

The availability of affordable units in a range of sizes

The availability of affordable units in a range of sizes

Each city is required to analyze existing and projected housing needs and develop an implementation program to describe how the City will attain its housing goals. In addition, the projected housing need must include a locality's fair share of regional housing needs. In 2012, the Southern California Association of Governments (SCAG) approved the Regional Housing Needs Assessment (RHNA) for the 2014-2021 period. The City of Cathedral City's allocation under the RHNA is depicted below.

Income Category	Number of Units
Above Moderate	254
Moderate	110
Low	95
Very Low	70
Extremely Low*	71
Total	600

Source: SCAG 2012/ \*50% of the Very Low income category pursuant to state law.

Carryover of Unaccommodated Need from the Previous Planning Period the Prior Housing Element, adopted in 2009, included Program 1.A.7 to rezone either Assessor's Parcel677-050-017, which consists of 14.69 acres or Assessor's Parcel677-050- 018, which consists of 18.12 acres, to create additional capacity for lower-income housing. Since this program was not completed, this program must be carried over into the new planning period. Pursuant to Government Code Section 65583.2(h), the rezoned site will allow rental and owner multifamily uses by right and require a minimum density of 20 units per acre.

Affordable Units at Risk

According to the City's 2014 Housing Element, there are 280 rental units in the Mountain View Apartment complex could be released from their restricted status before 2015. In 1994 financing for this project was changed from the FmHA loan (515) to a USDA Rural Development Loan which allows for affordability controls through 2034. However, after 2014 the loan could be pre-paid, which could remove the affordability control. Should the project elect to pre-pay its loan, a number of organizations, including the Coachella Valley Housing Coalition, the Riverside County Housing Authority, or several private sector developers who currently operate affordable housing projects in the City, would be contacted and encouraged to participate in the project's preservation as affordable housing. Based on the City's most recently obtained pro-fonnas for affordable housing projects, construction costs for replacement of these units would be between \$240,000 and \$325,000 per unit. Purchasing existing affordable units in the area currently is approximately \$100,000 to \$130,000 per unit. Therefore, the preservation of these units is important to the City's affordable housing inventory. Program 2.A.3 describes actions the City will take to facilitate the preservation of affordability covenants for this project.

## Fair Housing Analysis &gt; Publicly Supported Housing Analysis &gt; Contributing Factors of Publicly Supported Housing Location and Occupancy

Lack of private investment in specific neighborhoods

Lack of public investment in specific neighborhoods, including services and amenities

Land cost in Cathedral City ranges from \$50,000 to \$70,000 per acre. At a density of 10 units per acre, this equates to \$5,000 to \$7,000 per unit. The affordable housing community estimates that construction costs for affordable housing units are approximately \$250,000 to \$325,000. When added to land cost, this represents a total cost per unit of \$255,000 to \$337,000 per unit. Projects in this cost range can be funded, when including HOME funds, tax credit funds or other programs, and built in the range of 14 to 16 units per acre. Most importantly, the affordable housing community has indicated that projects above this range are not marketable, insofar as more dense projects cannot be built and include the amenities and common areas which make a project a liveable community for the families who are looking for rental units. The Coachella Valley Housing Coalition and Palm Desert Development, which attended the City's workshops during the development of its 2014 Housing Element, clearly stated that they will not plan projects at densities over 16 units per acre, since the higher densities do not allow them to create communities which they can lease, because they cannot provide the services and amenities which create a healthy living environment.

## Fair Housing Analysis &gt; Disability and Access Analysis &gt; Disability and Access Issues Contributing Factors

- **Lack of local private fair housing outreach and enforcement**
- **Private Discrimination**

**Discussion: IFHMB opened 28 fair housing complaints from the residents of Cathedral City during this period. 22 of the complaints were for disability discrimination. The agency did not open more than 1 case for any of the other protected categories during this timeframe. The results show that 14 of the 22 disability cases or 63% of the cases opened concerned a reasonable modification or accommodation request. Reasonable accommodations and modifications requests are an area of the law that requires housing providers and tenants to have an understanding of the Fair Housing Act and its accompanying regulations.**

## Fair Housing Analysis &gt; Fair Housing Enforcement, Outreach Capacity, and Resources Analysis &gt; Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors

Lack of local private fair housing outreach and enforcement

- **Lack of local private fair housing outreach and enforcement**
- **Private Discrimination**

**Discussion: IFHMB opened 28 fair housing complaints from the residents of Cathedral City during this period. 22 of the complaints were for disability discrimination. The agency did not open more than 1 case for any of the other protected categories during this timeframe. The results show that 14 of the 22 disability cases or 63% of the cases opened concerned a reasonable modification or accommodation request. Reasonable accommodations and modifications requests are an area of the law that requires housing providers and tenants to have an understanding of the Fair Housing Act and its accompanying regulations.**


**A spatial review of the cases indicates that the calls from this period of review came from the central part of Cathedral City. Specifically, they came from Census Tracts 449.07, 449.15 and 449.16. These census tracts include areas near the cross streets of Date Palm Drive and Dinah Shore Drive, and also Cathedral Canyon Drive and Ramone Drive. According to the 2010 US Census data,**



**this area is among the most densely populated areas in Cathedral City. Also, this area also has a high proportion of estimated renters and a high number of people in poverty. These census tracts are also predominantly Hispanic.**

## Fair Housing Goals and Priorities > Fair Housing Goals

VI.2. For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.

 Instructions

### Goal

**Goal**

Increase levels of integration by Hispanic residents within higher opportunity neighborhoods

**Contributing Factors**

Issues to Mobility

**Fair Housing Issues**

Ongoing local or regional segregation, or lack of integration.

**Metrics, Milestones, and Timeframe for Achievement**

By the 2020 review of the AFH in the Consolidated Annual Performance and Evaluation Report (CAPER), Hispanic Integration levels will increase by 5 percent measured by percentage increase of Hispanic's within the following higher opportunity census tracts: 6065940600, 6065940900, 6065941100.

**Responsible Program Participant(s)**

Cathedral City, CA

**Discussion**

The term "issues to mobility" refers here to barriers faced by individuals and families when attempting to move to a neighborhood or area of their choice, especially integrated areas and areas of opportunity. This refers to both Housing Choice Vouchers and other public and private housing options.

Based on the analysis performed in the AFH, Hispanics experienced the highest increase in segregation index over time when compared to other Race/ Ethnicity protected classes. From 1990 to 2000, Hispanics segregation index increased by 20.59 percentage points. This is best illustrated by the 1990 and 2000 Race/ Ethnicity density maps for Cathedral City. The 1990 map shows generally an even disbursement of all groups across the Jurisdiction. However, in the 2000 Census year, the location of Hispanics tended to cluster around the core of the City, while the location of Whites was more prominent outside the City's core. The later could indicate a lack of integration which means that there is not a high concentration of people of a particular protected class in an area subject to analysis, such as a census tract or neighborhood, compared to the broader geographic area. Along with residential segregation for Hispanics within the City's core, the area also has a high segregation of person from Mexico as their National Origin as well as Limited English Proficiency.

To meet stated goal, the City will implement the following strategies:

- Work with the Inland Fair Housing and Mediation Board (IFHMB) to provide Mobility Counseling which will include a range of options including, assistance for families for "second moves" after they have accessed stable housing, and ongoing post-move support for families.
- Work IFHMB to increase education to private apartment owners and managers in higher opportunity neighborhoods and census tracts on the benefits of Housing Choice Vouchers

Work with IFHB to increase testing of multifamily housing market in higher opportunity neighborhoods and census tracts to determine levels of discrimination based on source of income, including SSDI, Housing Choice Vouchers, or other tenant-based rental assistance.

## Goal

### Goal

Improve the community and housing conditions of the Downtown and Dream Home Area

### Contributing Factors

- Lack of private investment in specific neighborhoods
- Deteriorated and abandoned properties

### Fair Housing Issues

Disproportionate housing needs based on the "protected classes" of race, color, national origin, religion, sex, familial status, or disability.

**Metrics, Milestones, and Timeframe for Achievement**

- Complete a Housing Income Survey of the Dream Home Area by January 2017 to qualify the area as Low to Medium Income.
- Complete a comprehensive community development strategy for the Dream Home Area by May 15, 2017.
- Identify CDBG funding when possible to assist in revitalizing the Urban Core and Dream Home Area annually

**Responsible Program Participant(s)**

Cathedral City, CA

**Discussion**

A number of housing units and neighborhoods in the City are of older construction, and require either rehabilitation or conservation in order to be maintained as viable dwelling units. As such, the City had implemented programs funded by its former Redevelopment Agency to provide funding and assistance in the rehabilitation of housing units. Areas of particular concern continue to include the areas on the edge of Downtown and the Dream Homes neighborhood. Within these neighborhoods, Hispanics experienced highest rate of housing cost burden, overcrowding, and substandard housing when compared to other groups in the City. They also experienced the highest rate of Severe Housing Problems when compared to other groups in the City.

This concern was echoed by several residents from these communities when participating in the AFH community meetings. Below is a summary of comments provided by these residents:

- Dream Home Area is ignored by the City.
- Several homes in the area have been abandoned and being inhabited by homeless individuals
- Additional resources should be directed towards the Dream Home area to curb the gang violence
- Additional surveys should be distributed through the area

To meet stated goal, the City will implement the following strategies:

- Conduct a Community Needs Assessment for the Dream Home Area with a particular focus on the need for housing rehabilitation/ replacement and infrastructure improvement.
- Use CDBG and other public/ private investments to improve housing and infrastructure conditions of the Dream HOME Area.

Continue to identify private and public investment opportunities to redevelop the Downtown with higher density housing and encourage mixed use development where residential units are above commercial businesses.

**Goal****Goal**

Reduce the number of fair housing complaints based on disability.

**Contributing Factors**

- Lack of local private fair housing outreach and enforcement
- Private Discrimination

**Fair Housing Issues**

Evidence of illegal discrimination or violations of civil rights laws, regulations, or guidance.

**Metrics, Milestones, and Timeframe for Achievement**

The City will see an annual reduction of fair housing complaints based on disabilities as measured by 2016 levels.

**Responsible Program Participant(s)**

Cathedral City, CA

**Discussion**

IFHMB opened 28 fair housing complaints from the residents of Cathedral City during this period. 22 of the complaints were for disability discrimination. The agency did not open more than 1 case for any of the other protected categories during this timeframe. The results show that 14 of the 22 disability cases or 63% of the cases opened concerned a reasonable modification or accommodation request. Reasonable accommodations and modifications requests are an area of the law that requires housing providers and tenants to have an understanding of the Fair Housing Act and its accompanying regulations.

A spatial review of the cases indicates that the calls from this period of review came from the central part of Cathedral City. Specifically, they came from Census Tracts 449.07, 449.15 and 449.16. These census tracts include areas near the cross streets of Date Palm Drive and Dinah Shore Drive, and also Cathedral Canyon Drive and Ramone Drive. According to the 2010 US Census data, this area is among the most densely populated areas in Cathedral City. Also, this area also has a high proportion of estimated renters and a high number of people in poverty. These census tracts are also predominantly Hispanic.

To meet stated goal, the City will work with the IFHMB to implement a targeted campaign of engaging housing providers and tenants in the aforementioned specific areas with education and outreach materials to address the issue.

## Documents

File	Description	Uploaded	User
2016 CDBG Community Participation Plan (CPP).v2.pdf (/Afh/Document/View/177)	Citizen Participation Plan	10/8/2016 3:33:15 PM	MXR799
Notice of Availability_CPP.pdf (/Afh/Document/View/178)	City of Cathedral City Notice of Availability Draft Community Participation Plan	10/8/2016 3:36:31 PM	MXR799
Notice of Community Meeting English and Spanish-Meeting 2.pdf (/Afh/Document/View/179)	Notice of Community Meeting English and Spanish-Meeting 2	10/8/2016 3:38:05 PM	MXR799
Notice of Availability- Draft AFH (3).pdf (/Afh/Document/View/180)	City of Cathedral City Notice of Availability for Public Comment Draft Assessment of Fair Housing (AFH)	10/8/2016 3:41:23 PM	MXR799
Cover Sheet - AFH.pdf (/Afh/Document/View/181)	Signature sheet	10/8/2016 3:57:53 PM	MXR799
Proof of Publication - AFH Draft.pdf (/Afh/Document/View/182)	AFH Public Notice	10/10/2016 10:53:35 AM	MXR799
Cathedral City AFH Discussion Memo 11-03-16.docx (/Afh/Document/View/250)	Cathedral City AFH	11/8/2016 7:10:42 PM	H49215
11.30.2016 Further Information Provided by Cathedral City (1 of 2).pdf (/Afh/Document/View/356)	Correspondence re: first revision provided by Cathedral City	12/7/2016 6:34:22 PM	H49215
Reponse to HUD.docx (/Afh/Document/View/357)	First revision provided by Cathedral City	12/7/2016 6:34:54 PM	H49215
12.6.2016 Further Information Provided by Cathedral City (2 of 2).pdf (/Afh/Document/View/358)	Correspondance re: second revision provided by Cathedral City	12/7/2016 6:35:31 PM	H49215

File	Description	Uploaded	User
Reponse to HUD 12_6.docx (/Afh/Document/View/359)	Second revision provided by Cathedral City	12/7/2016 6:36:07 PM	H49215
12.2.2016 Request for Further Information from Cathedral City (2 of 2).pdf (/Afh/Document/View/360)	Second request for additional information	12/7/2016 6:37:11 PM	H49215
12.2.2016 Request for Further Information from Cathedral City (2 of 2).pdf (/Afh/Document/View/361)	Second request for additional information	12/7/2016 6:37:51 PM	H49215
12.2.2016 Request for Further Information from Cathedral City (2 of 2).pdf (/Afh/Document/View/362)	Second request for additional information	12/7/2016 6:37:54 PM	H49215
11.10.2016 DAS Outreach Email.pdf (/Afh/Document/View/363)	DAS email to RDs approving communication with program participants	12/7/2016 6:40:51 PM	H49215
11.18.2016 Request for Further Information (1 of 2).pdf (/Afh/Document/View/364)	First request for additional information	12/7/2016 7:21:00 PM	H49215
Cathedral City acceptance with Notes letter - 120716.pdf (/Afh/Document/View/365)		12/8/2016 6:35:54 PM	H08167

## Maps

### Map 1 - Race/Ethnicity (Race/Ethnicity)

Cathedral City, California Jurisdiction (.../ArcGisV03/Map/V03/100/060624/J)

Riverside-San Bernardino-Ontario, CA Region (.../ArcGisV03/Map/V03/100/060624/R)

### Map 2 - Race/Ethnicity Trends (Race/Ethnicity Trends, 1990 and Race/Ethnicity Trends, 2000)

#### Race/Ethnicity Trends, 1990

Cathedral City, California Jurisdiction (.../ArcGisV03/Map/V03/200/060624/J)

Riverside-San Bernardino-Ontario, CA Region (.../ArcGisV03/Map/V03/200/060624/R)

#### Race/Ethnicity Trends, 2000

Cathedral City, California Jurisdiction (.../ArcGisV03/Map/V03/201/060624/J)

Riverside-San Bernardino-Ontario, CA Region (.../ArcGisV03/Map/V03/201/060624/R)

### Map 3 - National Origin (National Origin)

Cathedral City, California Jurisdiction (.../ArcGisV03/Map/V03/300/060624/J)

Riverside-San Bernardino-Ontario, CA Region (.../ArcGisV03/Map/V03/300/060624/R)

### Map 4 - LEP (Limited English Proficiency)

Cathedral City, California Jurisdiction (.../ArcGisV03/Map/V03/400/060624/J)

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# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



December 2, 2021

**CHAIR**  
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Palm Springs

**VICE CHAIR**  
Steve Manos  
Lake Elsinore

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County Administrative Center  
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[www.rcaluc.org](http://www.rcaluc.org)

Monique Alaniz-Flejter, Project Planner  
City of Hemet Planning Department  
445 E. Florida Avenue  
Hemet CA 92543

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

File No.: ZAP1067HR21  
Related File No.: GPA21-001 (2021-2029 Housing Element Update, Safety  
Element Update, Environmental Justice Update)  
APN: Citywide

Dear Ms. Alaniz-Flejter:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Hemet Case No. GPA21-001 (2021-2029 Housing Element Update, Safety Element Update, Environmental Justice Update), a proposal to update the City’s Housing, Safety Element, and Environmental Justice Element to be consistent with state law, identifying and analyzing the City’s housing needs and developing a work program consisting of City’s goals, policies, and objectives to develop housing. (No changes to the City’s land use designation or zoning are proposed). In addition, the City’s existing General Plan stipulates that any development within the airport influence area shall be consistent with the underlying airport land use compatibility criteria.

There are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity within the proposed amendments. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the portions of the Hemet-Ryan Airport Influence Area located within the City of Hemet.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

X:\AIRPORT CASE FILES\Hemet-Ryan\ZAP1067HR21\ZAP1067HR2121.LTR.doc





# City of Hemet

## 6<sup>th</sup> Cycle Housing Element

2021-2029



# City of Hemet

## 6<sup>th</sup> Cycle Housing Element 2021-2029

HCD Draft  
October 2021

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# Section 1

## INTRODUCTION



# Section 1: Introduction

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## A. Role of the Housing Element

The Housing Element is a state mandated chapter of the Hemet General Plan; it identifies and analyzes the City's housing needs and includes a detailed outline and work program of the City's goals, policies, and quantified objectives. The Housing Element also addresses the maintenance and expansion of the housing supply to accommodate households currently living and expected to live in Hemet in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the Regional Housing Needs Assessment (RHNA) goals as determined by the Southern California Association of Governments (SCAG). The programs and policies established within the Housing Element guide future decision-making to achieve the City's housing goals for the 2021-2029 planning period.

## B. State Policy and Authorization

### 1. Background

As a mandated chapter of the Hemet General Plan, the Housing Element must meet all requirements of existing state law. Goals, programs and policies, and quantified objectives within the Housing Element consistent with state law are implemented within a timeline to ensure the City accomplishes the identified actions.

### 2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. State Law requires that local governments review and revise the Housing Element of their comprehensive General Plans once every eight years.

The California Legislature has adopted an overall housing goal for the State to ensure every resident has a decent home and suitable living environment. Section 65580 of the California Government Code states:

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b) The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
- c) The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic,

environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

**Table 1-1** summarizes the State Housing Element requirements and identifies where these requirements are addressed in this document.

<b>Table 1-1: Housing Element Requirements</b>		
<b>Housing Element Requirement(s)</b>	<b>Gov. Code Section</b>	<b>Reference in Housing Element</b>
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.F
Analysis and documentation of the City’s housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.D, E, F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.G
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.A
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.G.2
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.E.3
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.E.3
Identification of the City’s goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 3.F
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.F.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.E
Review of the effectiveness of the past Element, including the City’s accomplishments during the previous planning period.	Section 65583.f	Appendix A
<i>Source: State of California, Department of Housing and Community Development.</i>		

The City of Hemet’s current Housing Element was adopted on January 14, 2014 for the 5th Cycle 2014-2021 planning period. The next 6th Cycle Housing Element will plan for the 2021-2029 planning period. Multiple amendments have been made to State Housing Element law since the adoption of the current Housing Element. These amendments change the required analysis, reporting and type of policies that must be contained in the City’s 2021-2029 Housing Element. The contents of this Housing Element comply with these amendments to State housing law and all other Federal, State, and local requirements.

### 3. Regional Housing Needs Assessment (RHNA)

California’s Regional Housing Needs Assessment (RHNA) is methodology for determining future housing need, by income category, within the State and is based on growth in population, households, and employment. The statewide RHNA is determined under the administration of the California Department of Housing and Community Development (HCD). The quantified housing need is then allocated among the State’s 18 Metropolitan Planning Organizations (MPOs). In the City of Hemet’s case, this agency is the Southern California Association of Governments (SCAG).

In accordance with Section 65583 of the California Government Code, SCAG then delegates a “fair share” of housing need to its member jurisdictions. The City of Hemet’s RHNA allocation is divided amongst four income categories, which are stated on the County of Riverside’s median income for a family of four. **Table 1-2** below identifies the four income categories by which the City’s RHNA allocation is divided.

Income Category	Percent of Median Family Income (MFI)
Very Low Income	0-50% MFI
Low Income	51-80% MFI
Moderate Income	81-120% MFI
Above Moderate Income	>120% MFI

For the 2021-2029 planning period the City of Hemet is allocated a total of 6,466 units, including:

- 812 units affordable to very low-income households;
- 732 units affordable to low-income households;
- 1,174 units affordable to moderate-income households; and
- 3,748 units affordable to above moderate-income households.

### 4. Relationship to Other General Plan Elements

The Housing Element is one of many Elements of the City’s General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City’s General Plan. The City’s Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use



Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City's Transportation Element also affects the implementation of the Housing Element. The Transportation Element establishes policies for a balanced circulation system in the City. The Transportation Element aims to reduce the impacts of transportation on the region's environment and provide a variety of options so individuals can choose to travel by car, bicycle, foot, or public transportation. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan Chapters, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

### **5. Public Participation (To be updated prior to adoption)**

Public participation is a vital component to the Housing Element update process. Public engagement creates opportunities for community members to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires local governments to make diligent and continued efforts to achieve public participation of all economic segments of the community. Meaningful community participation ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City has conducted public outreach activities beginning in Spring 2020. These outreach efforts included virtual workshops, City Council and Planning Commission study sessions, and digital media. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website.

Outreach for the 6<sup>th</sup> Cycle Housing Element to the community, includes the following actions:

- Housing Element Update webpage with all housing materials available in English and in Spanish, located at: <http://www.hemetca.gov/1029/Housing-Element-Update>
- Virtual Community Workshop #1 and the recorded presentation posted on the City's webpage
- Joint City Council and Planning Commission Study Session
- Virtual Community Workshop #2 and the recorded presentation posted on the City's webpage

**Appendix C** contains a summary of all public comments regarding the Housing Element received by the City during the update process. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

## 6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census, 2010
- American Community Survey (U.S. Census Bureau Survey Program)
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2020
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- SCAG Regional Growth Forecast, Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

## 7. Housing Element Organization

This Housing Element represents the City of Hemet's policy program for the 2021-2029, 6th Housing Cycle Planning Period. The Housing Element is comprised of the following Sections:

**Section 1: Introduction** contains a summary of the content, organization, and statutory considerations of the Housing Element;

**Section 2: Community Profile** contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock;

**Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing** examining governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations;

**Section 4: Policy Plan** addresses the City's identified housing needs, including housing goals, policies, and programs.

Appendices provides various appendices with supplementary background resources including:

**Appendix A** – Review of Past Performance of 5th Cycle Housing Element Programs

**Appendix B** – Candidate Sites Analysis

**Appendix C** – Community Outreach Summary

**Appendix D** – Glossary of Housing Terms



## Section 2

### COMMUNITY PROFILE



## Section 2: Community Profile

The Community Profile provides an overview of the City’s housing and population conditions which are the foundation for policies and programs within with the Housing Element. The City of Hemet strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City’s housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Hemet, including population, household, economic and housing stock characteristics. These components are presented in a regional context nearby communities when relevant. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle.

### A. Population Characteristics

It is important to understand the characteristics of a population to appropriately plan for the future needs of a community. Issues such as population growth, race, ethnicity, age, and employment trends influence the type and extent of housing needed. This also indicates the local population’s ability to afford housing. The following section analyzes the various population characteristics and trends that affect housing need.

#### 1. Population Growth

**Table 2-1** provides the Southern California Association of Governments (SCAG) 2016-2040 Regional Growth Forecast population projections through 2040. City of Hemet’s population is forecast to increase 54.4 percent through 2040. Compared to the rest of the County, Hemet’s population is forecast to grow 9.3 percent more than surrounding cities. The City’s population growth rate is forecast to be greater than adjacent cities of San Jacinto and Perris and the County of Riverside.

Jurisdiction	Population					Percent Change	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
San Jacinto	44,199	45,100	48,600	73,300	79,900	10.0%	64.4%
<b>Hemet</b>	<b>78,657</b>	<b>80,800</b>	<b>91,900</b>	<b>115,400</b>	<b>126,500</b>	<b>16.8%</b>	<b>37.6%</b>
Menifee	77,519	81,600	93,800	115,900	121,100	21.0%	29.1%
Perris	68,386	70,700	78,100	112,400	116,700	14.2%	49.4%
Riverside County	2,189,641	2,245,000	2,480,000	3,055,000	3,183,000	13.3%	28.3%

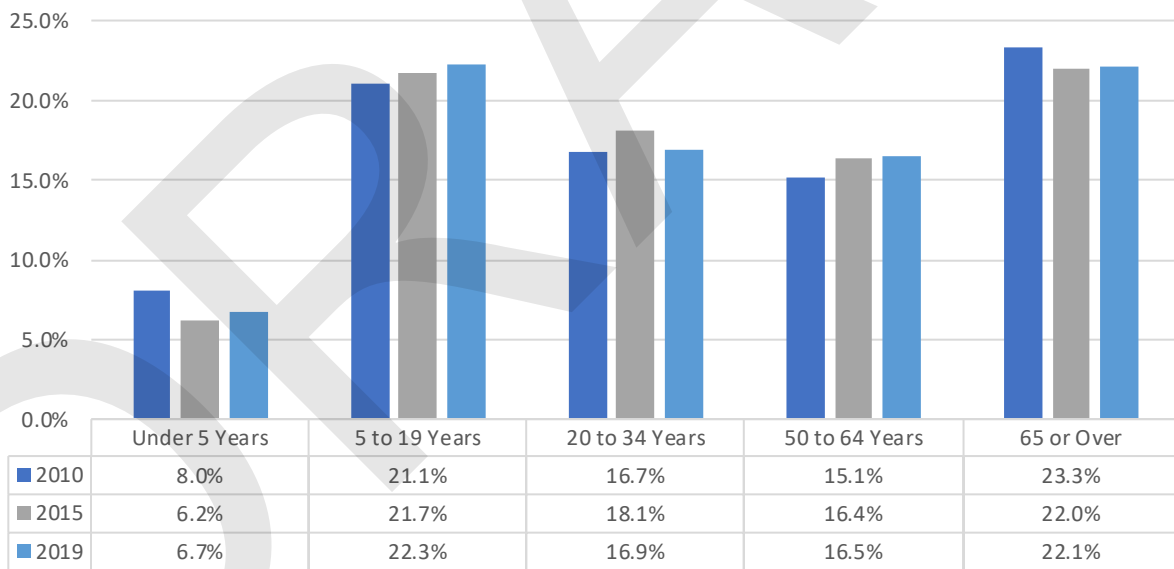
*Source: U.S. Census Bureau, 2010; SCAG 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction Report.*

## 2. Age Characteristics

Housing demand is influenced by unique preferences of different age groups. Interest in housing type may vary by the type of household (age, family/non-family, etc.). Younger and middle-aged persons may seek homes that accommodate needs of a growing household, while older persons may look to downsize to lower maintenance homes<sup>1</sup>. For example, seniors may favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units because they tend to live on smaller or fixed incomes and have smaller families. Persons aged 35 and 65 years make up a major portion of the homebuyer market for moderate to high cost apartments and condominiums because they generally have higher incomes and larger families. As a population moves through different age cohorts, housing needs may change. Housing in a community should accommodate the changing needs throughout these different age cohorts.

In 2010, those 65 years of age or older represented the largest percentage of the population. In 2019, persons between 5 and 19 years of age represented the largest percent of the population. **Figure 2-1** shows that between 2010 and 2019 distribution of age within the total population has been relatively stable. Hemet has a large young population and a large aging population. The percentage of children and young adults under 19 has remained relatively stable, from 29.1 percent in 2010 to 29 percent in 2019. Persons over the age of 50 have increased from 38.4 percent in 2010 to 38.6 percent in 2019.

Figure 2-1: Age Distribution (2010-2019)



Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.

**Table 2-2** shows that Hemet’s most populous age group is between 5 and 19 years and represents 22.3 percent of the population in 2019. This trend is consistent with the County and the Cities of San Jacinto, Menifee, and Perris. All jurisdictions listed in Table 2-2, except Perris, have the lowest percentages of persons under the age of 5.

<sup>1</sup> RCLCO Real Estate Advisors, Housing and Community Preference Survey, 2018.

**Table 2-2: Comparative Age Distribution (2019)**

Jurisdiction	Under 5	5 to 19	20 to 34	50 to 64	65 or Over
San Jacinto	9%	24.8%	20.5%	14.2%	12.4%
<b>Hemet</b>	<b>6.7%</b>	<b>22.3%</b>	<b>16.9%</b>	<b>16.5%</b>	<b>22.1%</b>
Menifee	6.9%	21.1%	17.6%	15.7%	20%
Perris	9.9%	31.8%	22.2%	9.6%	4.5%
Riverside County	7.7%	24.5%	19.9%	15.3%	11.6%

*Source: American Community Survey, 5-Year Estimates, 2019.*

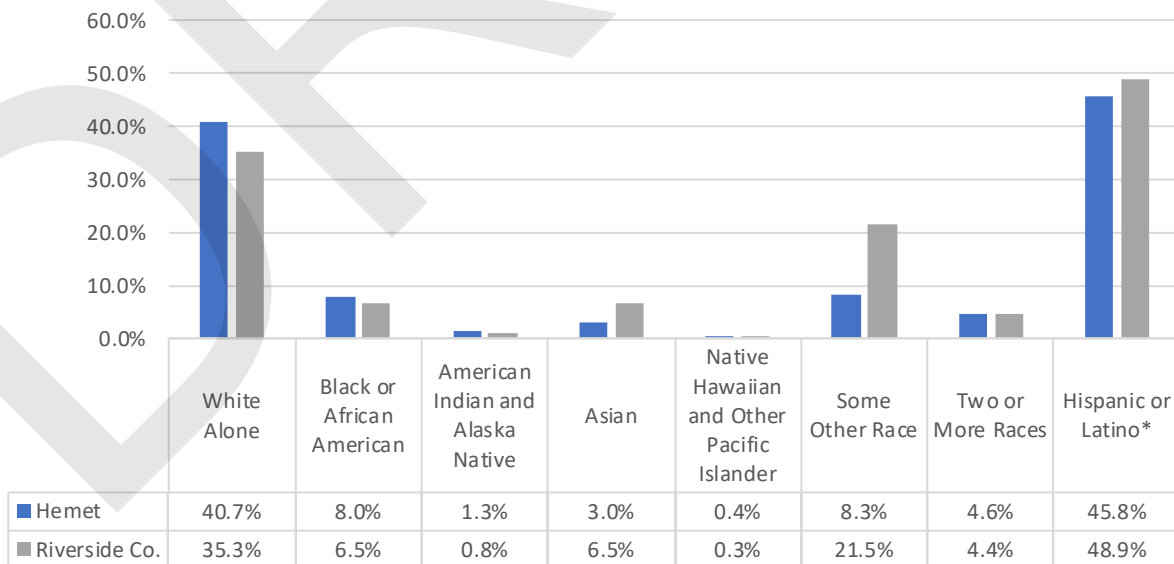
### 3. Racial and Ethnic Characteristics

Equal opportunity for housing is an important component in the provision of housing units within jurisdictions. Racial and ethnic characteristics assist in identifying potential housing needs across racial and ethnic groups within Hemet. The Housing Element contains a further discussion of race and ethnicity in the Fair Housing analysis within **Section 3**.

**Figure 2-2** illustrates the racial and ethnic composition of the City of Hemet. Hemet’s 2019 population consists of 40.7 percent identifying as White, followed by 8.3 percent of individuals identifying as Some Other Race. Compared to Riverside County, Hemet has larger percentages of White and Black or African American populations. Those who identify as American Indian/Alaska Native and Native Hawaiian/Other Pacific Islander represent the smallest racial groups in Hemet and Riverside County. Hemet’s American Indian/Alaska Native population is approximately .5 percent greater than Riverside County’s.

Persons of all races identifying as Hispanic or Latino is shown in **Figure 2-2**. The City of Hemet has a slightly lower population of individuals identifying as Hispanic or Latino (45.8 percent compared to Riverside County (48.9 percent).

**Figure 2-2: Racial and Ethnic Distribution (2019)**



\*Of any Race

*Source: American Community Survey, 5-Year Estimates, 2019.*

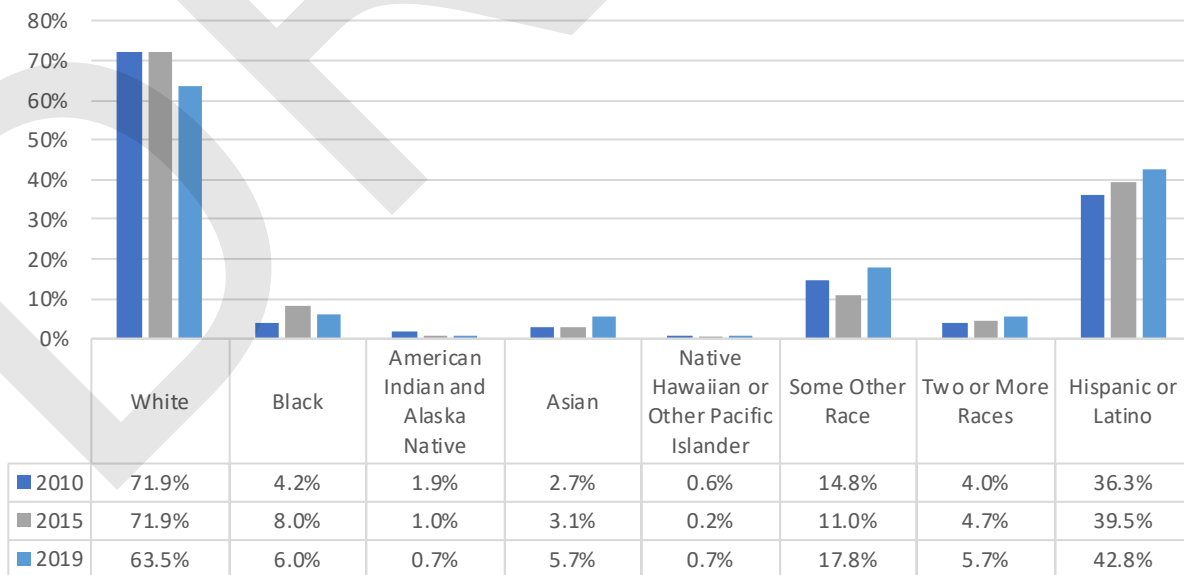
**Table 2-3** shows that in 2019 the majority of residents in Hemet and surrounding cities identified as White, apart from City of Perris. The City of Hemet has the highest White population of the surrounding cities and the County. The Asian and Some Other Race populations in Hemet have the lowest percentages when compared to the neighboring cities and the rest of Riverside County.

Jurisdiction	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino
San Jacinto	70.1%	7.6%	2.1%	3.4%	0.1%	12.1%	4.7%	55.1%
<b>Hemet</b>	<b>74.5%</b>	<b>8.0%</b>	<b>1.3%</b>	<b>3.0%</b>	<b>0.4%</b>	<b>8.3%</b>	<b>4.6%</b>	<b>45.8%</b>
Menifee	63.5%	6.0%	0.7%	5.7%	0.7%	17.8%	5.7%	37.2%
Perris	31.6%	10.0%	0.4%	3.9%	0.1%	51.4%	2.6%	76.8%
Riverside County	59.9%	6.5%	0.8%	6.5%	0.3%	21.5%	4.4%	48.9%

Source: American Community Survey, 5-Year Estimates, 2019.

An important component of analyzing race and ethnicity is identifying how demographics within Hemet have changed over time. **Figure 2-3** illustrates changes between 2010 and 2019. The Hemet population that identifies as White and Some Other Race have both experienced the greatest fluctuations between 2010 and 2019. In 2015, the White population decreased by 6.6 percent, while those who identify as Some Other Race increased by 3 percent. The Black or African American population has been steadily increasing (a 1.8 percent total increase), while the American Indian/Alaska Native population has decreased from 1.9 percent to 0.7.

**Figure 2-3: Race and Ethnicity in Hemet (2010-2019)**



Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019

Demographic characteristics of Hemet may affect different housing needs, choices, and desires. Housing needs may vary between ethnic or racial groups due to different cultural norms or preferences. For example, a particular culture may choose to live in a household with multiple generations (grandchildren, parents, grandparents), requiring larger housing units.

## B. Economic Characteristics

Income and economic characteristics vary throughout Hemet and generate demand for housing units and housing types. Housing need at different income levels highlights the importance of developing and maintaining a diverse housing stock. In addition, as employment in the City increases, housing demand typically rises as well. This may result in a need for additional housing units.

### 1. Employment and Wage Scale

Employment characteristics within a city can directly affect housing need and trends. Employment and income affect the ability of the population to purchase housing and may influence the types of housing they are able to purchase. **Table 2-4** summarizes projected employment growth for Hemet and its surrounding cities along with Riverside County from 2012 to 2040. The data is projection data from SCAG’s 2016-2040 Final Growth Forecast. The Growth Forecast considers past and recent trends, regional growth policies, and reasonable key technical assumptions to project population, household, and employment figures for the region. According to SCAG, the figures are calculated using a regional share of the national population and employment forecasts. Additionally, the forecasts account for births, people moving into the region, deaths, the number of people leaving the region, as well as patterns of migration.

Hemet is estimated to experience an employment growth rate of 116.7 percent (24,500 new employed Hemet residents) between 2012 and 2040. Hemet’s employment growth rate is about 26 percent more than the County but is lower than projected growth in San Jacinto and Menifee. Job growth is an opportunity for cities to add housing options for the current and future workforce.

**Table 2-4: Employment Growth (2012-2040)**

Jurisdiction	2012	2020	2035	2040	% Change 2012-2020	% Change 2020-2040	Numeric Change 2012-2040
San Jacinto	5,900	8,800	15,300	17,800	49.2%	102.3%	11,900
<b>Hemet</b>	<b>21,000</b>	<b>27,200</b>	<b>39,500</b>	<b>45,500</b>	<b>29.5%</b>	<b>67.3%</b>	<b>24,500</b>
Menifee	10,300	16,300	22,600	23,500	58.3%	44.2%	13,200
Perris	15,100	23,000	31,200	32,200	52.3%	40.0%	17,100
Riverside County	617,000	849,000	1,112,000	1,175,000	37.6%	38.4%	558,000

*Source: SCAG 2016-2040 TRP/SCS Final Growth Forecast by Jurisdiction Report.*

Based on the American Community Survey (ACS) 5-Year Estimates, the number of employed people in Hemet is estimated to have reached 58,114 in 2010. This value surpasses that projected by the SCAG 2016-2040 Final Growth Forecast for 2040 by approximately 12,600.



Analyzing trends in employment by industry helps to understand income wages and housing needs. **Table 2-5** shows 2019 ACS employment data for Hemet by sector. Employment may include jobs within the City and outside City limits. The industry with the highest percentage of employment in Hemet in 2019 was the Education Services, Health Care, and Social Assistance industry at 21.1 percent. The Retail Trade and Arts, entertainment, and recreation, and accommodation and food services industries also employed relatively high percentages at just under 16 and 12 percent, respectively.

Industry	People Employed	Percent of City Employed <sup>(1)</sup>
Agriculture, forestry, fishing and hunting, and mining	329	1.2%
Construction	2,666	9.9%
Manufacturing	1,895	7.1%
Wholesale trade	641	2.4%
Retail trade	4,222	15.7%
Transportation and warehousing, and utilities	1,980	7.4%
Information	415	1.5%
Finance and insurance, and real estate and rental and leasing	792	2.9%
Professional, scientific, and management, and administrative and waste management services	2,234	8.3%
Educational services, and health care and social assistance	5,667	21.1%
Arts, entertainment, and recreation, and accommodation and food services	3,184	11.9%
Other services, except public administration	1,434	5.3%
Public administration	1,391	5.2%
1. Population 16 Years and Over Source: American Community Survey, 5-Year Estimates, 2019.		

Analyzing unemployment rate provides insight into current and future housing affordability and needs. According to 2019 ACS survey data, Hemet has the largest unemployment rate compared to neighboring cities and Riverside County. This reflects approximately 3.7 percent more than the City of San Jacinto, and about 5.5 percent more than neighboring cities and Riverside County. The City of Menifee has the lowest unemployment rate listed in **Table 2-6**.

Jurisdiction	Total Unemployment Rate
San Jacinto	9.2%
<b>Hemet</b>	<b>12.9%</b>
Menifee	7.3%
Perris	7.4%
Riverside County	7.5%
Source: American Community Survey, 5-Year Estimates, 2019.	

Based on the data summarized in **Table 2-6**, approximately 13 percent of Hemet’s population was without work in 2019 and therefore may require more affordable housing options. For those that are employed, income level can further identify housing types and needs.

According to SCAG’s approved Regional Housing Needs Assessment (RHNA) Methodology, housing needs by income are broken down into four income levels:

- **Very Low Income** (50 percent or less of the County’s median income)
- **Low Income** (50-80 percent of the County’s median income)
- **Moderate Income** (80-120 percent of the County’s median income)
- **Above Moderate Income** (120 and above of the County’s median income)

Riverside County’s median income for 2019 was \$67,005, according to ACS data. **Table 2-7** shows the occupations that fall below 50 percent of this amount are Sales and Related Occupations; Building and Grounds Cleaning and Maintenance Occupations; Personal Care and Service Occupations; Healthcare Support Occupations; Food Preparation and Serving Related Occupations; Farming, Fishing, and Forestry Occupations. Most occupations in Riverside County have an average income that is either low or very low. If this trend is applied to Hemet, it should be anticipated that affordable housing stock is needed to accommodate potential income levels.

**Table 2-7: Mean Salary by Occupation in Riverside and San Bernardino Counties**

Occupation	Annual Salary
Occupational Therapists	\$107,906
Management Occupations	\$102,108
Healthcare Practitioners and Technical Occupations	\$90,725
Legal Occupations	\$89,959
Architecture and Engineering Occupations	\$83,432
Computer and Mathematical Occupations	\$81,267
Life, Physical, and Social Science Occupations	\$79,591
Occupational Therapy Assistants	\$75,318
Business and Financial Operations Occupations	\$65,506
Education, Training, and Library Occupations	\$60,899
Construction and Extraction Occupations	\$53,568
Community and Social Service Occupations	\$52,768
Installation, Maintenance, and Repair Occupations	\$48,199
Arts, Design, Entertainment, Sports, and Media Occupations	\$47,732
Protective Service Occupations	\$40,955
Office and Administrative Support Occupations	\$39,925
Transportation and Material Moving Occupations	\$34,343
Production Occupations	\$33,876
Sales and Related Occupations	\$31,490
Building and Grounds Cleaning and Maintenance Occupations	\$31,170
Personal Care and Service Occupations	\$29,007
Healthcare Support Occupations	\$27,256
Food Preparation and Serving Related Occupations	\$26,596
Farming, Fishing, and Forestry Occupations	\$25,723
<i>Source: California Employment Development Division, Occupational Wage Data, 2018-2028</i>	

## C. Household Characteristics

This section analyzes household trends for Hemet and provides useful information for planning the future housing needs of the City. A household consists of a house and its occupants. This could include single occupants, families, or unrelated people sharing a housing unit. Financial housing statistics such as income, affordability, and special needs groups are commonly measured at the household level. Special needs groups may include large families, single parent households, or low and extremely low-income households. These groups often present unique housing conditions and are analyzed to inform policies within **Section 4: Housing Plan**.

### 1. Household Type and Size

**Table 2-8** and **Figure 2-4** display ACS data from 2019 on household characteristics for Hemet and neighboring cities. The ACS reported a total of 28,893 households in Hemet as of 2019. Of these households, just under half are married-couple family households (45 percent) and 35 percent are non-family households. Non-family households include persons living alone and persons living with roommates. Female headed households without a spouse present also represent just under 15 percent of the Hemet households.

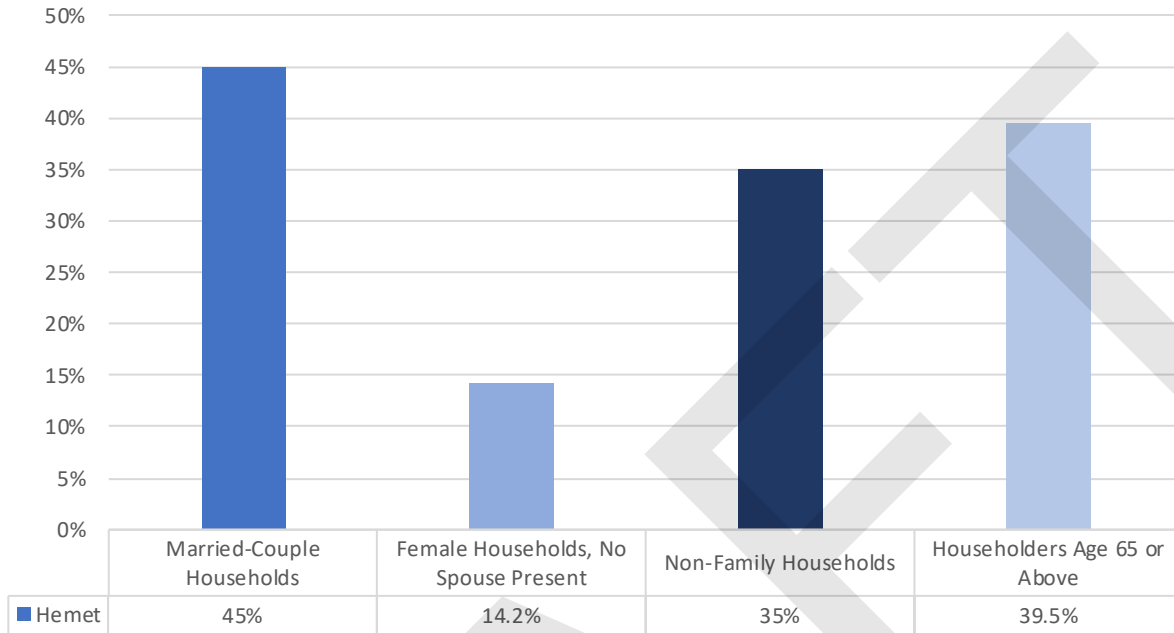
In comparison to nearby cities, the City of Hemet has the lowest percent of married-couple family households (45 percent). Riverside County has an estimated 53.8 percent married-couple family households. In contrast, Hemet has the largest percentage of non-family households at 35 percent. This is approximately 8 percent more than Riverside County and 13 percent more than San Jacinto which has the lowest at 21.9 percent.

Table 2-8: Household Characteristics

Jurisdiction	Married-Couple Family HH	% of Total HH	Female HH, No Spouse Present	% of Total HH	Non-Family HH	% of Total HH	Total Households
San Jacinto	6,594	51.4%	2,458	19.1%	2,812	21.9%	12,841
<b>Hemet</b>	<b>12,989</b>	<b>45%</b>	<b>4,093</b>	<b>14.2%</b>	<b>10,126</b>	<b>35%</b>	<b>28,893</b>
Menifee	16,563	57%	3,325	11.4%	7,794	26.8%	29,080
Perris	9,939	58%	3,292	19.2%	2,294	13.4%	17,142
Riverside County	389,892	53.8%	94,380	13%	197,808	27.3%	724,893

*Source: American Community Survey, 5-Year Estimates, 2019.*

Figure 2-4: Hemet Household Characteristics



Source: American Community Survey, 5-Year Estimates, 2019.

**Table 2-9** summarizes household changes from 2010 through 2019. Non-family households experienced the greatest decrease (9.6 percent). Married-couple family households and female households with no spouse present both experienced a decrease under 3 percent. In total, ACS estimates show a decrease of 3.3 percent for all occupied housing units between 2010 and 2019.

Household Type	2010	Percent	2015	Percent	2019	Percent	Percent Change 2010-2019
Married-Couple Family Households	13,366	44.8%	12,293	41.1%	12,989	45%	-2.9%
Female Households, No Spouse Present	4,177	14%	4,845	16.2%	4,093	14.2%	-2.1%
Non-Family Households	11,098	37.2%	10,947	36.6%	10,126	35%	-9.6%
Householders 65 Years and Older	11,814	39.6%	11,306	37.8%	11,434	39.5%	-3.3%
<b>Total Occupied Housing Units</b>	<b>29,834</b>	--	<b>29,909</b>	--	<b>28,893</b>	--	<b>-3.3%</b>

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.

The SCAG Final Growth Forecast provides estimated household figures between 2012 and 2040, as shown in **Table 2-10**. The City of Hemet is forecasted to have a household growth about 20 percent over that of the County, but less than the growth anticipated for the Cities of San Jacinto and Perris. Menifee households are estimated to increase the least at 69.4 percent, which is approximately 3 percent less than Hemet households.

**Table 2-10: Household Growth Forecast by Jurisdiction (2012-2040)**

Jurisdiction	2012	2020	2035	2040	Percent Change 2012-2040
San Jacinto	13,200	16,000	25,300	27,600	109.1%
<b>Hemet</b>	<b>30,300</b>	<b>35,600</b>	<b>46,800</b>	<b>52,200</b>	<b>72.3%</b>
Menifee	28,400	35,200	46,100	48,100	69.4%
Perris	16,600	21,800	31,500	32,700	97.0%
Riverside County	694,000	802,000	1,009,000	1,055,000	52.0%

*Source: Final 2016-2040 RTP/SCS Growth Forecast Report.*

**Table 2-11** displays average household size for Hemet compared to nearby cities. Hemet has an average household size of 2.9 in 2019, almost 1 person per household less than San Jacinto. Hemet’s average household size is the smallest of the neighboring cities. Perris has the highest average household size at 4.49 persons per household. More persons per household require larger housing units, additionally, there are affordability and overcrowding factors to consider for larger households.

**Table 2-11: Average Household Size by Jurisdiction**

Jurisdiction	Average Persons per Household
San Jacinto	3.72
<b>Hemet</b>	<b>2.9</b>
Menifee	3.1
Perris	4.49
Riverside County	3.28

*Source: American Community Survey, 5-Year Estimates, 2019.*

## 2. Household Income

Household income is directly connected to affordability. The ability to afford a higher priced housing unit typically increases as household income increases. This may include increased access to a larger sized unit and/or the ability to move from a rental to an ownership opportunity. However, lower income households are more likely to utilize a disproportionate amount of their income toward housing costs. This may result in incidences of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Median Family Income (MFI) of Riverside County:

- **Very Low-Income:** households earning between 0 and 50 percent of the MFI
- **Low-Income:** households earning between 51 percent and 80 percent of the MFI
- **Moderate Income:** households earning between 81 percent and 120 percent of the MFI
- **Above Moderate Income:** households earning over 120 percent of the MFI

State law also defines extremely low-income as households earning 30 percent or less of the MFI and are considered a subset of the very low-income category. Combined, the extremely low, very low, and low-income groups are referred to as lower income.

Hemet’s household income characteristics directly inform the housing types that would be most beneficial to the City’s population. Income characteristics assist in determining to what degree affordable housing is required to meet the needs of a population. Further, above average income levels allow for the occupancy of larger housing units. **Table 2-12** shows the lower income categories represent 58.4 percent of households in Hemet and moderate to above moderate-income category represents 41.6 percent.

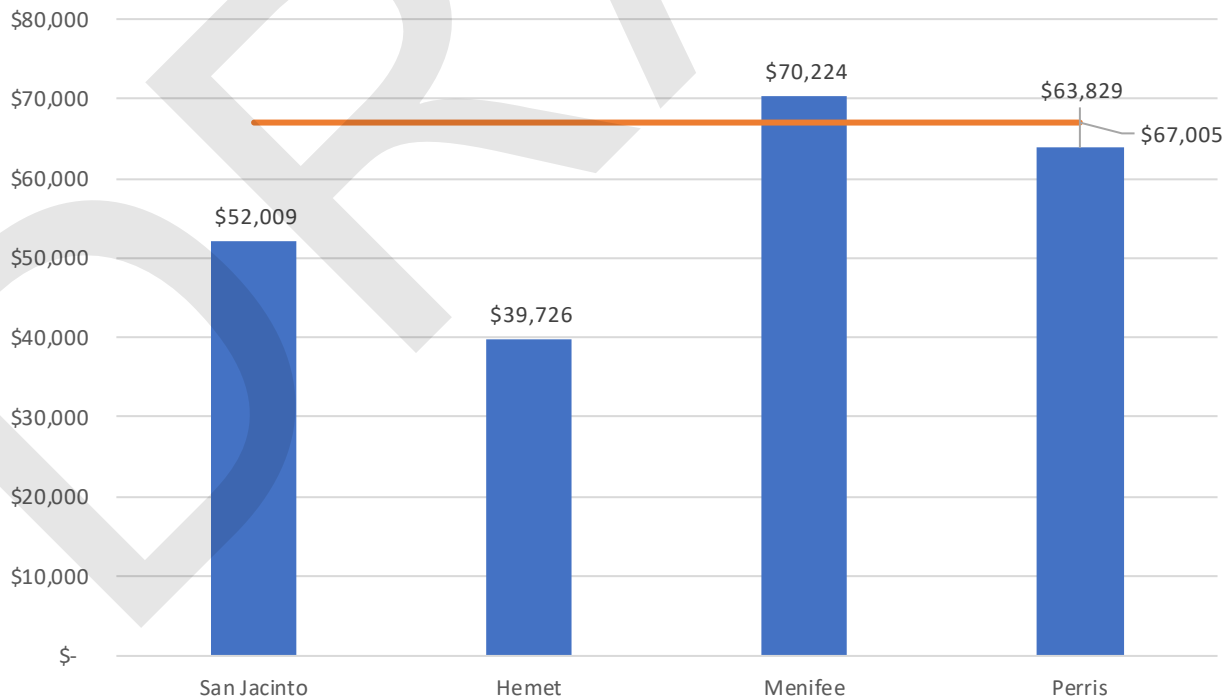
**Table 2-12: Households by Income Category in Hemet**

Income Category (Percent of County MFI)	Households	Percent
Extremely Low (30% MFI or less)	5,435	18.3%
Very Low (30% to 50% MFI)	5,265	17.7%
Low (50% to 80% MFI)	6,645	22.4%
Moderate or Above (Over 80% MFI)	12,375	41.6%
<b>Total</b>	<b>29,725</b>	<b>100%</b>

*Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 (Report Released by HUD on August 25, 2020).*

The median household income in Hemet is shown to be \$27,276 below Riverside County’s median household income of \$67,005. Hemet’s median household income is shown to be \$39,726, making it the lowest compared to its surrounding cities listed. **Figure 2-5** illustrates this difference with comparisons to surrounding cities and Riverside County’s income median. Therefore, a significant number of households in Hemet have a lower income and, depending on housing prices in the City, may not be able to afford housing within the immediate area.

**Figure 2-5: Median Household Income by City (2019)**



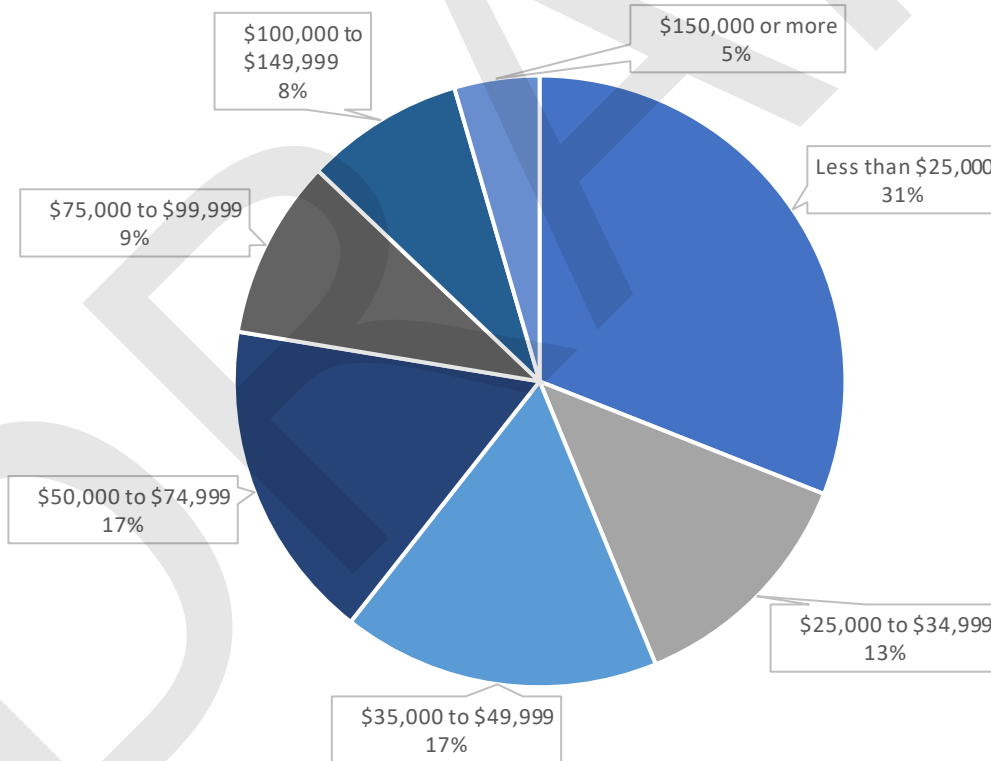
*Source: American Community Survey, 5-Year Estimates, 2019.*

**Table 2-13** below shows that the median household income in Hemet is approximately 40.71 percent lower than the regional median. Hemet has the lowest median income in the area, followed by San Jacinto. The city of Menifee has a median income above Riverside County’s median income with Perris falling just short of the County’s average at \$63,829. **Figure 2-6** illustrates that that about 13 percent of Hemet residents earn an annual income over \$100,000, and 5 percent earn over \$150,000. On the other hand, 44 percent earn below \$35,000 and less than the City’s median household income.

Table 2-13: Median Household Income		
Jurisdiction	Median Income	Percent Above/Below Regional Median
San Jacinto	\$52,009	-22.38%
<b>Hemet</b>	<b>\$39,726</b>	<b>-40.71%</b>
Menifee	\$70,224	4.80%
Perris	\$63,829	-4.74%
Riverside County	\$67,005	--

*Source: American Community Survey, 5-Year Estimates, 2019.*

**Figure 2-6: Hemet Income Breakdown by Category**



*Source: American Community Survey, 5-Year Estimates, 2019.*

## D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Department of Housing and Urban Development (HUD) provides detailed information on housing needs by income level for different types of households in Hemet. The most recent available CHAS data for Hemet was published in August 2020 and was based on 2013-2017 ACS data (**Table 2-14**). Housing problems considered by CHAS includes:

- The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
- The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
- Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

**Table 2-14** shows that a greater percentage of renters' experience housing problems than homeowners. Approximately 63.9 percent of renters in Hemet have at least 1 of 4 housing problems and about 43.4 percent have at least 1 of 4 severe housing problems. Conversely, 34.7 percent of homeowner households have a housing problem and about 17 percent have at least 1 severe housing problem. In total, a little over half of households in Hemet live with at least 1 housing problem and 28.2 percent live with at least 1 severe housing problem.

**Table 2-14: Housing Assistance Needs of Lower Income Households**

Housing Problem Overview**	Owner	Percent of Owner HH	Renter	Percent of Renter HH	Total	Percent of Total HH
Household has at least 1 of 4 Housing Problems	5,940	34.7%	8,055	63.9%	13,995	47.1%
Household has none of 4 Housing Problems	10,865	63.5%	4,360	34.6%	15,225	51.2%
Cost Burden not available, no other problems	305	1.8%	195	1.5%	500	1.7%
<b>Total</b>	<b>17,110</b>	<b>100%</b>	<b>12,610</b>	<b>100%</b>	<b>29,720</b>	<b>100%</b>
Severe Housing Problem Overview***	Owner	Percent of Total HH	Renter	Percent of Total HH	Total	Percent of Total HH
Household has at least 1 of 4 Severe Housing Problems	2,920	17.1%	5,475	43.4%	8,395	28.2%
Household has none of 4 Severe Housing Problems	13,885	81.2%	6,945	55.1%	20,830	70.1%
Cost Burden not available, no other problems	305	1.8%	195	1.5%	500	1.7%
<b>Total</b>	<b>17,110</b>	<b>100%</b>	<b>12,615</b>	<b>100%</b>	<b>29,725</b>	<b>100%</b>

\* Percent of total households

\*\* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

\*\*\* The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.



## 1. Overcrowding

Overcrowded households include more than one occupant per room (excluding bathrooms, kitchens, hallways, and porches). Severely overcrowded households have more than 1.5 persons per room. A number of factors may cause overcrowding, including a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

Overcrowding in households can lead to neighborhood deterioration. This is due to the intensive use of individual housing units and may result in excessive wear and tear and the potential cumulative overburdening of community infrastructure and service capacity. Overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline may spread geographically and impact the quality of life, the economic value of property, and the vitality of commerce within a city. The combination of lower incomes and high housing costs may result in households living in overcrowded housing conditions.

**Table 2-15** shows that renters are more disproportionately impacted by overcrowding than owner occupied households. Three percent of households are renter occupied and severely overcrowded, while approximately one percent are owner occupied and severely overcrowded. In total, about 13 percent of Hemet households are overcrowded with renters representing 9.1 percent of that amount.

Tenure	Overcrowded Units (1.0 to 1.5 persons/room)		Severely Overcrowded Units (>1.51 persons/room)		Total Overcrowded Occupied Units	
	Count	Percent <sup>(1)</sup>	Count	Percent <sup>(1)</sup>	Count	Percent <sup>(1)</sup>
Owner Occupied	416	2.5%	188	1.1%	604	3.6%
Renter Occupied	775	6.5%	317	2.6%	1,092	9.1%
<b>Total</b>	<b>1,191</b>	<b>8.9%</b>	<b>505</b>	<b>3.8%</b>	<b>1,696</b>	<b>12.7%</b>

1. Percent of total occupied housing units.  
 Source: American Community Survey, 5-Year Estimates, 2019.

When compared to neighboring cities and to the County, the City of Hemet has the second greatest total percentage of overcrowded units at 12.7 percent, as shown in **Table 2-16**. Hemet also has the highest rate of overcrowding than its neighboring cities and the County for renter occupied households at 9.1 percent. It is second for owner occupied households at 3.6 percent.

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)		Total Overcrowded Units	
	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>
San Jacinto	219	1.7%	602	4.7%	821	6.4%
<b>Hemet</b>	<b>604</b>	<b>3.6%</b>	<b>1,092</b>	<b>9.1%</b>	<b>1,696</b>	<b>12.7%</b>
Menifee	525	1.8%	405	1.4%	930	3.2%
Perris	1381	8.1%	1510	8.8%	2,891	16.9%
Riverside County	20896	2.9%	29428	4.1%	50,324	6.9%

1. Percent of total overcrowded units.  
 Source: American Community Survey, 5-Year Estimates, 2019.

## 2. Overpayment (Cost Burden) in Relation to Income

State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Severe overpayment is when greater than 50 percent of total income is allocated to housing costs. Overpayment for housing can cause an imbalance on the remainder of a household’s budget. Overpayment (also referred to as cost burden) provides an indicator of the ability to sustain a household budget in consideration of other factors beyond housing costs (utilities, food, maintenance, etc.). Whenever households pay an excessive amount of their income on costs directly related to housing, it decreases the amount of income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies utilize overpayment indicators to determine the amount of funding allocated to a community to assist with housing opportunities.

**Table 2-17** below summarizes Hemet’s households in context of overpayment and household income. The majority of homeowners with a cost burden greater than 30 percent are those who have a household income between 50 and 80 percent of the HUD Median Family Income (MFI). Of owner households with a cost burden over 50 percent, most have earned below 30 percent of the MFI. As **Table 2-17** shows, renters have higher percentages of overpayment than owners. About 9.5 percent of renter households who earn below 30 percent of the MFI experience a cost burden over 30 percent; 9 percent of those households experience a cost burden over 50 percent. Low income renters in Hemet experience cost burdens at greater rates than homeowners in the City.

Income by Cost Burden	Homeowners				Renters			
	Cost Burden > 30%	Percent <sup>(1)</sup>	Cost Burden > 50%	Percent <sup>(1)</sup>	Cost Burden > 30%	Percent <sup>(1)</sup>	Cost Burden > 50%	Percent <sup>(1)</sup>
Household Income less-than or = 30%	1,460	4.9%	1,225	4.1%	2,810	9.5%	2,690	9.0%
Household Income >30% to less-than or = 50% MFI <sup>(2)</sup>	1,390	4.7%	690	2.3%	2,450	8.2%	1,340	4.5%
Household Income >50% to less-than or = 80% MFI <sup>(2)</sup>	1,535	5.2%	400	1.3%	1,705	5.7%	340	1.1%
Household Income >80% to less-than or = 100% MFI <sup>(2)</sup>	625	2.1%	15	0.1%	475	1.6%	45	0.2%
Household Income >100% MFI <sup>(2)</sup>	465	1.6%	15	0.1%	170	0.6%	20	0.1%
<b>Total</b>	<b>5,475</b>	<b>18.4%</b>	<b>2,345</b>	<b>7.9%</b>	<b>7,610</b>	<b>25.6%</b>	<b>4,435</b>	<b>14.9%</b>

1. Percent of total households in Hemet  
 2. MFI refers to the HUD Area Median Family Income– this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.  
 Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

## E. Special Needs Groups

Special needs groups may encounter added difficulty in procuring adequate and affordable housing due to natural circumstances. Special needs populations include seniors, persons with disabilities, large households, single parent households, students, and farm workers. Special needs groups may have lower incomes or may be experiencing homelessness.

Special Needs Groups	Count	Percent of Total Households	Percent of Population
Total Senior Population	18,690	--	22.1%
Senior Headed Households <sup>(1)</sup>	11,434	39.6%	--
Seniors Living Alone <sup>(2)</sup>	5,454	18.9%	--
Persons with Disabilities	17,226	--	20.5%
Persons with Developmental Disabilities <sup>(3)</sup>	42,906	--	--
Large Households	2,208	13.8%	--
Single-Parent Households	5,779	20%	--
Single-Parent, Female Headed Households with Children (under 18 years)	4,093	14.2%	--
People Living in Poverty	17,698	--	21.2%
Farmworkers <sup>(4)</sup>	329	--	0.3%
Migrant Farmworkers	1,684	--	--
Seasonal Farmworkers	1,132	--	--
Permanent Farmworkers	2,374	--	--
Unpaid Workers	2,058	--	--
Persons Experiencing Homelessness	93	--	--

1. Seniors age 60 or older.  
 2. Seniors age 65 or older.  
 3. Total persons who received service from the Inland Regional Center for FY 2019-2020.  
 4. Agriculture, forestry, fishing and hunting, and mining industry. Farmworker data is taken of the population 16 years and over. Data taken at the County level and provided by USDA Statistics Services.  
 5. Total results from The County of Riverside Department of Public Social Services, 2020 County of Riverside Partnership Point in Time Count Report 2020.  
 Source: American Community Survey, 5-Year Estimates, 2019; Inland Regional Center Total Annual Expenditures and Authorized Services Report, 2019-2020; United States Department of Agriculture, National Agriculture Statistics – Hired Farm Labor, 2017; The County of Riverside Department of Public Social Services, 2020 County of Riverside Partnership Point in Time Count Report 2020.

### 1. Seniors

Individuals 65 years old or older are commonly referred to as seniors. Seniors may have limited income tied to retirement payments and high healthcare costs. Due in part to their age, seniors are also more susceptible to mobility issues and self-care limitations. Specific housing needs of the senior population includes affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. **Table 2-19** summarizes the senior population of Hemet, and neighboring cities and the County are included for reference. Hemet has the highest senior

populations at 21.1 percent, approximately 8 percent more than the average of Riverside County. In the area, Perris has the lowest senior population with 15.9 percent less than Hemet.

The senior population benefits from affordable housing as they often have fixed incomes that may not allow for the financial flexibility necessary to acquire suitable housing. Seniors may also face various disabilities. Smaller, more affordable housing units allow for a greater accommodation of senior lifestyles.

**Table 2-19: Persons Age 65 and Over**

Jurisdiction	Population Count	Percent of Population
San Jacinto	5,466	11.4%
<b>Hemet</b>	<b>18,690</b>	<b>22.1%</b>
Menifee	16,311	18.1%
Perris	4,796	6.2%
Riverside County	340,575	14.1%

*Source: American Community Survey, 5-Year Estimates, 2019.*

## 2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditional housing units and may limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one’s mobility, or make self-care difficult. Persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents may also have disabilities that require living in a supportive or assisted-living setting.

Ambulatory difficulty is the most widespread disability in Hemet. Ambulatory difficulties relate to issues with walking and movement. Approximately 30 percent of Hemet’s disabled population have ambulatory difficulty. This represents 12.1 percent of the total population of Hemet. Vision Difficulty and Self-care Difficulty were the least common as shown in **Table 2-20**. Disabilities require different living conditions which inform housing needs for Hemet. Those with ambulatory difficulties may require smaller single-story spaces due to a lack of ability to walk long distances.

**Table 2-20: Disability Status**

Disability Type	Under 18	18 to 64	65 and Over	Total	Percent of Population with a Disability	Percent of Total Population <sup>(1)</sup>
Hearing Difficulty	82	1,191	3,320	4,593	13.5%	5.5%
Vision Difficulty	178	1,318	1,945	3,441	10.1%	4.1%
Cognitive Difficulty	1,081	3,183	2,076	6,340	18.6%	7.6%
Ambulatory Difficulty	88	4,090	5,977	10,155	29.8%	12.1%
Self-care Difficulty	314	1,391	1,789	3,494	10.3%	4.2%
Independent Living Difficulty	--	2650	3,408	6,058	17.8%	7.2%
<b>Total <sup>(2)</sup></b>	<b>1,743</b>	<b>13,823</b>	<b>18,515</b>	<b>34,081</b>	<b>100%</b>	<b>40.6%</b>

1. Total noninstitutionalized population.  
 2. This number may double count persons having one or more disabilities.  
*Source: American Community Survey, 5-Year Estimates, 2019.*

Affordable and barrier-free housing may provide adequate housing opportunities for persons with disabilities. Rehabilitation assistance can target renters and homeowners with disabilities to modify and improve unit accessibility.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- 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.

According to the Inland Regional Center *Total Annual Expenditures and Authorized Services Report* for 2019 to 2020, a total of 34,122 individuals from the region with developmental disabilities received services. Of the 34,122 individuals, the majority were diagnosed with an intellectual disability (40.5 percent). The rest were diagnosed with autism (25.7 percent), Cerebral Palsy (2.5 percent), Epilepsy (1 percent), Category 5 (1.5 percent), and 28.6 percent with some other disability. Of those who received services, 22.7 percent were White, 3.4 percent were Asian, 9 percent were Black or African American, 0.2 percent were American Indian or Alaska Native, 0.1 percent were Native Hawaiian or Other Pacific Islander, and 30 percent were some other race. At 34.6 percent, over one third of those who received services identified as Hispanic or Latino. The largest age group who received services were over 22 years of age (38.3 percent), the rest were between 3 and 21 years of age (37.7 percent) and under the age of 2 (24 percent). Over 80 percent of individuals who received services lived at home with a parent or guardian.

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The first issue in supportive housing for persons with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult as developmental disabilities exist before adulthood.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living

opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating ‘barrier-free’ design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

### 3. Large Households

Large households are households of five or more individuals. Procuring resources for a large household requires a greater portion of income. This may lead households to find smaller, more affordable housing units. Such units may not be large enough to adequately contain a large household and may lead to overcrowding. It may be more challenging for renters to secure larger housing units as multi-family rental units are typically smaller than single-family ownership units. Many apartment complexes do not typically have 4- or 5-bedroom units. As bedroom count increases, the affordability of a housing unit typically decreases.

In Hemet, large households represent about 14 percent of all households as shown in **Table 2-21**. Of this amount, owners represent a higher percentage of large households at 55.6 percent. Five-person households are more common for both owners and renters. In total, 6- person households represent a larger portion of large households than 7-or-more-person households. The provision of affordable housing may alleviate potential overcrowding burdens experienced by these households.

**Table 2-21: Large Households by Tenure**

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	844	21.2%	858	21.6%	1,702	5.9%
6-Person Household	687	17.3%	520	13.1%	1,207	4.2%
7-or-More Person Household	677	17.0%	388	9.8%	1,065	3.7%
<b>Total</b>	<b>2,208</b>	<b>55.6%<sup>(1)</sup></b>	<b>1,766</b>	<b>44.4%<sup>(1)</sup></b>	<b>3,974</b>	<b>13.8%<sup>(2)</sup></b>

1. Percent of large households.  
 2. Percent of total households.  
 Source: American Community Survey, 5-Year Estimates, 2019.

### 4. Single-Parent Households

Single parent households face different challenges due to the greater need for daycare services, health care services, and other services. An issue observed for female headed households with no male present is a lower average income due to income inequalities present in workplaces. **Table 2-22** estimates that single-parent female households with no spouse present more than double, compared to the number of single-parent male households with no spouse present (21.8 percent and 9 percent, respectively). Both percentages are greater than in Riverside County. Compared to the County, Hemet single-parents female households living in poverty represent a total of the population that is almost twice as much as Riverside County.

**Table 2-22: Single-Parent Households**

Jurisdictions	Single Parent-Male, No Spouse Present		Single Parent-Male Household Living in Poverty		Single Parent-Female, No Spouse Present		Single Parent-Female Household Living in Poverty	
	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>
Hemet	1,685	9.0%	862	4.6%	4,093	21.8%	2,786	14.8%
Riverside County	42,813	8.1%	9,055	1.7%	94,380	17.9%	44,478	8.4%

1. Percent of total households.  
 Source: American Community Survey, 5-Year Estimates, 2019.

## 5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. The labor force is supplemented by seasonal workers when workload increases during harvest periods. Certain farms may hire migrant workers. Migrant workers have unique housing needs as their travel may prevent them from returning to their primary residence every evening. Farm workers also have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a State and County level. Within Riverside County, there were a total of 11,365 hired farm workers in 2017. A total of 2,374 were considered permanent workers (working 150 days or more per year), 1,132 were considered seasonal workers (working less than 150 days per year), 1,684 were migrant workers farmworkers, and 2,058 were unpaid workers.

According to the California Employment Development Department, the average farm worker (Farming, Fishing, and Forestry Occupation) in Riverside County earned a median annual income of \$25,723. This annual income would place each individual or household in the very low-income bracket for Hemet. Limited income may be exacerbated by farm worker’s tenuous and/or seasonal employment status. These employees and their households may reside in severely overcrowded dwellings, in packing buildings, or in storage sheds. Future housing in Hemet may need to consider the needs of farm workers employed in and near the City.

## 6. Extremely Low-Income Households and Poverty Status

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 10,200 very low-income households living in Hemet. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for Riverside County. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 5,435 extremely low-income households in Hemet (renters and owners). **Table 2-23** below includes data characterizing affordability and cost burden for various income groups.

A total of 1,495 extremely low-income households in Hemet live in owner-occupied housing units with at least one of the four housing problems. The housing problems identified by CHAS include the following:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

Moderate income households also occupy the smallest amount of owner households with at least one of the four housing problems. For owner occupied units, households with low income levels occupy the most housing units with at least one housing problem (1,595 households). In contrast, renters earning an extremely low income have the most housing units with at least one housing problem (2,825). As the income goes up for renters, the number of housing units with a housing problem goes down.

**Table 2-23: Housing Problems for all Households by Tenure**

Income by Housing Problem	Owner		
	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
Less-than or = 30%	1,495	335	305
>30% to less-than or = 50% MFI	1,425	1180	0
>50% to less-than or = 80% MFI	1,595	2260	0
>80% to less-than or = 100% MFI	660	1,650	0
>100% MFI	765	5440	0
<b>Total</b>	<b>5,940</b>	<b>10,865</b>	<b>305</b>
Income by Housing Problem	Renter		
	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
Less-than or = 30%	2,825	280	195
>30% to less-than or = 50% MFI	2,450	210	0
>50% to less-than or = 80% MFI	1,815	975	0
>80% to less-than or = 100% MFI	620	815	0
>100% MFI	350	2075	0
<b>Total</b>	<b>8,060</b>	<b>4,355</b>	<b>195</b>

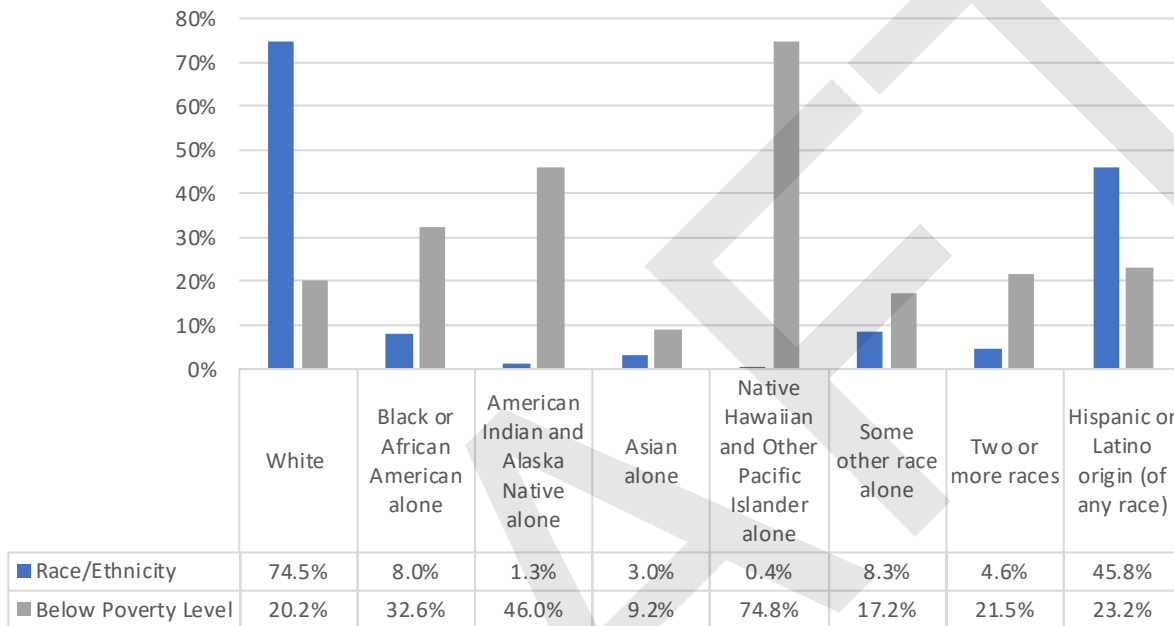
\* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.  
 \*\* The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.  
 Note: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.  
 Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

Despite representing only 0.4 percent of the Hemet population, the Native Hawaiian and Other Pacific Islander alone population is estimated to have one of the highest rates of poverty in Hemet in 2019 (74.8 percent). The case is the same for those identifying as American Indian and Alaska Native alone, Black or



African American alone, and Some other race alone. Conversely, the White population represents three quarters of the City’s residents yet has a poverty level of 20.2 percent. The values shown in **Figure 2-7** outline potential differences in housing needs based on poverty status for different racial and ethnic groups within the City.

**Figure 2-7: Percent of Population Living Below the Poverty Line, by Race and Ethnicity**



Source: American Community Survey, 5-Year Estimates, 2019.

## 7. Persons Experiencing Homelessness

Homelessness is an important issue within California. Factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, a lack of assistance for those struggling with addiction, and the de-institutionalization of the mentally ill.

State law mandates that jurisdictions address the special needs of persons experiencing homelessness within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD) was recently updated. The following lists the updated definition of homelessness:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in a shelter or a place not meant for human habitation immediately prior to entering that institution.
- 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.

HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.

- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- 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 category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

**Table 2-24** shows the population of persons experiencing homelessness on a regional level, in Hemet, and in the surrounding cities. Hemet experienced a 12 percent increase in its homeless population between 2018 and 2020. San Jacinto also saw an increase (244.4 percent), but Menifee and Perris decreased by 13.6 percent and 45.3 percent, respectively. Riverside County saw an increase of about 27.9 percent in people experiencing homelessness over these 3 years.

Jurisdiction	2018	2019	2020	Percent Change 2018-2019
San Jacinto	9	48	31	244.4%
<b>Hemet</b>	<b>83</b>	<b>112</b>	<b>93</b>	<b>12.0%</b>
Menifee	22	17	19	-13.6%
Perris	95	77	52	-45.3%
Riverside County	1,685	2,045	2,155	27.9%

*Source: The County of Riverside Department of Public Social Services, 2018-2020 County of Riverside Partnership Point in Time Count Report 2018-2020.*

## 8. Students

Student housing is another need impacting housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. The impact on housing demand is often increased in areas surrounding universities and colleges. According to the American Community Survey 2019 data, there are approximately 4,575 Hemet residents enrolled in college or graduate school. Students may seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. College graduates provide a specialized pool of skilled labor that is vital to the economy. However, a lack of affordable housing may lead to their departure post-graduation.

## F. Housing Stock Characteristics

Hemet’s housing stock includes all housing units located within its jurisdiction. Housing stock growth, type, age and condition, tenure, vacancy rates, costs, and affordability are all important factors in determining the housing needs of the community. This section details the housing stock characteristics of Hemet to identify how well the current housing stock meets the needs of current and future residents of the City.

### 1. Housing Growth

**Table 2-25** shows growth trends for housing units in Hemet and surrounding cities. The data shown in the table reflects ACS 5-year estimates and is not based on true City reported figures. An evaluation of the existing development and development opportunities is outlined in **Section 3: Housing Constraints, Resources, and AFFH**. The number of housing units in Hemet have increased slightly between 2010 and 2015. In 2019, the estimated housing units for the City are lower than those in 2015 – this does not reflect a true loss of units, but rather estimations.

**Table 2-25: Housing Unit Growth Trends**

Jurisdiction	2010	2015	2019	Percent Change 2010 to 2015	Percent Change 2015 to 2019
San Jacinto	14,830	14,699	14,465	-0.9%	-1.6%
<b>Hemet</b>	<b>33,981</b>	<b>34,368</b>	<b>32,492</b>	<b>1.1%</b>	<b>-5.5%</b>
Menifee	28,731	29,765	31,128	3.6%	4.6%
Perris	16,993	17,408	17,975	2.4%	3.3%
Riverside County	783,116	815,322	840,501	4.1%	3.1%

*Source: American Community Survey, 5-Year Estimates, 2019.*

### 2. Housing Type

**Table 2-26** summarizes the available housing units in Hemet and Riverside County by housing type. As of 2019, single-unit detached homes made up the majority of the Hemet’s housing stock (48 percent). Single-unit attached homes, which include townhomes and condominiums, made up another 4.4 percent. Multi-unit developments, such as apartments, made up 19.8 percent of the housing stock and 26.8 percent were mobile homes. In comparison to the rest of the County, Hemet has a higher percentage of mobile homes and a lower percentage of single-unit detached homes.

**Table 2-26: Total Housing Units by Type**

Jurisdiction	Single-Unit Detached		Single-Unit Attached		Multi-Unit		Mobile Homes		Total Units
	Count	%	Count	%	Count	%	Count	%	
Hemet	16,304	48.0%	1,491	4.4%	6,729	19.8%	9,105	26.8%	33,981
Riverside County	529,490	67.6%	50,402	6.4%	126,262	16.1%	74,902	9.6%	783,116

*Source: American Community Survey, 5-Year Estimates, 2019.*

### 3. Housing Availability and Tenure

Household size differs between renter and owner-occupied housing units. Owner-occupied units trend towards larger households compared to renter-occupied units. Homeowners typically have a greater income than renters and therefore have more expendable income to afford purchasing a home. In addition, family households generally occupy larger housing units such as single-unit homes. The City of Hemet’s housing stock includes 16,905 owner occupied housing units and 11,988 renter occupied housing units, as shown in **Table 2-27**. The large majority of owner-occupied homes are single-unit detached structures, while for renters the majority are multi-unit developments.

As **Table 2-28** shows, the City of Hemet trends towards smaller household size when compared to neighboring cities, having the smallest average household size. An average household size of 2.9 points towards a need for large housing units, thus explaining the higher percentage of single-unit detached homes in the City. The average household size for owner and renter households in Hemet are similar (3.02 and 2.81, respectively). The City of Perris has the highest average household size at 4.49 and a renter occupied household size of 4.46. Riverside County’s overall household size of 3.28 reflects a moderate person difference with Hemet.

**Table 2-27: Occupied Housing Units by Type and Tenure**

Tenure	Single-Unit Detached	Single-Unit Attached	Multi-Unit	Mobile Homes	Total Occupied Units
Owner Occupied	11,014	449	129	5,231	16,905
Renter Occupied	4,461	825	5,506	1,180	11,988

*Source: American Community Survey, 5-Year Estimates, 2019.*

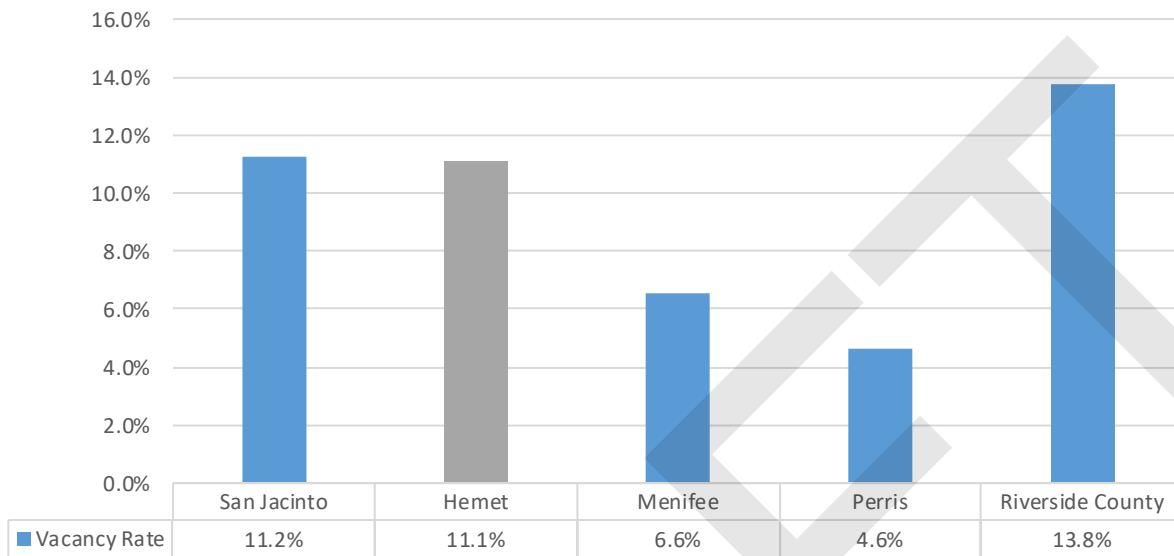
**Table 2-28: Average Household Size by Tenure**

Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
San Jacinto	3.62	3.9	3.72
<b>Hemet</b>	<b>3.02</b>	<b>2.81</b>	<b>2.9</b>
Menifee	3.00	3.13	3.1
Perris	4.51	4.46	4.49
Riverside County	3.28	3.28	3.28

*Source: American Community Survey, 5-Year Estimates, 2019.*

Hemet has one of the highest vacancy rates of the neighboring cities (**Figure 2-8**). At 11.1 percent, Hemet’s vacancy rate is about .1 percent below San Jacinto but 2.7 percent below Riverside County. Perris has the lowest vacancy rate at 6.5 percent below Hemet’s (4.6 percent). Of Hemet’s vacant units, a large portion are vacant for seasonal, recreational, or occasional use, according to ACS data (28.8 percent). An equally large portion of Hemet’s vacant units are vacant for unknown reasons (28 percent). **Table 2-29** shows that just under 16 percent of vacant units are up for rent and 25.2 percent are either on the market or have already been sold but are not yet occupied. Additional housing units can be found by improving the development of additional dwelling units on vacant parcels or the development of vacant parcels to accommodate expanded housing units.

**Figure 2-8: Vacancy Rates by Jurisdiction**



Source: American Community Survey, 5-Year Estimates, 2019.

**Table 2-29: Vacant Housing Units by Type**

Type of Housing	Estimate	Percentage
For rent	554	15.4%
Rented, not occupied	93	2.6%
For sale only	581	16.1%
Sold, not occupied	328	9.1%
For seasonal, recreational, or occasional use	1,036	28.8%
For migrant workers	0	0.0%
Other vacant	1,007	28.0%
<b>Total</b>	<b>3,599</b>	<b>100%</b>

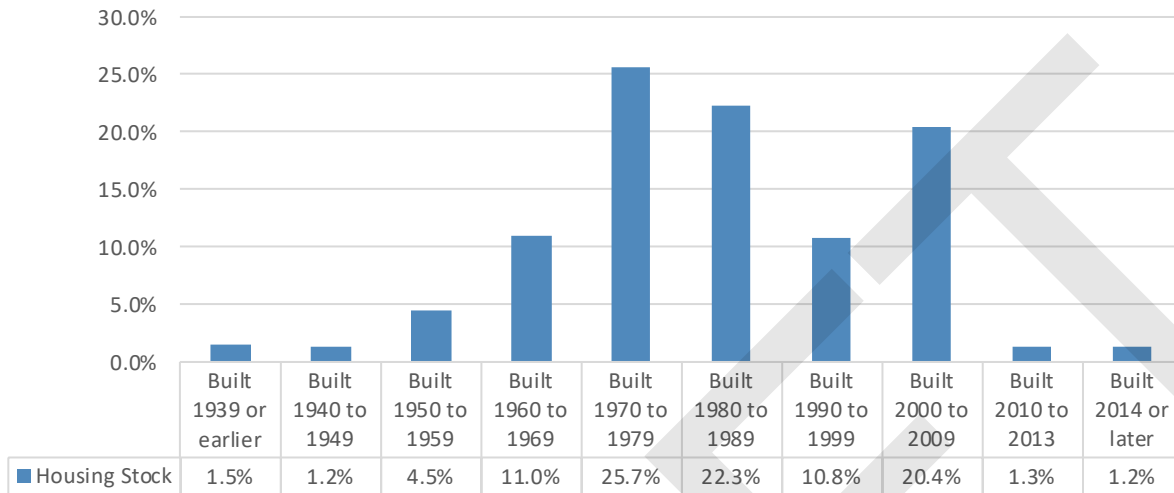
Source: American Community Survey, 5-Year Estimates, 2019.

#### 4. Housing Age and Condition

Housing age may affect the structural integrity of a house and can be an indicator of overall housing quality within a community. Housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. A large proportion of older housing stock would typically indicate that most of the City’s housing stock could require major rehabilitation. This does not include historical districts which are generally well preserved.

**Figure 2-9** describes the age of Hemet’s housing stock. The figure reflects ACS survey data which is based on estimates and not recorded true figures. The data shows that the majority of the Hemet’s housing stock was built between 1970 and 2009. Housing units that were built over 30 years ago may typically benefit from upgrades or renovations, which is why it is important to check for the age of the housing stock.

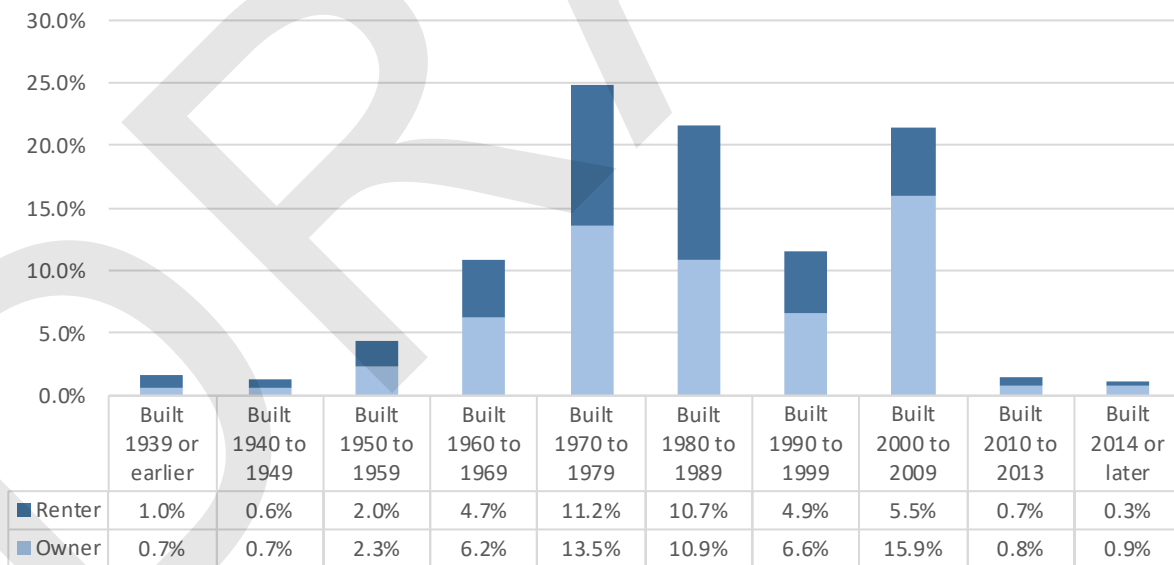
**Figure 2-9: Housing Stock Age**



Source: American Community Survey, 5-Year Estimates, 2019.

**Figure 2-10** below illustrates tenure by year the housing unit was built. This shows whether homeowner or renters occupy newer or older housing units. In Hemet’s case, homeowners occupy more newer units than renters. Given the higher percentage of renters in multi-family units, this may point towards the addition of new multi-family developments versus older, single-unit homes that are occupied by more homeowners.

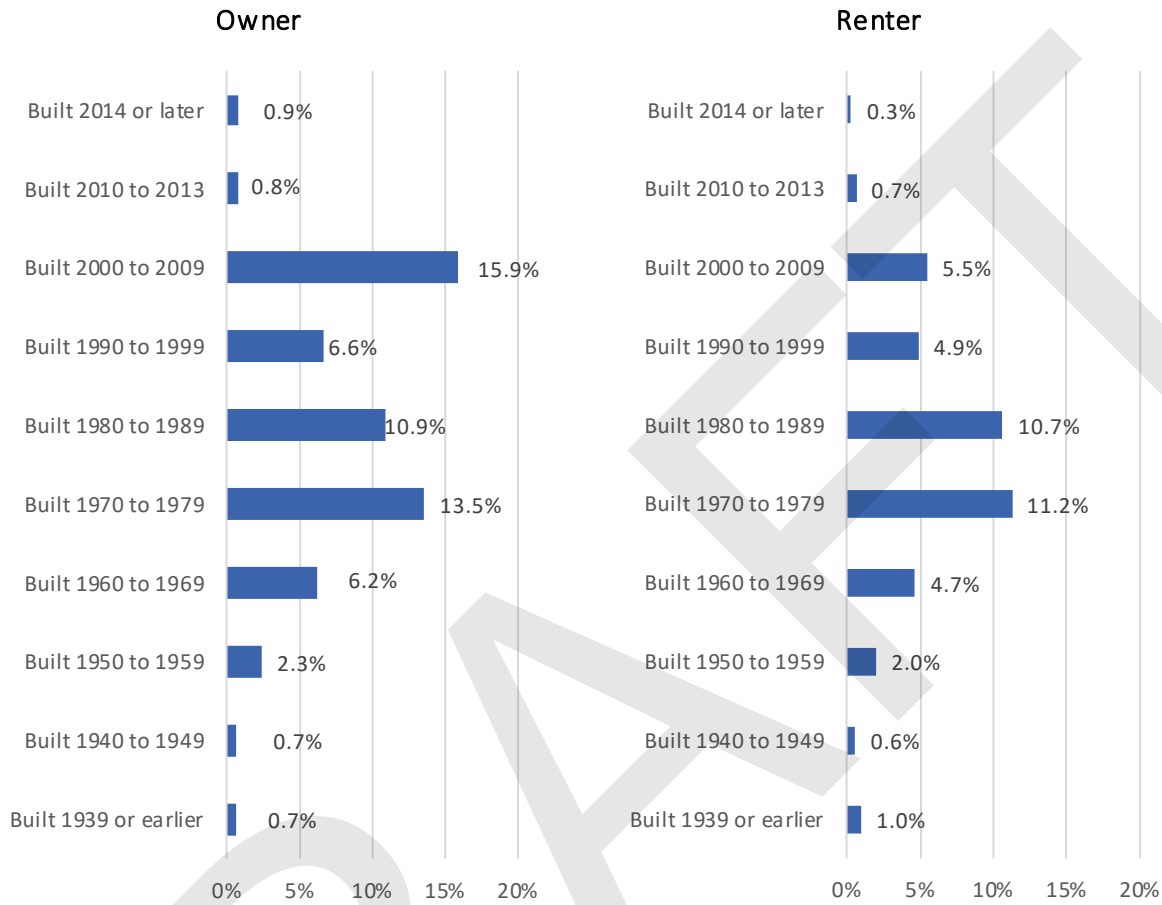
**Figure 2-10: Tenure by Year Housing Unit Built**



Source: American Community Survey, 5-Year Estimates, 2019.

**Figure 2-11** displays 2019 ACS data for housing units by the year they were built and who occupies them – homeowners (left) and renters (right). The figure shows 15.9 percent of homeowners occupy housing units built between 2000 and 2009 and are more concentrated in newer housing units, while renters are more broadly spread out throughout the housing stock.

Figure 2-11: Housing Units by Year Built and Tenure



Source: American Community Survey, 5-Year Estimates, 2019.

### 5. Housing Costs and Availability

The median home value in Hemet is estimated to be \$196,700. As the comparison in **Table 2-30** shows, this is the lowest value compared to nearby cities and the County. Hemet’s median home value is approximately \$153,400 less than Riverside County and \$137,900 less than Menifee which has the highest value. Larger homes with higher prices are generally affordable to persons or households with moderate or above moderate incomes.

Jurisdiction	Median Home Value
San Jacinto	\$241,000
<b>Hemet</b>	<b>\$196,700</b>
Menifee	\$334,600
Perris	\$281,600
Riverside County	\$350,100

Source: American Community Survey, 5-Year Estimates, 2019.

As shown in **Table 3-31**, monthly rent for a one bedroom in Hemet has increased from \$668 to \$805 (20.5 percent) between 2015 and 2019; experiencing the most price increase of all bedrooms. Studios saw the only decrease in monthly rent during the same period, at 5.7 percent. In general, all rentals, besides Studios, saw increase in prices over these 5 years, with the median gross rent increasing by 15.6 percent from \$948 to \$1,096.

**Table 2-31: Median Gross Rent by Bedrooms**

Number of Bedrooms	2015	2016	2017	2018	2019	Percent Change 2015 - 2019
Studio	\$1,056	\$878	\$1,026	\$997	\$996	-5.7%
1 Bedroom	\$668	\$677	\$695	\$736	\$805	20.5%
2 Bedrooms	\$907	\$932	\$974	\$1,028	\$1,084	19.5%
3 Bedrooms	\$1,230	\$1,248	\$1,271	\$1,284	\$1,304	6.0%
4 Bedrooms	\$1,590	\$1,599	\$1,600	\$1,643	\$1,706	7.3%
5 or More Bedrooms	\$1,713	\$1,740	\$1,879	\$1,863	\$1,889	10.3%
<b>Median Gross Rent</b>	<b>\$948</b>	<b>\$979</b>	<b>\$1,011</b>	<b>\$1,066</b>	<b>\$1,096</b>	<b>15.6%</b>

*Source: American Community Survey, 5-Year Estimates, 2015, 2016, 2017, 2018, 2019.*

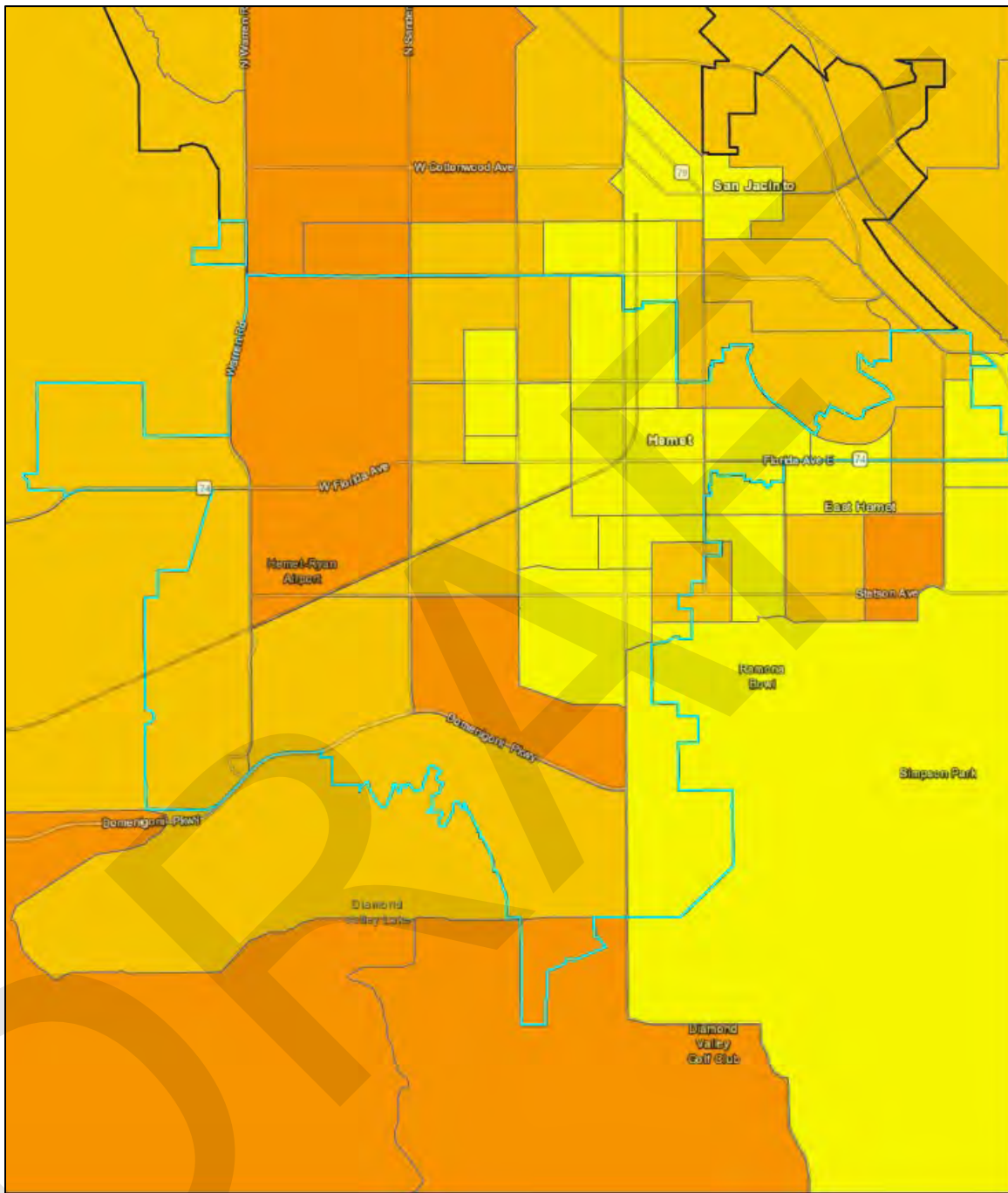
The affordability standard for housing in the U.S. is paying 30 percent or less of income towards housing. However, this does not account for transportation costs which are the second largest expense for households<sup>2</sup>. The HUD Location Affordability Index (LAI) provides standardized data on affordability throughout communities and includes both housing costs and transportation costs.

**Figure 2-12** shows the LAI in Hemet is at its lowest towards the downtown region and progressively increases up to \$2,000 towards the eastern and southern extremities of the City. The figure shows that households around downtown Hemet pay less for housing and transportation combined (up \$1,000 per month on average) and as households get further away from the downtown, they start occurring higher costs (up to \$2,000 per month on average).

<sup>2</sup> HUD Exchange – About the Location Affordability Index.



Figure 2-12: HUD Location Affordability Index by Census Tract



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City/Town Boundaries

(R) Location Affordability Index (HUD) - Tract

<\$1,000

<\$1,500

<\$2,000

Source: California Department of Housing and Community Development – AFFH Data Viewer

Housing affordability analysis includes comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. The analysis informs the affordability of different housing sizes and types and indicates the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Median Family Income (MFI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less than those at the upper end. The maximum affordable home prices without overpayment for residents in Riverside County are shown in **Table 2-32**. This amount can be compared to current housing asking prices (**Table 2-30**). In **Table 2-32**, the data shows the maximum affordable monthly rental amount that a household can pay for each month without overpayment.

#### ***Extremely Low-Income***

For an Extremely low-income household that earns less than 30 percent of the County MFI the maximum affordable home price for ownership is up to \$46,000 for a one-person household and up to \$77,900 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Hemet without a substantial cost burden.

#### ***Very Low-Income***

The very low-income limits are the basis for all other income limits. For a Very low-income household that earns between 31 percent and 50 percent of the County MFI the maximum affordable home price for ownership is up to \$97,600 for a one-person household and up to \$132,000 for a five-person household in 2020. Very low-income households cannot afford market-rate rental or ownership housing in Hemet without a substantial cost burden.

#### ***Low-Income***

For a Low-income household that earns between 51 percent and 80 percent of the County's MFI the maximum affordable home price for ownership is up to \$260,000 for a one-person household and up to \$388,500 for a five-person household in 2020. Given the cost of housing in Hemet, low-income households could afford market-rate rental units. Low-income households would not be able to afford ownership housing.

#### ***Moderate Income***

Persons and households of moderate income earn between 81 percent and 120 percent of the County's MFI. The maximum affordable home price for a moderate-income household is \$174,800 for a one-person household and \$251,300 for a five-person family. Moderate income households can generally find affordable market-rate rental units in the City. Ownership housing in Hemet is generally affordable to 5-person households but remain generally unattainable to smaller household sizes.

Table 2-32: Affordable Housing Costs for Homeowners in Riverside County (2020)

Annual Income		Mortgage	Utilities <sup>(1)</sup>	Tax and Insurance	Total Affordable Monthly Cost	Affordable Purchase Price
<b>Extremely Low-Income (30% of AMFI)</b>						
1-Person	\$16,600	\$210	\$143	\$62	\$415	\$46,000
2-Person	\$19,000	\$223	\$181	\$71	\$475	\$48,900
3-Person	\$21,960	\$250	\$217	\$82	\$549	\$54,800
4-Person	\$26,500	\$303	\$260	\$99	\$663	\$66,500
5-Person	\$31,040	\$355	\$305	\$116	\$776	\$77,900
<b>Very Low-Income (50% of AMFI)</b>						
1-Person	\$27,650	\$445	\$143	\$104	\$691	\$97,600
2-Person	\$31,600	\$491	\$181	\$119	\$790	\$107,700
3-Person	\$35,550	\$538	\$217	\$133	\$889	\$118,000
4-Person	\$39,500	\$579	\$260	\$148	\$988	\$127,000
5-Person	\$42,700	\$602	\$305	\$160	\$1,068	\$132,000
<b>Low-Income (80% AMFI)</b>						
1-Person	\$44,250	\$797	\$143	\$166	\$1,106	\$174,800
2-Person	\$50,600	\$894	\$181	\$190	\$1,265	\$196,000
3-Person	\$56,900	\$992	\$217	\$213	\$1,423	\$217,500
4-Person	\$63,200	\$1,083	\$260	\$237	\$1,580	\$237,500
5-Person	\$68,300	\$1,146	\$305	\$256	\$1,708	\$251,300
<b>Moderate Income (120% AMFI)</b>						
1-Person	\$65,100	\$1,240	\$143	\$244	\$1,628	\$272,000
2-Person	\$74,400	\$1,400	\$181	\$279	\$1,860	\$307,000
3-Person	\$83,700	\$1,562	\$217	\$314	\$2,093	\$342,500
4-Person	\$93,000	\$1,716	\$260	\$349	\$2,325	\$376,300
5-Person	\$100,450	\$1,830	\$305	\$377	\$2,511	\$401,300
<p>1. Utilities includes electric cooking, heating, water heating; basic electric; water; trash; air conditioning; refrigerator.  Source: 2020 HACR Utility Allowance Schedule and California Department of Housing and Community Development, 2021 Income Limits and Kimley Horn and Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Housing Authority of the County of Riverside Utility Allowance.</p>						

Table 2-33: Affordable Monthly Housing Cost for Renters in Riverside County (2020)				
Annual Income		Rent	Utilities <sup>(1)</sup>	Total Affordable Monthly Cost
<b>Extremely Low-Income (30% of AMFI)</b>				
1-Person	\$16,600	\$294	\$121	\$415
2-Person	\$19,000	\$329	\$146	\$475
3-Person	\$21,960	\$378	\$171	\$549
4-Person	\$26,500	\$465	\$198	\$663
5-Person	\$31,040	\$551	\$225	\$776
<b>Very Low-income (50% of AMFI)</b>				
1-Person	\$27,650	\$570	\$121	\$691
2-Person	\$31,600	\$644	\$146	\$790
3-Person	\$35,550	\$718	\$171	\$889
4-Person	\$39,500	\$790	\$198	\$988
5-Person	\$42,700	\$843	\$225	\$1,068
<b>Low-income (80% AMFI)</b>				
1-Person	\$44,250	\$985	\$121	\$1,106
2-Person	\$50,600	\$1,119	\$146	\$1,265
3-Person	\$56,900	\$1,252	\$171	\$1,423
4-Person	\$63,200	\$1,382	\$198	\$1,580
5-Person	\$68,300	\$1,483	\$225	\$1,708
<b>Moderate Income (120% AMFI)</b>				
1-Person	\$65,100	\$1,507	\$121	\$1,628
2-Person	\$74,400	\$1,714	\$146	\$1,860
3-Person	\$83,700	\$1,922	\$171	\$2,093
4-Person	\$93,000	\$2,127	\$198	\$2,325
5-Person	\$100,450	\$2,286	\$225	\$2,511
<p>1. Utilities includes electric cooking, heating, water heating; basic electric; water; trash; air conditioning; refrigerator.</p> <p>Source: 2020 HACR Utility Allowance Schedule and California Department of Housing and Community Development, 2020-1 Income Limits and Kimley Horn and Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance. Utilities based on Housing Authority of the County of Riverside Utility Allowance.</p>				



## Section 3

HOUSING CONSTRAINTS, RESOURCES, AND  
AFFIRMATIVELY FURTHERING FAIR HOUSING



## Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)

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As common in many communities, a variety of constraints affect the provisions and opportunities for adequate housing in the City of Hemet. Housing constraints consist of both governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; as well as, nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

### A. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in the City of Hemet and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Hemet.

#### 1. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In February 2021, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$125.18 for multi-family housing, \$138.79 for single-family homes, and \$156.95 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about \$130.58 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Hemet.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. soil stability, seismic hazards, flooding) can also be factored into the cost of land. An April 2021 Redfin search for lots for sale returned just under 100 lots for sale ranging between \$39,900 and 16,000,000 based on size and location. The average cost of land in Hemet is \$9.66 per square foot.

## 2. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, 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 and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the Riverside-San Bernardino-Ontario MSA/MD (Metropolitan Statistical Area/Metropolitan Divisions).

**Table 3-1** below displays the disposition of loan applications for the Riverside-San Bernardino-Ontario MSA/MD per the 2019 Home Mortgage Disclosure Act report. According to the data, applications in the 120 percent of higher range of the MSA/MD median had the highest rates of loan approval. Within that income category, those who identify as White had the highest approval rates (65 percent), while those who identify as Native Hawaiian/Other Pacific Islander and American Indian/Alaska Native had the lowest rates (51 percent). This trend remains fairly similar as income decreases, except for applicants identifying as Black or African American in the lowest income category who experienced the highest loan approval rates. This is due to a higher number of applicants identifying as Black or African American in the lowest income category compared to other race and ethnicities. According to the data, applicants who identify as White were on average more likely than other race/ethnicities to receive a loan approval.

Given the generally high rates of loan approvals, home financing is typically available and not considered to be a constraint to the provision and maintenance of housing in Hemet.

Table 3-1: Disposition of Loan Applications by Race/Ethnicity – RIVERSIDE-SAN BERNARDINO-ONTARIO MSA/MD				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other <sup>(1)</sup>	Total (Count)
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	39.0%	35.4%	27.7%	983
Black or African American	48.9%	22.5%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.8%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	40.9%	36.4%	26.1%	352
Asian	47.0%	30.3%	27.2%	1,521
Black or African American	43.8%	27.9%	32.3%	1,529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19,017
Hispanic or Latino	51.5%	25.0%	28.2%	11,797
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	29.4%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.3%	27,396
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	28.9%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.6%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093
Notes: 1. "Other" includes: applications approved but not accepted, applications withdrawn, files closed for incompleteness, and purchased loans. Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				



### 3. Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, and California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. COVID-19 stalled much of the economy in early 2020. However, as the California economy regains momentum the housing stock and prices in the Hemet community remain stable. A housing market analysis by Redfin in April 2021 reported the median sale price of homes is \$334,000 and has increased by 18% since last year. Homes sold over the last year were sold at 1.4% over the listing price and were on the market an average of 23 days.

A 2021 California Association of Realtors (CAR) reports found that homes on the market in Riverside County experienced a 21.4% year-to-year increase and cost a median of \$519,500 in February 2021; approximately \$155,500 below the Southern California median home price in the same month (\$675,000). According to the CAR First Time Buyer Housing Affordability Index, for 2020 the median value for a home in Riverside County was \$414,380 with monthly payments (including taxes and insurance) of \$2,030 – requiring an average qualifying income of \$60,900.

## B. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Hemet has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing create barriers to housing.

### 1. Land Use Controls

Cities in California are required by Law to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes permitted land uses and development density throughout the City of Hemet. **Table 3-2** lists the residential land use designations that permit a variety of housing types throughout the City.

<b>Land Use</b>	<b>Intensity Range (Min. to Max.)</b>
RR – Rural Residential	0 – 2 DU/Acre
RR 2.5	2.5 DU/Acre Minimum
RR 5	5 DU/Acre Minimum
HR – Hillside Residential	0 – 0.5 DU/Acre
HR – 10	1 DU/10 Acres
LDR – Low Density Residential	2.1 – 5 DU/Acre
LMDR – Low Medium Density Residential	5.1 – 8 DU/Acre
MDR – Medium Density Residential	8.1 – 18 DU/Acre
HDR – High Density Residential	18.1 – 30 DU/Acre
VHDR – Very High Density Residential	30.1 – 45 DU/Acre

*Source: City of Hemet General Plan Land Use Element*

**State Density Bonus Law**

In accordance with State Law – Government Code Section 65915 – a housing development may increase the number of units above the maximum permitted and/or receive reductions in development standards in exchange for reserving units for very low-, low-income, and/or moderate-income households or for seniors. These units must be restricted to their level of affordable for at least 55 years through a deed-restricted affordable housing covenant. According to the City’s Zoning Code, qualifying housing developments which satisfy at least one of the following categories or land dedication provisions listed below will be granted a density bonus:

- At least 10 percent of the total units of a housing development for lower income households;
- At least 5 percent of the total units of a housing development for very low-income households;
- At least 10 percent of the total dwelling units in a housing development that qualifies as a condominium project are moderate income units and the applicant agrees to restrict purchase of such units to moderate-income households; and/or
- An applicant for a residential tentative tract map, parcel map, or other residential development approval will qualify for grant of a density bonus if the applicant makes a legally binding commitment to donate land.

In addition to density bonuses, the City of Hemet Zoning Code Article VI Section 90-164 allows for the incentives and concessions listed below to projects which meet the qualifying number of lower/very low-/moderate-income units:

- One incentive/concession if the housing development includes at least:
  - 10 percent low-income units; or
  - 5 percent very low-income units; or
  - 10 percent moderate-income condo development units.
- Two incentive/concession if the housing development includes at least:
  - 20 percent low-income units; or
  - 10 percent very low-income units; or
  - 20 percent moderate-income condo development units.

- Three incentive/concession if the housing development includes at least:
  - 30 percent low-income units; or
  - 15 percent very low-income units; or
  - 30 percent moderate-income condo development units.

The City’s Zoning Code has pre-approved the following incentives and concessions; however, applicants may also submit a written proposal for other incentives or concessions that result in identifiable, financially sufficient, and actual cost reductions to be reviewed by the City:

- Reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 of Division 13 of the Health and Safety Code, including, but not limited to (1) a reduction in setbacks and square footage requirements and (2) a reduction in the ratio of vehicle parking spaces.
- Approval of mixed-use zoning in conjunction with the housing project.

In accordance with Hemet Municipal Code Article VI. Density Bonus Provisions the following density bonus calculations in **Table 3-3** through **3-5** will be applied to housing developments that meet the above criteria:

Percentage Very Low-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

*Source: City of Hemet Zoning Code*

Percentage Low Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

*Source: City of Hemet Zoning Code*

**Table 3-5: Moderate-Income Density Bonus Calculations**

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

*Source: City of Hemet Zoning Code*

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the “base” portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low-income BMRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low-income households, or at least 20% for persons or families of

moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low income households, or at least 30% for persons or families of moderate income in a common interest development.

The City’s Density Bonus program allows a maximum of 35% density increase; however, AB 2345 requires an allowance of up to 50% density bonus when the base BMR is proposed. Additionally, AB 1763 requires that City’s permit up to an 80 percent density bonus for projects proposed with 100 percent affordable units. The City has included a program in **Section 4: Housing Plan** to update the City’s Development Code in compliance with state legislation.

## 2. Residential Development Standards

The City of Hemet Zoning Code established residential zoning districts that permit a variety of developments and land uses in accordance with the General Plan. **Table 3-6** provides the standards established for each zoning district to guide appropriate development.

Zone	Min. Dimensions (Square Feet)		Min. Yard Setbacks (Feet)			Construction Standards		
	Lot Size	Lot Width <sup>1</sup>	Front	Side <sup>2</sup>	Rear <sup>3</sup>	Max. Height (Feet)	Max. Lot Coverage (Percent)	Min. Density
RR	20,000	100	20	15	20	35	40 <sup>3</sup>	2 du/ac
R-1-40	40,000	100	20	15	20	35	40 <sup>3</sup>	1 du/ac
R-1-20	20,000	100	20	15	20	35	40 <sup>3</sup>	2 du/ac
R-1-10	10,000	100	20	15	20	35	40 <sup>3</sup>	4 du/ac
R-1-7.2	7,200	70	18	5	15	35	45 <sup>3</sup>	6 du/ac
R-1-6	6,000	60	18	5	10	35	50 <sup>3</sup>	7 du/ac
R-1-5	5,000	55	18	5	10	35	50 <sup>3</sup>	8 du/ac
R-2	6,000	60	20	5	10	30	50	8 du/ac
R-3	1 acre	100	25	5	10	45	60	30 du/ac
R-4	2 acres	100	25	5	10	55	60	40 du/ac
SLR	No minimum	C	15 <sup>3</sup>	3	5	25	60	8 du/ac
TR-20 <sup>4</sup>	4,400	55	10	5	5	20	60	7 du/ac
PUMH <sup>5</sup>	4,400	55	10	5	10	35	60	7 du/ac

1. Standard  
 2. Interior side yard  
 3. One story  
 4. TR (Independent Mobile Home Subdivision Zone)  
 5. PUMH (Planned Unit Mobile Home Development District)  
 Source: City of Hemet Zoning Code

### **Yard Requirements**

The Hemet Municipal Code defines a yard as an open space on a lot or parcel, unoccupied and unobstructed by structures from the ground upward except as otherwise provided in this chapter, including the front yard, side yard and rear yard, or space between structures.

### **Lot Coverage and FAR**

The Hemet Municipal Code defines lot coverage as the percentage of total site area covered by structures, open or enclosed, excluding the following uncovered structures: steps, courts, patios, terraces, and swimming pools. Lot coverage is regulated in order to avoid nuisances from inappropriate and excessive massing or density in a particular zoning district. Floor area is defined as the entire floor area of a building. The floor area includes not only the ground floor area but also any additional stories or basement of the building. All horizontal dimensions shall be taken from the exterior faces of walls, including enclosed porches. Unless otherwise indicated in this chapter, floor area shall mean gross usable floor area. The City does not set Floor Area Ratios (FAR) for standalone residential structures. This may however apply in certain planned and also mixed-use developments. FAR is the ratio of floor area to the total lot area and is used to limit the maximum floor area on a particular site.

### **Maximum Building Heights**

The Hemet Municipal Code defines building height as the vertical distance measured from the average level of the highest and lowest point of that portion of the building site covered by the building to highest point of the structure, excluding chimneys and vents.

The maximum building height in the residential zoning districts of Hemet range from 25 feet to 35 feet for single-family developments and 30 feet to 55 feet in multi-family housing projects. Setting limits to the height of buildings avoids bulking and potential nuisances on neighboring properties – relating to privacy and/or sunlight and shade. This requirement also ensures a compatibility and similar aesthetic amongst uses, but in certain conditions may cause a constraint to the development of housing – particularly as it relates to multi-family housing developments.

### **Parking Standards**

Sufficient off-street parking must be provided to avoid street overcrowding. This is maintained through the establishment on parking requirements, which fluctuate depending on the land use/housing type and the number of bedrooms. **Table 3-7** provides the parking requirements specific to the City of Hemet.

Table 3-7: Off-Street Parking Requirements			
Residential Use	Parking Requirements		Additional Requirements
Single-Family Dwelling	2 spaces in garage or carport		N/A
Accessory Dwelling Unit	Sec. 90-321		N/A
Multiple-Family Dwelling	Studio (500 sq. ft or less)	1 covered space	Plus 1 uncovered space for each 5 dwelling units for visitors
	Studio (over 500 sq. ft.)	1.5 covered spaces	
	1 bedroom (700 sq. ft. or less)	1 covered space	
	1 bedroom (over 700 sq. ft.)	1.5 covered spaces	
	1 bedroom with den or more bedroom units	2 covered spaces	
Senior Housing	1 space in garage or carport		Plus 1 uncovered space for each 10 dwelling units for visitors
Mobile Home Park	2 spaces for each mobile home (1 must be covered and on the mobile home space)		Plus 1 uncovered parking space for each 10 dwelling units for visitors
Rooming House, Lodging House, Fraternity/Sorority House or Dormitory	1 space for each sleeping room, or 1 space for each 2 beds (whichever is greater)		Must be located within 150 feet of structure
TR-20 Zone	2 spaces in a carport per mobile home space		Plus 1 uncovered space for each 10 dwelling units for visitors
Travel Trailer Subdivisions	1 space per dwelling lot		Plus 1 uncovered space for each 10 dwelling units for visitors
Nursing Home	1 space for each 2.5 beds		--
Rest Homes	1 space for each 2.5 beds		--
Sanitarium	1 space for each 3 beds		--
<i>Source: City of Hemet Zoning Code</i>			

### 3. Variety of Housing Types Permitted

California Housing Element Law mandates jurisdictions must make sites available through zoning and development standards to promote the development of a variety of housing types for all socioeconomic levels of the populations. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built homes, mobile-homes employee and agricultural work housing, transitional and supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. **Table 3-8** shows the various housing types permitted throughout the City of Hemet in zoning districts which permit housing or care facility uses.

Table 3-8: Permitted Housing Types per Zoning District*											
Housing Types	Residential							Commercial			
	RR	R-1	R-2	R-3	R-4	SLR	TR-20	O-P	C-1	C-2	C-M
<b>Residential</b>											
Planned unit development	P	P	-	-	-	-	-	-	-	-	-
Mobile home parks	C	C	C	C	C	-	P	X	X	C	C
Accessory/Secondary dwelling unit	P	P	P	P	P	P	-	-	-	-	-
Single-Family <sup>(1)</sup>	P	P	P	P	X	P	-	-	-	-	-
Single-family dwellings attached in groups (not more than 2 attached dwellings)	-	-	-	-	-	P	-	-	-	-	-
Single-family detached condominiums	-	-	P	P	X	-	-	-	-	-	-
<b>Multifamily housing<sup>(2)</sup></b>											
Senior housing (independent)	-	-	P	P	P	-	-	-	-	-	-
Two family dwellings	-	-	P	P	X	-	-	-	-	-	-
Multiple-family dwellings	-	-	P	P	P	-	-	-	-	-	-
Mixed use (residential and office/commercial uses)	-	-	-	-	-	-	-	C	C	C	X
Travel trailer or recreational vehicle parks	C	C	C	C	C			X	X	C	C
<b>Care Facilities</b>											
Assisted living facility	-	-	C	C	C	-	-	C	C	C	X
Skilled nursing facility	-	-	X	C	C	-	-	C	C	C	X
Boarding houses	-	-	C	C	X	-	-	C	X	X	X
Continuing care retirement communities	-	-	C	C	C	-	-	C	C	C	X
Child or adult care facility	-	-	C	C	C	P	-	-	-	-	-
Childcare day facility	-	-	-	-	-	-	-	A	A	C	C
Adult day health care	-	-	-	-	-	C	-	-	-	-	-
Adult day care facility	-	-	-	-	-	-	-	P	P	P	A
Transitional housing	-	-	P	P	P	-	-	-	-	-	-
<b>Family childcare home, licensed</b>											
Up to 8 children	P	P	-	-	-	-	-	-	-	-	-



Housing Types	Residential							Commercial			
	RR	R-1	R-2	R-3	R-4	SLR	TR-20	O-P	C-1	C-2	C-M
Up to 14 children	P	P	-	-	-	-	-	-	-	-	-
Group homes and small licensed care facilities											
Small licensed care facility	P	P	P	P	X	-	-	-	-	-	-
Small group home	SGHP	SGHP	SGHP	SGHP	X	-	-	-	-	-	-
Small group home (6 or fewer residents)	-	-	-	-	-	-	-	C	X	X	X
Large group home	X	X	-	-	-	-	-	-	-	-	-
Large group home (7 or more residents)	-	-	-	-	-	-	-	C	X	X	X
Large group home (10 or fewer occupants)	-	-	A	A	X	-	-	-	-	-	-
Large group homes (11 or more occupants)	-	-	C	C	X	-	-	-	-	-	-
Parolee-probationer home	-	-	-	-	-	-	-	C	X	X	X
Supportive housing	P	P	P	P	X	-	-	-	-	-	-
Detention Facility											
Community detention facility for unaccompanied minors	X	X	X	X	X	-	-	X	X	X	X
Private detention center	X	X	X	X	X	-	-	X	X	X	X
Emergency Shelter	-	-	-	-	-	-	-	X	X	X	C
Farmworker Housing	-	-	-	-	-	-	-	-	-	-	-
Low Barrier Navigation Centers	-	-	-	-	-	-	-	-	-	-	-
Single Room Occupancy (SRO)	-	-	-	-	-	-	-	-	-	-	-
<b>Notes:</b> P = Permitted C = Conditionally Permitted (CUP) A = Administrative Use (AUP) TUP = Temporary Use Permit SGHP = Small Group Home Permit X = Not Permitted - = Not specified						*Zoning districts not included in the table do not permit housing or care facility uses.  1. Including manufactured housing and prefabricated housing when installed on a permanent foundation and in accordance with the provisions of this article. 2. Including duplexes, condominiums, apartments, or similar residential units.					
Source: City of Hemet Zoning Code											

### **Accessory Dwelling Unit**

The Hemet Municipal Code defines an Accessory Dwelling Unit (ADU) as an attached or detached dwelling unit, which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the principal single-family home, and shall have independent exterior access.

### **Single-Family Dwellings**

The Hemet Municipal Code defines a Single-Family Dwelling as a structure containing one dwelling unit on an individual lot. The term "single-family residential dwelling" shall also mean a mobile home manufactured and certified under the National Mobile Home Construction and Safety Standards Act of 1974, on a permanent foundation approved by the city building official.

### **Multiple Family Dwellings**

The Hemet Municipal Code defines a Multi-Family Dwelling as a development project that has a density of greater than eight residential dwelling units per gross acre.

### **Mobile Homes**

The Hemet Municipal Code defines a Mobile Home as a structure transportable in one or more sections, designed and equipped to contain no more than one dwelling unit, to be used with or without a foundation system. The term "mobile home" shall also include state-approved factory-built housing. The term "mobile home" does not include a recreational vehicle or commercial coach.

### **Group Home**

The Hemet Municipal Code defined Group Homes as any boarding house that provides temporary, interim, or permanent housing to individuals where every person residing in the dwelling is an individual with a disability, and the individuals are not living as a single housekeeping unit. Group homes do not include small licensed residential care facilities.

Large group homes may contain seven or more individuals and may or may not be required to be licensed by the State of California. Small group homes may contain six or fewer individuals and are not required to be licensed by the State of California.

### **Supportive Housing**

Supportive Housing, as cited in the Hemet Municipal Code, is defined by California Government Code § 65582 as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service. The linked service assists the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live, and when possible, work in the community.

### **Emergency Shelter**

The Hemet Municipal Code defines Emergency Shelter as ascribed to it in Government Code § 65582(d) and Health and Safety Code § 50801(e), as such sections may be amended from time to time, and which

presently define the term “Emergency Shelter” to mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

**Farmworker Housing**

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The Hemet Municipal Code does not address Farmworker Housing by definition but does allow by-right agricultural employee housing with no more than 12 units or 36 beds in agricultural zones. A program is included in **Section 4: Housing Plan** to ensure the City’s development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons.

**Low Barrier Navigation Centers**

AB 101 states that “The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern-.” Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The Hemet Municipal Code does not address Low Barrier Navigations Centers by definition. A program is included in **Section 4: Housing Plan** to ensure the City’s development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses.

**4. Housing for Persons with Disabilities**

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location, and discrimination, which could limit the availability of housing for disabled persons.

**Reasonable Accommodations**

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or

other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The Hemet Development Code defines an individual with a disability as an individual with a qualifying disability under federal and state fair housing laws. Generally, any person with any mental or physical impairment, disorder, or condition, which substantially limits one or more major life activities, including physical, mental, and social activities and working. Disabled or individual with a disability does not include impairments, disorders or conditions resulting from the current, illegal use of or addiction to a controlled substance, sexual behavior disorders, compulsive gambling, kleptomania, or pyromania. These individuals are protected under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts). The Code specifies that reasonable accommodation must be granted if all of the following findings are made:

- The housing, which is the subject of the request, will be used by individual disabled as defined under the Acts.
- The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
- The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including, but not limited to, land use and zoning.
- The requested reasonable accommodation would not adversely impact surrounding properties or uses.
- There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards, and practices.

To be considered for a reasonable accommodation, there are two different classification processes. The planning commission is designated to approve, conditionally approve, or deny all applications for a major reasonable accommodation, except that the director is hereby vested with authority to review and approve major reasonable accommodation applications that solely request a modification of development standards for uses requiring a small group home permit or an administrative use permit. The director, or his or her designee, is designated to approve, conditionally approve, or deny all applications for a minor reasonable accommodation, provided that the director may decide to allow the planning commission to determine whether to approve, conditionally approve, or deny an application for a minor reasonable accommodation if the director finds that the minor reasonable accommodation involves significant controversy or extraordinary circumstances.

The director shall mail his or her written determination to approve, conditionally approve, or deny a request for a minor reasonable accommodation to the applicant within 30 days of the receipt of a complete application for a minor reasonable accommodation. The mailed notice of decision shall inform the applicant that the decision of the director may be appealed to the planning commission within 14 days of the mailing of the notice. An application for Reasonable Accommodation must include all the following documentation that the applicant is:

- a. An individual with a disability;
- b. Applying on behalf of one or more individuals with a disability; or
- c. A developer or provider of housing for one or more individuals with a disability;

### **Definition of Family**

A restrictive definition of “family” that limits the number of unrelated persons and differentiates between related and unrelated individuals living together is inconsistent with the right of privacy established by the California Constitution. The City of Hemet Municipal Code defines “Family” as a group of individuals, not necessarily related by blood or marriage, or adoption, or guardianship living together in a dwelling unit as a single housekeeping unit. The City’s definition does not limit the number of unrelated persons living together and therefore does not pose a constraint to accessing housing.

## ***5. Planned Residential Developments***

The Planned Unit Development Overlay District (PUD) is intended to encourage a more desirable living environment, a more efficient, desirable and aesthetic use of land through utilization of modern innovations in residential developments, encourage the reservation of a greater proportion of land for common open areas, encourage the retention of natural slopes, waterways and other natural features by utilizing such areas as open space, encourage more efficient use of these public facilities required in connection with such residential development, and ensure compatibility with established residential areas. The PUD shall be established only on land that is zoned R-1, R-2, R-3, or R-4, and shall be designated on the official zoning map with the symbol "PUD" in conjunction with the underlying zone classification (ex. R-1 PUD).

Planned Community Development Zone (PCD) is intended to provide the developer with greater flexibility in site design, density and housing unit options in order to stimulate variety and innovation within the framework of a quality residential environment, direct new community growth and development in the process of implementing the general plan, achieve more interest, individuality and character within and among neighborhoods, provide criteria for the inclusion of compatible uses designed to service the residential developments within the community, and encourage the most effective use of a site with a variety of residential environments providing necessary public facilities, ample open space and a functional, well-balanced community.

The purpose of the Planned Unit Mobile Home Development District (PUMH) is to permit an alternative to the traditional mobile home subdivision development. The planned unit mobile home development district will differ from the traditional mobile home subdivision in some respects, particularly as to development standards and jointly held common areas. Ownership of open space, private streets, recreational vehicle storage areas, service and recreational facilities shall be as jointly held common areas. A PUMH shall be established only in conjunction with a residential zone and shall be designated on the official zoning map with the symbol "PUMH" in conjunction with the underlying zone classification (ex, "R-1 PUMH").

The purpose of the Travel Trailer Planned Development Zone (TTPD) is to provide for the development and maintenance of travel trailer subdivisions with common open space.

## **6. Growth Management Measures**

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restricted can produce constraints to the development of housing, including accessible and affordable housing. The City of Hemet does not have any growth management measures that would affect or hinder the development of housing in the City.

## **7. Specific Plans**

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes consistent and an enhanced aesthetic levels throughout the project community. Specific Plans contain their own development standards and requirements that may be more restrictive than those defined for the city as a whole. The following sections provide brief descriptions of the City of Hemet's adopted Specific Plans which affect the development of housing.

### **Arthofer**

The purpose of the Specific Plan is to provide for the orderly development of small lot single-family homes utilizing side yard easements. The Specific Plan allows for single-family dwellings, accessory buildings and structures, and some home occupations. The minimum required lot size is 4,140 square feet and the maximum lot coverage is 45%.

### **City Sponsored**

The purpose of the Specific Plan is to provide for the orderly development of a community comprising of agricultural, residential, and commercial components. The 208-acre planning site was previously heavy agricultural and commercial.

### **Diamond Valley Gateway**

The purpose of the Specific Plan is to provide for the orderly development of a variety of residential, commercial, and recreational land uses on the property through the establishment and application of comprehensive planning regulations, standards, and design guidelines. The Specific Plan is designed to enhance housing opportunities while complimenting the recreational and commercial opportunities associated with the development of Domenigoni Reservoir. The Specific Plan area is a parcel of approximately 96.1 acres situated at the base of the Santa Rosa Hills, in the southeastern portion of the City. Total units for the overall project not to exceed 497 residential units.

### **Downtown**

The purpose of the Specific Plan demonstrates a clear vision for the future of Downtown Hemet and is an economic development tool to facilitate development. The Specific Plan promotes transit-oriented development and principles, including mixed use development and pedestrian connectivity to the transit mobility hub and around Downtown, which fosters active transportation and reduces vehicles miles traveled. The minimum required lot size is 5,000 square feet for SFR with a maximum density of 5 dwelling

units per acre and .5 acre for MFR with a maximum density of 18 dwelling units per acre. The maximum lot coverage is 65% for SFR and 60% for MFR.

### **Heartland / Four Seasons**

The purpose of the Specific Plan is to create a high-quality master-planned gated retirement community and non-gated, non-aged-restricted neighborhood that will provide an aesthetically pleasing westerly entrance to the City of Hemet. The Specific Plan area is approximately 665 acres and the total units allowed is 1775 residential units.

### **McSweeney Farms**

The purpose of the Specific Plan is to guide development of a planned community which responds to environmental, infrastructure, and economic realities. The design and layout of the land use plan, infrastructure, development standards, and design guidelines emphasize the integration of complementary land uses within a cohesive, identifiable, and walkable community. The 673 acre development accommodates up to 1,640 residential units within approximately 520 acres designated for residential development at densities ranging from 1-5 DU/Acre. Residential areas include single family detached homes on lots ranging from 5,000 square feet to 4-acre hillside estates.

### **McSweeney Ranch**

The purpose of the Specific Plan is to provide for the orderly development of the 767.3 acre Specific Plan area and develop a variety of residential housing types with a total of 3,200 homes oriented to both the primary and senior markets, a Village Center, and 174.5 acres of open space linking the various neighborhoods together.

### **North Hemet**

The purpose of the Specific Plan is to provide for the orderly development of 37 parcels totaling 28.6 acres in the northwest portion of the City. A primary goal of the plan is to increase the supply of new attached housing in the downtown area. Total units for the overall project not to exceed 302-525 residential units.

### **Page Ranch**

The purpose of the Specific Plan is to provide for the orderly development of a diversity of land uses in the 1621.2-acre Specific Plan area. The plan allows for single and multi-family residential uses as well as commercial and industrial uses. Much of the plan area is built out.

### **Peppertree**

The purpose of the Specific Plan is to provide for the orderly development of an innovative, gated senior-oriented residential development. The 82.5-acre site offers a variety of housing types ranging from medium to high densities. Total units for the overall project not to exceed 456 residential units.

### **Ramona Creek**

The purpose of the Specific Plan is to provide for the orderly development of a mixed-use community. The purpose of the Specific Plan is to create community, celebrate uniqueness of place, optimize open space relationships, create connectivity, encourage diversity, integrate environmentally responsible practices,

and enhance local economic well-being. Consisting of 209 acres along Highway 74, the historic Pines to Palms Highway, the Ramona Creek Specific Plan continues the established scenic highway along Florida Avenue as the gateway to Hemet, creating a positive image for motorists and pedestrians entering the City. Total units for the overall project are approximately 1,077 residential units.

**Seven Hills**

The purpose of the Specific Plan is to provide for the orderly development of a recreation-oriented community of quality homes in an attractive park-like setting. The plan allows for a variety of housing styles such as single-family detached homes, mobile homes, and attached homes. Total units for the overall project are approximately 1,137 residential units.

**Sunwest Village**

The purpose of the Specific Plan is to provide for the orderly development of a mixed-use community of low and medium-density residential units specifically limited to residents 55-years of age and above. The plan also allows for related uses including residential care facilities, a health club, and office and commercial land uses. The plan site is 36.5 acres with a maximum density of 7 dwelling units per acre in Planning Area 1 and 20 dwelling units per acre in Planning Area 2.

**Tierra Linda**

The purpose of the Specific Plan is to provides for the orderly development of a community with a variety of residential housing types, commercial, and office uses. The Specific Plan proposed 1,589 residential units with densities ranging from 8 dwelling units per acre to 16 dwelling units per acre.

**Hemet Valley Country Club Estates / Tres Cerritos**

The purpose of the Specific Plan is to provide for the orderly development of 352.9-acre project site. The site was originally conceived as a resort golf community. This Specific Plan allows for amendments to previously adopted plans of the site to allow for an increase of up to 931 residential units. The site offers various open spaces, parks, and landscaped areas.

**8. Development Fees**

Residential developers are subject to a variety of permitting, development, and impact fees in order to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services in Hemet.

The location of projects and housing type result in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application. **Table 3-9** provides the planning fees and **Table 3-10** provides the development impact fees.



Table 3-9: Applications and Permits			
Application/Permit	Approval Body	Fee	Notes
<b>Planning Division</b>			
Administrative Adjustment	CDD	\$406	
Administrative Use Permit	CDD	\$3,125	Plus environmental fees, public notice
<ul style="list-style-type: none"> <li>Modification</li> </ul>		\$697	
Annexation	PC/CC	\$10,000 min. deposit	Full Cost. Deposit required for staff and City Attorney time, plus GIS mapping fee.
Appeal of Director Decision	PC	\$582	Appeal to Planning Commission
Appeal of Planning Commission Decision	CC	\$951	Appeal to City Council
Certificate of Compliance	CE	\$633	
Conditions of Approval - Amendment	PC	\$1,069	
Conditional Use Permit	PC	\$5,971	\$10,000 Minimum Deposit and \$2,500 Minimum Balance
<ul style="list-style-type: none"> <li>Streamlined</li> </ul>		\$2,218	
<ul style="list-style-type: none"> <li>Modification</li> </ul>		\$1,782	
Conversion to Condominium	PC	\$5,767	
Conversion to Senior Housing	PC	\$6,130	
Density Bonus Agreement	CC	\$2,857	
Determination of Use	CDD	\$389	
Development Agreement	PC/CC	\$20,000 min. deposit	Full cost. Deposit required for staff and City Attorney time, plus environmental and noticing
<ul style="list-style-type: none"> <li>Amendment</li> </ul>		\$10,000 min. deposit	
Downtown Site Development Review – Major	PC/CC	\$2,698	Plus noticing and environmental fees
Downtown Site Development Review - Minor	CDD	\$664	
Extension of Time – Major	PC	\$1,855	Plus noticing fees
<ul style="list-style-type: none"> <li>Conditional Use Permit</li> <li>Downtown Project – Major</li> <li>Site Development Review – Major</li> <li>Tentative Parcel Map</li> <li>Tentative Tract Map</li> <li>Variance</li> </ul>			
Extension of Time – Minor			
<ul style="list-style-type: none"> <li>Administrative Adjustment</li> <li>Administrative Use Permit</li> <li>Downtown Project – Minor</li> <li>Site Development Review</li> </ul>			

<b>Application/Permit</b>	<b>Approval Body</b>	<b>Fee</b>	<b>Notes</b>
Exterior Color Permit	Staff	\$0	Permit required. No cost.
General Plan Amendment – land use or circulation map change	PC/CC	\$8,000 min. deposit	Full Cost. Deposit for staff time, plus GIS mapping fee, environmental, and noticing.
General Plan Amendment – text or policy change – Major	PC/CC	\$10,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing
General Plan Amendment – text or policy change – Minor	PC/CC	\$3,617	Plus noticing and environmental fees
Home Occupation Permit	Staff	\$43	
Lot Line Adjustment	CE	\$858	
Mobile Home Park Conversion	PC	\$7,600	
Mobile Home Complex Review	CDD	\$1,827	Plus \$200 deposit for banner removal, and subdivision bonds for temporary improvements
Planned Community Development	PC/CC	\$15,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing.
• Amendment		\$5,000 min. deposit	
Planned Unit Development	PC/CC	\$10,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing.
• Amendment		\$5,000 min. deposit	
Pre-Application Review	DRC	\$846	For large scale special events
• Non-Profit Organization (501 C3)		\$0	
Site Development Review – Minor	CDD	\$2,697	
Site Development Review - Major	PC		Plus noticing and environmental
• Hemet Auto Mall (SP87-28)		\$3,340	
• Residential		\$5,386 plus \$10/unit	
• Commercial (15,001+ SF)			
• Institutional, Public, Community Facility		\$4799 plus \$15/acre	
Site Development Review – Minor Modification	CDD	\$960	Less than 20 percent revision
Site Development Review – Major Modification	PC	\$2,162	Plus noticing and environmental fees
Sign Permit – Permanent	Staff	\$86	
Sign Permit – Temporary	Staff	\$43	
Sign Program Amendment – Minor	CDD	\$330	
Sign Program Review or Major Amendment	CDD	\$902	

Table 3-9: Applications and Permits			
Application/Permit	Approval Body	Fee	Notes
Small Group Home Permit	Staff	\$875	
Specific Plan	PC/CC	\$20,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing
<ul style="list-style-type: none"> <li>Amendment</li> </ul>		\$10,000 min. deposit	
Sphere of Influence Amendment	PC/CC	\$15,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental, GIS fee and noticing
Parcel Map Waiver	CE	\$2,497	Plus scanning fees
Reversion to acreage/Lot Merger	CE	\$2,038	Plus noticing and environmental fees
Tentative Parcel – Commercial/Industrial	PC	\$4,796	Plus noticing, environmental, GIS and scanning fees
Tentative Parcel – Residential		\$3,753	
Tentative Tract – Commercial/Industrial		\$6,861 plus \$25/lot	
Tentative Tract – Condominium or Conveyance		\$5,951 plus \$15/lot	
Tentative Tract – Residential		\$7,805 plus \$15/lot	
Tentative Map Revision or Resubmittal		\$4,086	
Final Map Amendment	CC	\$2,428	
Vesting Tentative Tract	PC/CC	\$15,000 min. deposit	Full Cost. Deposit for staff and City Attorney time
Substantial Conformance Determination	CDD	\$829	
Temporary Use Permit	Staff	\$139	Plus, direct cost of inspections, if needed
<ul style="list-style-type: none"> <li>Non-profit Organization (501 C3)</li> </ul>		\$0	
Variance	PC	\$2,256	Plus noticing and environmental fees
Zone Change – map designation	PC/CC	\$4,429	Plus noticing, environmental fees, and GIS mapping fee
Zone Ordinance Amendment	PC/CC	\$3,000 min. deposit	Full Cost. Deposit required for staff time
<b>Additional Application Related Fees</b>			
GIS Mapping Fee (PC/CC)	--	\$105 plus \$10/acre	For only Maps, Zone Change, and General Plan Amendments
Public Hearing Notice – newspaper publication fee (PC/CC)	--	\$200 or Full Cost	For standard public notice ad. Display ads will be charged at full cost.
Public Hearing Notice – mailing fee (PC/CC/CDDR)	--	\$66 plus postage costs	Due when the project has been cleared for hearing and the public Notice label package has been submitted.

<b>Table 3-9: Applications and Permits</b>			
<b>Application/Permit</b>	<b>Approval Body</b>	<b>Fee</b>	<b>Notes</b>
Scanning Fee	--	\$40	For all applications except for TUP, Sign applications
<b>Additional/Environmental Review Fees</b>			
Airport Influence Area Review for all projects located within the Hemet Ryan Airport Land Use Plan	--	\$229	A separate application is required by the Airport Land Use Commission
Airport Compatibility Study Review	--	\$842	
CEQA – Categorical Exemption	--	\$229	For all exempt projects
CEQA – Initial Study w/ negative declaration	--	\$2,000 min. deposit	Full Cost. Deposit required at 100% of consultant contracts plus 20% of contract amount for staff time plus estimate of City Attorney time
CEQA – Initial Study w/ mitigated negative declaration	--	\$5,000 min. deposit	Full Cost. Deposit required at 100% of consultant contract plus 20% of contract amount for staff time plus estimate of City Attorney time
CEQA – Environmental Impact Report	--	\$20,000 min. deposit	Full Cost. Deposit required at 100% of consultant contract plus 20% of contract amount for staff time plus estimate of City Attorney time
CEQA – Planning Staff Time	--	20% of contract	Deposit required for Planning staff time.
CEQA – City Attorney Review/Meeting Time	--		Deposit required for City Attorney time.
Mitigation Monitoring	--	\$2,000 min. deposit	Full Cost. Deposit required for staff time
Habitat Acquisition and Negotiation Strategy (HANS) Review	--	\$1,593	
Technical Study Review	--	Full Cost	Deposit required for staff time
<b>Planning and Fire Plan Review</b>			
Residential Plan Review – R1		\$445.83	
Residential Plan Review – R-2, R-2.1, R-3.1, R-4 <10 units		\$445.83	
<i>Source: City of Hemet Planning Division Fees (1/1/2021), City of Hemet Permit Fees (12/14/2015)</i>			

Table 3-10: Residential Development Impact Fees per Dwelling Unit				
	Mobile Home Senior	Multi-Family Dwelling	Single Family Dwelling	Townhome/ Duplex
Bridge Signals & Thoroughfares	\$1,537	\$2,030	\$2,948	\$1,805
Fire Suppression Facilities	\$354	\$480	\$560	\$424
General Facilities	\$493	\$669	\$780	\$591
General Plan	\$300	\$300	\$300	\$300
Law Enforcement Facilities	\$298	\$404	\$471	\$357
Library Expansion Facilities	\$465	\$631	\$735	\$557
L&LMD	\$25	\$26	\$40	\$40
Parks & Recreation Facilities	\$920	\$1,247	\$1,453	\$1,101
Retention Basin Capacity Fee	\$1,900/acre	\$1,900/acre	\$1,900/acre	\$1,900/acre
Sewer Connection	\$145	\$145	\$250	\$250
Storm Drainage Facilities	\$1,147	\$474	\$1,405	\$1,013
Valley Wide Park & Recreation	\$179	\$243	\$283	\$214
Water Holding and Distribution	\$149	\$225	\$483	\$483
Administrative Processing Fee	3% of total impact fees			
TUMF Admin Fee	1% of TUMF fees			
MSHCP				
<= 8 Dwelling Units/Acre	\$2,234	\$2,234	\$2,234	\$2,234
8.1 – 14 Dwelling Units/Acre	\$1,430	\$1,430	\$1,430	\$1,430
>= 14.1 Dwelling Units/Acre	\$1,161	\$1,161	\$1,161	\$1,161
MSHCP Admin Fee	1% of MSHCP fees			
Hemet Unified School District	\$4.19 per square foot per new residential construction \$4.08 per square foot per additions to residential dwelling units			
San Jacinto Unified School District	\$4.08 per square foot per new residential construction			

*Source: City of Hemet Development Impact Fees – Residential (7/1/2020), Hemet Unified School District (5/25/2020),*

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City’s policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project measuring 3,000 square feet located on a 9,000 square foot lot, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from \$27,600 to \$32,600. Estimated total development and impact fees for a typical multi-family residential project with ten units measuring 34,848 square feet located on one acre, assuming it is consistent with existing city policies and regulations range from \$192,427 to \$197,427.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Hemet, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 5.7% percent to 6.8% percent of the direct cost of development for a

single-family residential project and 4.2% percent to 4.3% percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

### **Local Processing and Permit Procedures**

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a preapplication meeting with the respective department to: confirm City requirements as they apply to the proposed project; review the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

All permit applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing. **Table 3-6** identifies the appropriate review process and requirements for each planning permit application.

## **9. On-/Off-Site Improvements**

Site improvements in the City consist of those typically associated with development for on-site improvements (improvements within the lot or property boundaries specific to the project or development), and off-site improvements which are required as a result of a development or project (curb, gutter, sidewalk, road widening and upgrading; stormwater facilities; and traffic improvements). Thus, these are costs that may influence the sale or rental price of housing.

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The majority of cost associated with on and off-site improvements is reimbursed to the City in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines.

### **Building Codes and Code Compliance**

The City has adopted the 2019 California Building Code, including the ancillary information within the tables, attachments, addendums, and footnotes. This would include the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California

Referenced Standards Code. The adoption California Building Code therefore ensures a consistent development standard that would be promoted throughout the State. The Code's intent is to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020. The City of Hemet is required by State law to enforce the new code.

The City of Hemet' Code Compliance Division responds to citizen complaints and pro-actively identifies violations on public or private property. The basis of Code Compliance rests with property owners and tenants to act as good neighbors. Property owners have rights that protect them; however, the term "property rights" also implies that property owners have certain responsibilities. No property within the City may be used or maintained in a manner, which downgrades the value, use, enjoyment, or safety of one's own or surrounding property. Code Compliance activities protect the health and safety of the community and ensure the highest level of voluntary compliance.

### **Senate Bill 35**

California Senate Bill 35 (SB 35), codified at Government Code Section 65913.41, was signed on September 29, 2017, and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

According to HCD's SB 35 Statewide Determination Summary (based on APR data received as of June 25, 2019), the City of Hemet has not made sufficient progress towards its Above Moderate RHNA and is therefore subject to SB 35. The City is subject to streamlined ministerial approval review for proposed developments with at least 10 percent affordability. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs has not been satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."

A project does not qualify for SB 35 streamline processing if:

- A coastal zone, conservation lands, or habitat for protected species;

- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.

## C. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” in as part of home rental or sales rates.

### 1. Dry Utilities

Dry utilities include electric, telephone, TV, internet, and gas service in a community. Of the utilities, the City must plan to provide the necessary resources, such as electric and gas, to new housing units.

#### Electricity

Southern California Edison (SCE) provides electricity to the City. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplies. SCE is responsible for providing service to all existing and future development in Hemet.

#### Natural Gas

The Southern California Gas Company (SCGC) provides natural gas service to Hemet and is the nation’s largest natural gas utility provider with more than 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As public utilities, SCGC and SCE are under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in-state transportation over the utilities’ transmission and distribution pipelines system, storage, procurement, metering, and billing. Most of California’s natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in Hemet.



## 2. Water Supply and Wastewater Capacity

### Water Supply

The City relies primarily on groundwater from the Hemet South Subbasin and the San Jacinto Upper Pressure Subbasin of the San Jacinto Groundwater Basin. These sources are adjudicated and managed as the Hemet/San Jacinto Groundwater Management Area by Watermaster, a governing body made up of the City of Hemet, the City of San Jacinto, Lake Hemet Municipal Water District, Eastern Municipal Water District (EMWD) and a number of private water producers. The City also has access to imported water from EMWD. The City’s groundwater supply is sustainably managed and is projected to exceed demand through 2040.

### Water Demand

Water use and production records, combined with projections of population, employment, and urban development, provide the basis for estimating future water demands in the Hemet Urban Water Management Plan (UWMP). According to the UWMP, in 2015 a total of 1,467 single family residential accounts were served and 980 multifamily residential accounts were served. Project water deliveries through 2040 are displayed in **Table 3-11** below.

Hotter days and nights, as well as longer irrigation season, will increase landscaping water needs, and power plants and industrial processes will have increased cooling water needs. As required by state law, the City of Hemet will continue to monitor water supply and demand in the updated urban water management plan at least once every five years. Through this monitoring and regular update schedule the City can account for and plan for future water demands to all sectors of the community.

**Table 3-11: Hemet Water Uses by Sector**

Sector	2010	2015	2020	2025	2030	2035	2040
Single Family	1,512	1,467	1,834	1,872	1,902	1,929	1,943
Multi-Family	985	980	1,388	1,417	1,440	1,459	1,471
CII	783	797	907	925	940	953	961
Landscape	177	272	383	391	397	403	406
Losses	783	234	348	355	361	366	369
<b>TOTAL</b>	<b>4,240</b>	<b>3,750</b>	<b>4,860</b>	<b>4,960</b>	<b>5,040</b>	<b>5,110</b>	<b>5,150</b>

*Source: City of Hemet 2015 Urban Water Management Plan*

**Table 3-12: 7-Year Average Demand Distribution by Sector**

Sector	Percentage of Total Demand
SFR	37.7%
MFR	28.6%
CII	18.7%
Landscape	7.9%
Losses	7.2%

*Source: City of Hemet 2015 Urban Water Management Plan*

### **Water Quality**

Water quality serviced to Hemet is typically better in the Management Area than in the surrounding areas. Artificial and natural recharge of San Jacinto River water improves the overall quality and quantity of groundwater.

Total dissolved solids (TDS) and Nitrate are monitored in the Hemet/San Jacinto Groundwater Management Area. These constituents may require treatment or blending in the future in order to maintain groundwater production goals. The City will work cooperatively with the other participants of the GWMP to resolve water quality issues, as needed.

Reduced snowpack, shifting spring runoff to earlier in the year, increased potential for algal bloom, and increased potential for seawater intrusion—each has the potential to impact water supply and water quality. The City of Hemet regularly tests its water supply for quality and contaminants and has found the water meets the state’s water quality standards.

### **Wastewater**

The City of Hemet provides wastewater collection within the Water Service Area. Collected wastewater flows to EMWD’s San Jacinto Valley Regional Water Reclamation Facility where it receives tertiary treatment. The treatment capacity of the facility is 15,700 acre-feet per year (AFY). EMWD estimates wastewater generation within the City’s Water Service Area at 1,770 AFY.

EMWD is responsible for all wastewater collection and treatment in its service area. It has four operational Regional Water Reclamation Facility (RWRFs) located throughout EMWD. Inter-connections between the local collections systems serving each treatment plant allow for operational flexibility, improved reliability, and expanded deliveries of recycled water. All of EMWD’s RWRFs produce tertiary effluent, suitable for all Department of Health Services permitted uses, including irrigation of food crops and full-body contact. The four RWRFs have a combined capacity of 81,800 AFY.

In addition to treatment facilities, EMWD has several recycled water storage ponds throughout the District. Using existing storage ponds, EMWD is able to sell more than the recycled water produced by its treatment plants during the peak demand months (June – September). During the cooler, wetter parts of the year, surplus recycled water is stored in unlined surface impoundments, resulting in some degree of groundwater recharge. If storage capacity is full, surplus recycled water is disposed of through a regional outfall pipeline to Temescal Creek and the Santa Ana River.

### **Stormwater Management**

City of Hemet Water/Wastewater Department is responsible for the collection of wastewater within the City limits and delivery to the trunk sewer mains of EMWD.

The San Jacinto Water Harvesting Project allows EMWD to capture stormwater for the purposes of recharging the groundwater aquifers in the Hemet/San Jacinto Basin. The San Jacinto Water Harvesting Project uses the San Jacinto Reservoir as a retention basin for flows rerouted from Riverside County Flood Control and Water Conservation District storm drain Line E. The San Jacinto Water Harvesting Project is

currently not monitored; however, at time of construction, the project was estimated to capture 300 to 320 AFY of storm water on a long-term average.

### **3. Fire and Emergency Services**

#### **Fire Prevention**

The City of Hemet Fire Department, acting as the City's fire protection provider, administers a number of programs and services in the City. The Hemet Fire Department and Hemet Police Department provide first response within Hemet in the event of disasters and emergencies. The Hemet Fire Department has 5 fire stations disbursed throughout the City.

The City of Hemet Office of Emergency Management works in coordination with all departments to strengthen the City's ability to prepare for, mitigate against, respond to, and recover from threatened or actual natural disasters, acts of terrorism, or other man-made disasters. Various preparedness activities are conducted regularly such as trainings, drills, and exercises to promote a safer, less vulnerable community.

#### **Emergency Medical Services (EMS)**

The evolution of emergency medical services by the Hemet Fire Department continues to evolve. All Hemet Firefighters are trained at the Emergency Medical Technician (EMT-Basic) level. Acknowledging the importance of EMS quality assurance, continuing education and the continued support of the Fire Departments EMS Mission, the Hemet Fire Department has a dedicated Nurse Educator who services as the Department's EMS Coordinator, including a dedicated Medical Director.

#### **Police Services**

The Hemet Police Department acts as the City's enforcement agency to provide general law enforcement. The Hemet Police Department has one main station and 3 additional substations that service the whole city. The Hemet Police Department has eight divisions to protect & serve the citizens of the Hemet.

## **D. Environmental Constraints**

Like most Southern California cities, Hemet faces a diverse array of potential natural hazards such as earthquakes, fire hazards, and flooding hazards. The City of Hemet, plans and engages mitigation techniques through the City's Public Safety Element. Environmental Hazards that may pose a constraint to the development of housing in Hemet are detailed below.

### **1. Geologic and Seismic Hazards**

Natural landforms in the Hemet-San Jacinto Valley play an important role in shaping the City. While they provide a dramatic and varied topographical setting for the community, the region's areas of steep slopes, unstable soils, and seismic hazards also create potential for human safety and property risks. Earthquakes pose the greatest potential for far-reaching loss of life or property. A lesser geologic hazard relates to slope and soil stability. Hillsides located mostly on the periphery of the City can be subject to landslides or dislodged boulders, and portions of the City have expansive soil types with shrink-swell behaviors related to moisture content during rainy periods.

## Seismic Hazards

Hemet lies within a region with several active faults; therefore, Hemet is subject to risks and hazards associated with earthquakes. Most significantly, the City is located on a portion of the San Jacinto Fault Zone, considered one of the state's most active faults.

## Faults

The City is susceptible to fault rupture and ground shaking caused by multiple nearby earthquake fault zones. The following are the most significant faults affecting Hemet, although damage is possible from earthquakes along other faults, including faults not previously identified.

- The San Andreas Fault, which is the largest, most significant fault in California, is at its closest point approximately 15 miles northeast of downtown Hemet, in the San Bernardino Mountains. The San Andreas Fault is capable of producing an 8.0 magnitude (m) earthquake. The San Jacinto and Elsinore Faults are the primary offshoots parallel to the main San Andreas Fault, which continues into the Coachella Valley.
- The San Jacinto Fault system underlies the northeast portion of the City. This fault runs more than 125 miles, separating from the San Andreas Fault near Cajon Pass and continuing southeast, passing the communities of San Jacinto and Hemet along the base of the San Jacinto Mountains, to the vicinity of El Centro. In the Hemet vicinity, the fault disperses from a single fault trace into a set of parallel traces called a fault zone, spreading through the eastern side of the planning area between Park Hill and the base of the San Jacinto Mountains. The San Jacinto Fault Zone is a major element of the San Andreas system and is considered one of the most seismically active fault systems in Southern California today. Along the mountain front in this area, the fault has dammed groundwater channels, forcing water to the surface as hot springs. This fault is capable of producing up to a 7.5 m earthquake.
- The Elsinore Fault, also a member of the San Andreas system, runs as close as 18 miles from downtown Hemet, west of the planning area. The fault runs southwest of Lake Matthews, through Corona, and south into Lake Elsinore. Of the three principal branches, including the San Andreas and the San Jacinto Faults, the Elsinore Fault has been considerably less active than the San Andreas and San Jacinto Faults. The Elsinore Fault is capable of producing up to a 7.5 m earthquake.

## 2. Flooding

Potential flooding in the Hemet area is attributable to two sources: natural flooding (excess rain and watercourse) and local dam failure. Flooding becomes particularly hazardous when development encroaches onto floodplains, modifying the landscape and altering natural patterns of conveying excess water during floods. Hemet's geographic location within a valley and proximity to several significant bodies of water contribute to the significant flood risk within the City. The greatest flood hazard is present in the southern parts of the City.

### 100-Year Floods

One-hundred-year floods are those that have a 1/100 or one percent chance of occurring in any given year. The 100-year flood is a regulatory standard used by Federal agencies and most states to administer

floodplain management programs and is also used by the National Flood Insurance Program (NFIP) as the basis for flood insurance requirements nationwide. Flood insurance rates are based on FEMA designations of flood zones. Standard practice is to avoid or restrict construction within 100-year flood zones, or to engage in flood-proofing techniques such as elevating building pads or constructing walls, dams, and levees. Portions of the City of Hemet are located within a 100-year flood plain, primarily in the southern parts of the City.

### 3. Fire Hazards

#### Wildland Fires

A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. The wildland fire threat is high in the area surrounding Hemet because of the region's weather, topography, and native vegetation. Mild and wet winters result in an annual growth of grasses and plants that dry out during the hot summer months and provide fuel for wildfires in the autumn, when the Santa Ana winds blow through the area. The Santa Ana winds are hot, dry winds that blow across the region in the late fall and often fan and help spread wildfires. The areas with the highest threat are generally the undeveloped, mountainous, and hilly sections of the Santa Rosa Hills, the Lakeview Mountains, Bautista Canyon, and Diamond Valley Lake. Simpson Park, a city-owned wilderness park located in the Santa Rosa Hills, is within a Very High Fire Hazard Severity Zone and becomes a wildland fire hazard from approximately June through November. The park contains numerous hiking and off-road biking trails in an unspoiled natural environment.

#### Urban Fires

Structural and automobile fires are the most common types of urban fires, and they can be caused by a variety of human, mechanical, and natural factors. Urban fires can spread to other structures or areas, particularly if not extinguished promptly. Proactive efforts, such as fire sprinkler systems, fire alarms, fire resistant roofing and construction methods, can help reduce the frequency and severity of urban fires. In newer structures, these safety requirements help confine structural fires to the building or property of origin. In the older areas of Hemet, where building materials may not be fire rated and structures are not fitted with fire sprinklers, the probability of structural fires spreading to adjacent buildings is much higher. Structural fires are of particular concern in high-density areas, where the potential for fire to spread from one building to the next is greater.

## E. Affirmatively Furthering Fair Housing (AFFH)

Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary

factor. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The Analysis of Impediments (AI) to Fair Housing Choice, prepared for by the City of Hemet for 2020 to 2025, examines housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

### 1. Needs Assessment

The AI contains a City-wide analysis of demographic, housing, and specifically fair housing issues. The City’s demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous **Section 2: Community Profile**.

#### AI Outreach

As part of the AI, the City conducted a Fair Housing Survey to gather community input. A total of 77 participants participated. Key findings from the survey include the following:

- 12 percent of the respondents stated they had or thought they had experienced housing discrimination.
- The basis for housing discrimination included: familial status, race, source of income, and disability.
- The vast majority of respondents who cited housing discrimination stated the person responsible was their landlord.
- Respondents revealed knowledge regarding agencies to which they should report housing discrimination. Of the 39 residents who responded to the questions, 19 stated the Fair Housing Council of Riverside County, Inc., 17 stated HUD, and 9 named the State Department of Fair Employment and Housing. The respondents revealed a greater knowledge of fair housing agencies compared to the November 2015 survey respondents.

In addition, the City consulted with the Fair Housing Council of Riverside County, Inc., HUD-LA, and HUD-San Francisco, California Tax Credit Allocation Committee, California Department of Fair Employment and Housing, California Department of Housing and Community Development and the County of Riverside Housing Authority.

#### Housing Element Update Outreach

As part of the City’s 6<sup>th</sup> Cycle Housing Element Update for 2021-2029, the City conducted two virtual Community Workshops, a joint Study Session with City Council and Planning Commission, and posted information and the Public Review Draft of the Housing Element on the City’s website. Key findings from the workshops include the following:

- There is a gap between housing choice and available jobs in the City.
- The City should address displacement and housing options for persons experiencing homelessness.
- Throughout the Housing Element Update, the City should engage developers and consider vacant retail sites for future housing to promote walkability. Workshop participants recommended the City add housing near resources and near the City’s downtown area.
- The City should prioritize the development of multi-generational housing, apartments/condos for sale, and senior housing.

**Fair Housing Issues**

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

As part of the 2020 to 2025 AI, the City identified the following fair housing impediments:

**Private Sector Impediments:**

- Population diversity
- Housing discrimination
- Steering
- Lending practices
- Property management practices

**Public Sector Impediments:**

- Disability definition
- Group homes
- Transitional and supportive housing
- Reasonable accommodation procedure

***Local Contributing Factors – Analysis of Impediments***

The City’s AI provides the following details on the identified impediments to fair housing:

- **Population Diversity** – Although the City as a whole has a low segregation level, there is one racially/ethnically concentrated area of poverty. This area is census tract 434.03. Actions to ameliorate this impediment involve improvements to the neighborhood, creating incentives for market rate housing development, and enhancing the economic mobility of residents.
- **Housing Discrimination** – Housing discrimination, particularly on the basis of disability, race, and familial status, is an impediment to fair housing choice. Based on past trends, it is estimated that 25 housing discrimination complaints may be filed by Hemet residents with HUD during the five-year period between FY 2020-2021 and FY 2024-2025. During the same period, it is estimated that 300 housing discrimination complaints may be filed with the FHCRC.

- **Steering** – Steering may adversely impact homebuyers in their search process and when they apply for a loan. Steering also may adversely impact in-place renters and rental apartment seekers. Corrective actions have been taken by the federal and state governments regarding loan steering so that abuse may not happen in the future as frequently as it occurred in the early to mid-2000s. However, the steering of apartment seekers is likely to continue, although it is not possible to measure its frequency. Although incidents of steering cannot be precisely quantified, there is evidence that it exists. Steering, therefore, creates an impediment to fair housing choice.
- **Lending Practices** – The City’s goal is to improve the loan approval rates of all racial and ethnic populations that want to buy a home located in Hemet. Excessive debt to income ratios impedes fair housing choice because borrowers cannot qualify to buy a home in a neighborhood they like. Many of these borrowers should not apply for a loan until after they have their debts under control.
- **Property Management Practices** – The results of the apartment survey reveal a high degree of compliance with fair housing laws. Many of the apartment managers however do not have written policies that would better ensure that all renters, particularly those belonging to protected classes, are treated the same and fairly.
- **Disability Definition** – The California Legislature has determined that the definitions of “physical disability” and “mental disability” under the law of this state require a “limitation” upon a major life activity, but do not require, as does the federal American with Disabilities Act of 1990, a “substantial limitation.” The Zoning Ordinance disability definition meets the intent of the federal and state fair housing laws in almost all respects. However, to eliminate what can be termed an administrative rather than actual impediment to fair housing choice, the definition should adhere to State law and eliminate the term “substantially limits” from the definition.
- **Transitional and Supportive Housing** – State law establishes how local zoning ordinances must provide for the transitional and supportive housing. The Hemet Zoning Ordinance requirements pertaining to transition housing and supportive housing for the most part meet the intent of state law.
- **Reasonable Accommodation Procedure** – An impediment to fair housing choice is created because the community is unaware of the reasonable accommodation procedures and no brochure or application is available to request an accommodation.

### Lending Patterns

Availability of financing affects a person’s ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who are regularly experience disproportionate roadblocks to home ownership. **Table 3-13** below identifies the lending patterns by race and ethnicity, as well as income category for the Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA). According to the data, applicants in the highest income category were more likely to have a loan approved, compared to applicants in the lowest income category where approval rates were consistently under 50 percent. Additionally, within each income category, applicants who identified as White consistently had higher rates of approval than other applicants who identified,



for example, as Hispanic or Latino. Overall, applicants who identified as Native Hawaiian, Pacific Islander, and American Indian or Alaska Native had the lowest rates of loan approval in all income categories.

**Table 3-13: Disposition of Loan Applications by Race/Ethnicity— Riverside San Bernardino Ontario MSA**

Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	40.0%	35.4%	27.7%	983
Black or African American	48.9%	22.6%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.9%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	40.9%	36.4%	17.6%	352
Asian	47.0%	30.3%	27.2%	1521
Black or African American	43.8%	27.9%	32.3%	1529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19017
Hispanic or Latino	51.6%	25.1%	28.2%	11797
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	16.2%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.4%	27,369
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	15.4%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.7%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093

*Source: FFEIC (2019). Consumer Financial Protection Bureau, Disposition of applications by income, race, ethnicity of applicant, 2019. Retrieved from: <https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5> (Accessed September 2020)*

### Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice. In Riverside County there were a total of 153 hate crimes reported between 2014 and 2019, according to the Riverside County *Analysis of Impediments to Fair Housing Choice 2019-2024* report. **Table 3-14** below identifies the reported hate crimes in the City of Hemet between 2014 and 2019. A total of 4 hate crimes were reported over 6 years. All reported hate crimes in Hemet were due to race, ethnicity, and/or ancestry. Approximately 61 percent of hate crimes in Riverside County as a whole were also due to race, ethnicity, and/or ancestry (Riverside County 2019-2024 AI).

Year	Race/ Ethnicity/ Ancestry	Religion	Sexual Orientation	Disability	Gender	Gender Identity	Total
2014	1	0	0	0	0	0	1
2015	2	0	0	0	0	0	2
2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	1	0	0	0	0	0	1
2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>

*Source: Federal Bureau of Investigation, Uniform Crime Reporting. Hate Crime Statistics Report, 2014, 2015, 2016, 2017, 2018, and 2019.*

### Fair Housing Enforcement and Outreach Capacity

The City of Hemet utilizes the Fair Housing Council of Riverside County, Inc. (FHCRC), as contracted through the County. The FHCRC is a non-profit organization that fights to protect the housing rights of all individuals. Since 1986, FHCRC's mission is "to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, age, sex, familial status (i.e. presence of children), disability, ancestry, marital status, age, source of income, sexual orientation, genetic information, or other arbitrary factors."

FHCRC provides programs and services focused on eliminating housing discrimination, providing general housing assistance, and education and outreach activities to residents in the Riverside County. In recent years the Fair Housing Foundation has performed the following in the region:

- Expanding affordable housing opportunities
- Housing rehabilitation
- Public policies and programs affecting housing development
- Outreach to lenders
- Fair housing services
- Access to home purchasing financing
- Foreclosure prevention outreach services

## 2. Analysis of Federal, State, and Local Data and Knowledge

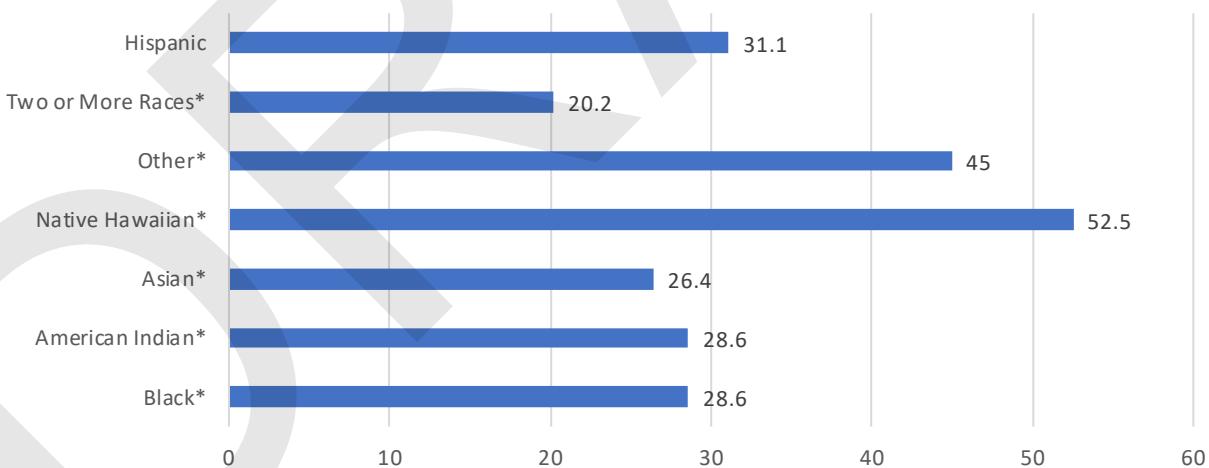
### Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.<sup>1</sup> Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

**Figure 3-1** shows the dissimilarity between each of the identified race and ethnic groups and Hemet’s White population. The White (non-Hispanic or Latino) population within Hemet makes up about 41 percent of the total population, according to the 2019 American Community Survey 5-Year Estimates. High scores in **Figure 3-1** indicates higher levels of segregation with the White population.

**Figure 3-1: Dissimilarity Index with the White Population in Hemet**



\*Non-Hispanic Only.

\*When a group’s population is less than 1,000 its dissimilarity index may be high even if the group’s members are evenly distributed throughout the area.

Source: Census Scope, Social Science Data Analysis Network

<sup>1</sup> Allen, James P. and Turner, Eugene. “Changing Faces, Changing Places: Mapping Southern California”. California State University, Northridge, (2002).

The racial and ethnic groups in Hemet with the highest levels of segregation were Native Hawaiian (52.5 percent) and Other (45 percent). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominantly White census tract in order to achieve a more integrated community. For instance, 52.5 percent of the Native Hawaiian population would need to move into a predominantly White census tract areas to achieve “perfect” integration.

As indicated above, a score of 60 or higher indicate a segregated area. The City does not have any racial or ethnic groups with scores higher than 60.

### **Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)**

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower.

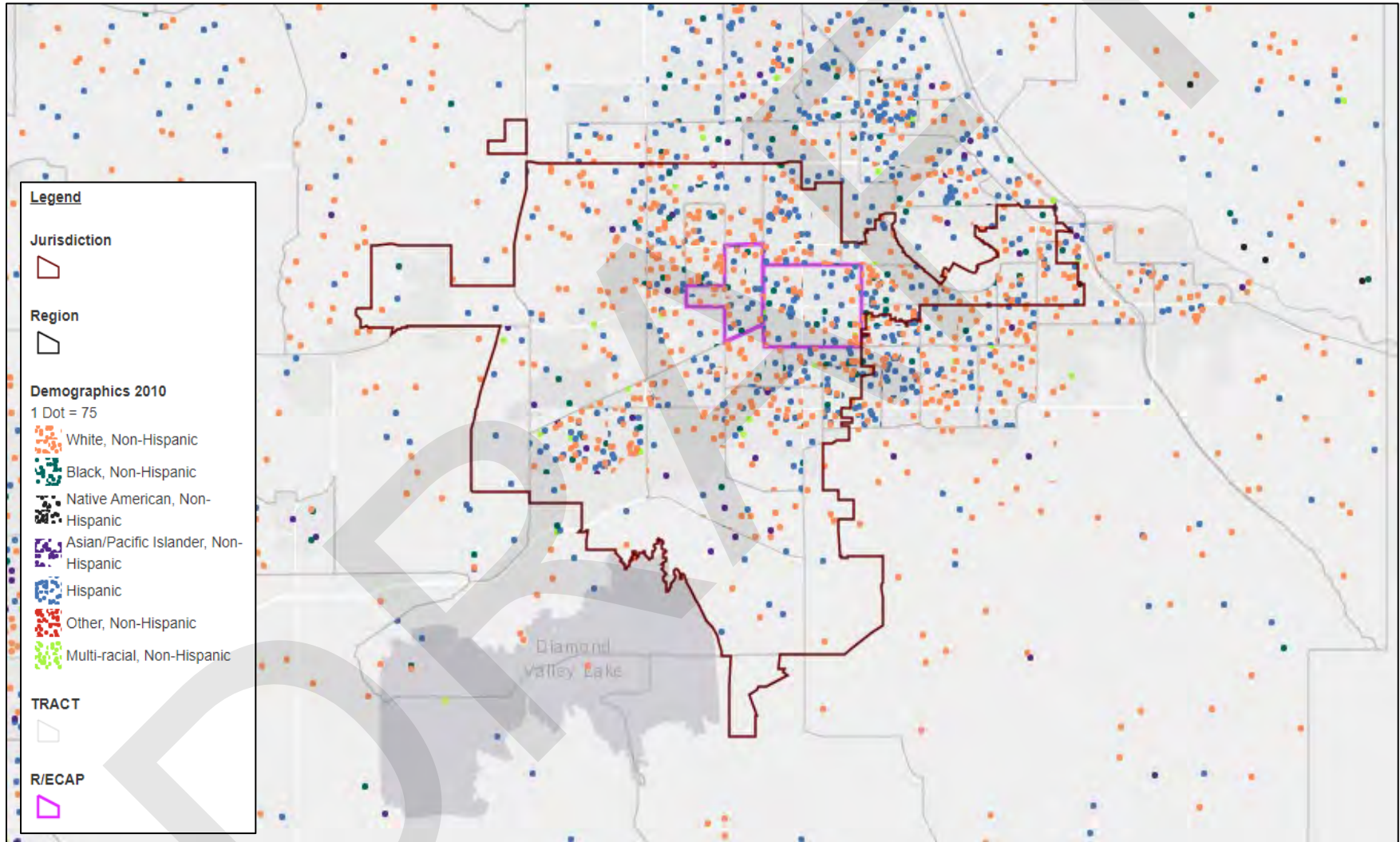
Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation<sup>2</sup>. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

**Figure 3-2** below displays the R/ECAP analysis for the City of Hemet and surrounding area. The figure shows there are two racially or ethnically concentrated areas of poverty around the City’s downtown area. The City of Hemet is committed to increasing housing mobility opportunities for persons outside of the City and in the County as a whole. **Section 4** of this Housing Element outlines housing opportunities, affordable housing, and fair housing strategies to increase opportunities to all households.

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<sup>2</sup> Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, 80(4), 677–iv. <https://doi.org/10.1111/1468-0009.00028>

Figure 3-2: R/ECAP Areas, City of Hemet



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, June 8, 2021

### Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, the White population is the most severely insulated (separated from other racial groups).<sup>3</sup> Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census tract level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least \$125,000. The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAA tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract.

Overall, RCCAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.<sup>4</sup>

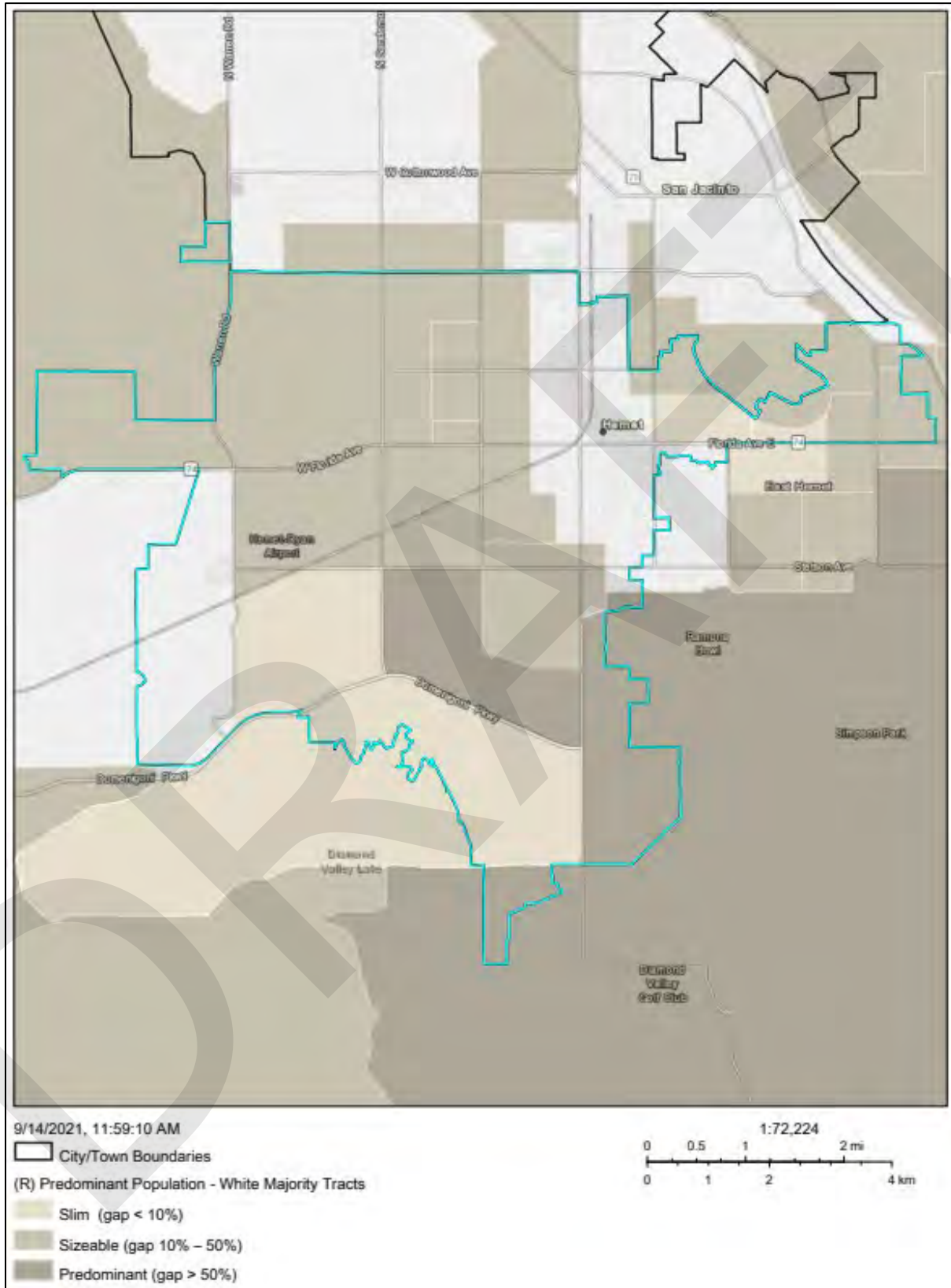
**Figure 3-3** illustrates a few areas of the City with a predominantly White population. The south-eastern region of the City, which includes mostly current vacant land developing into single-family neighborhoods, is reported to have a predominantly White population (over 50 percent). Concentrated areas of affluence are identified when predominantly White areas also report a median income greater than \$125,000. **Figure 3-4** shows there is only one area of the City which earns a median income over \$125,000; however, this area does not overlap with a predominantly White population. Therefore, there are no concentrated areas of affluence identified within the City of Hemet.

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<sup>3</sup> Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

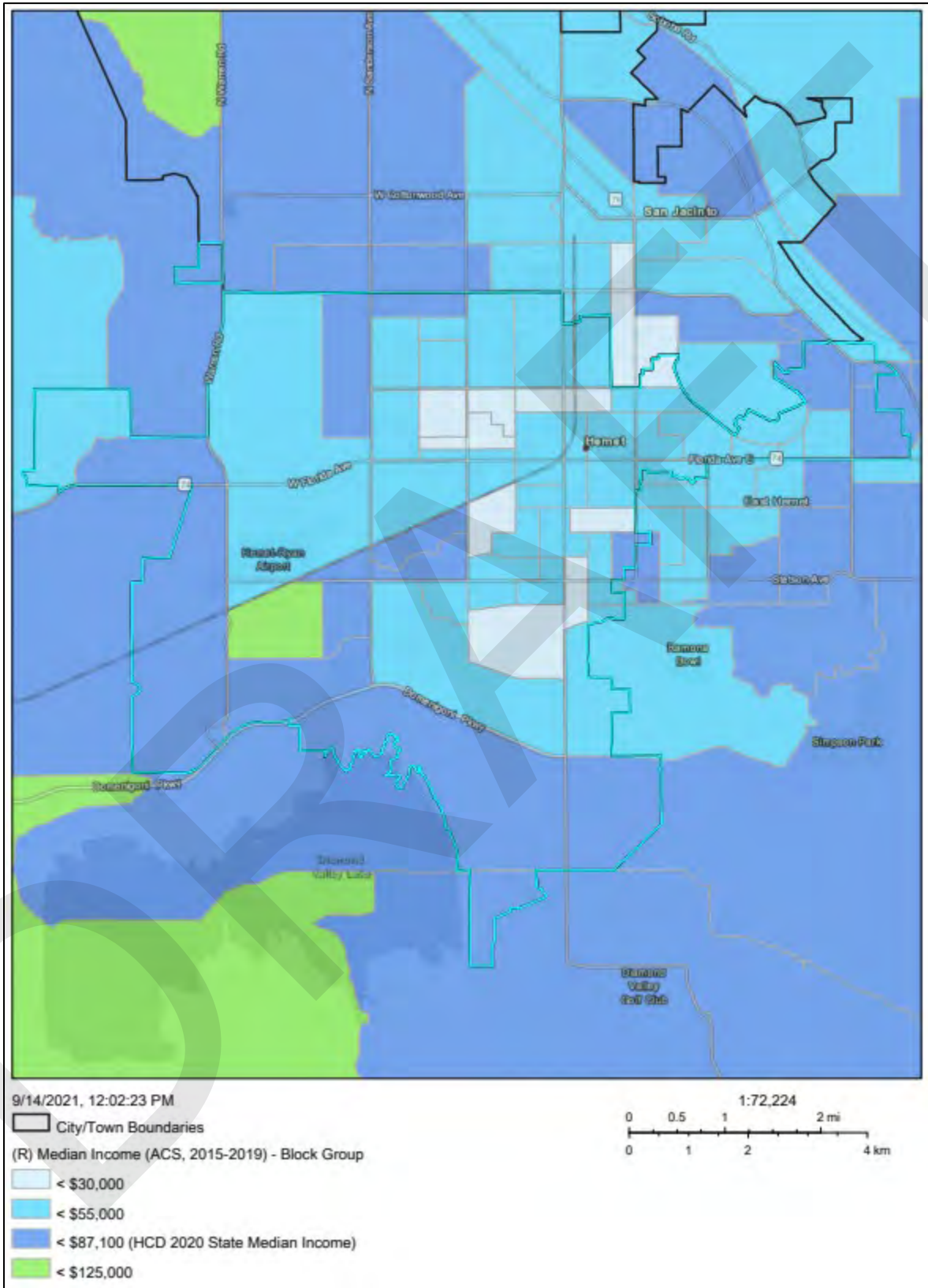
<sup>4</sup> Ibid.

Figure 3-3: White Majority Census Tracts, Hemet



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-4: Median Income, Hemet



Source: California Department of Housing and Community Development – AFFH Data Viewer



## Disparities in Access to Opportunity

### *Regional Opportunity Index (ROI)*

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place” components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community’s relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

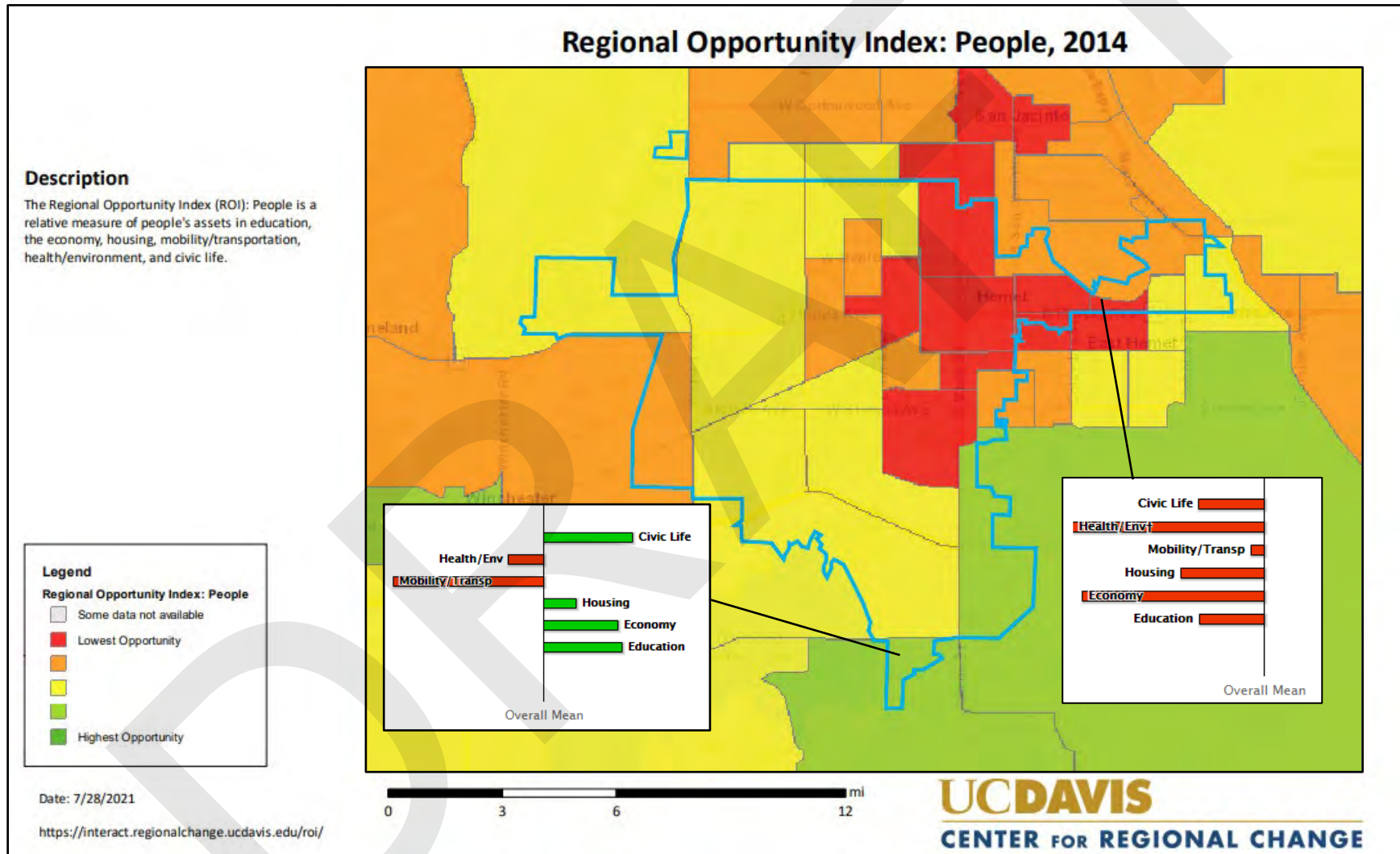
**Figure 3-5** shows the opportunity classification of the Hemet population. As the figure shows, a large percentage of the City has low to moderate opportunity scores. This indicates a low level of relative opportunities that residents achieve. **Figure 3-6** identifies the opportunity scores of each census tract, showing that persons living within the City have access to moderate to high levels of opportunity. Both figures also identify the census tracts with the highest and lowest levels of opportunity achieved by people and available in the census tract.

Additionally, **Table 3-15** and **Figure 3-7** below display the data for Regional Opportunity Index in Hemet overall compared to the State of California. The data shows the following key findings:

- While teacher experience is very high in Hemet, educational achievements are much lower and truancy/discipline rates are higher than the State.
- Economic opportunities within Hemet are low. Employment rates and minimum basic income is lower than the State, and the limited available jobs are of lower quality.
- Despite economic factors, homeownership is higher in Hemet and cost burden is the same as that reported for the State. Hemet offers housing with higher degrees of adequacy at more affordable rates.
- Hemet residents have slightly less access to vehicles but benefit from lower commute times and higher internet access than that reported for the State.
- Overall health and environmental factors are lower in Hemet. Residents in Hemet reportedly lose about 50 years of life due to various low environmental and health factors such as air quality, access to prenatal care, access to supermarkets, and available health care.
- Hemet has higher rates of US citizenship and English fluency compared to the State, though voting rates are lower.

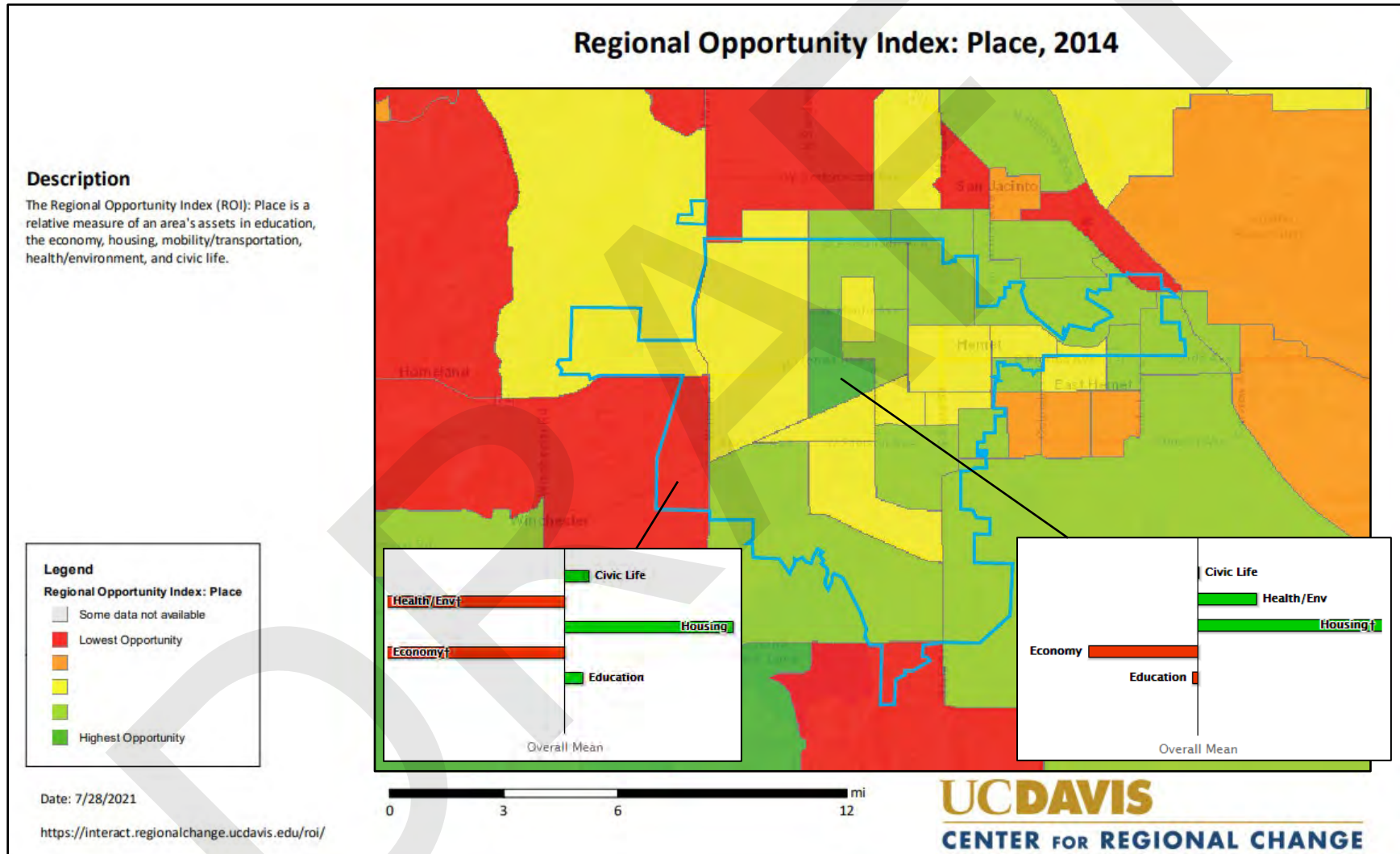
Overall, the City of Hemet is considered a lower opportunity area with low rates of resident achievements. Poor health and environmental conditions, paired with little access to high quality employment and educational resources, results in decreased life expectancy and achievement for residents. The City should focus on providing access to affordable housing options near resources and services, as well as improving environmental, educational, and economic resources for current and future residents.

Figure 3-5: Regional Opportunity Index, People – City of Hemet



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 28, 2021

Figure 3-6: Regional Opportunity Index, Place – City of Hemet

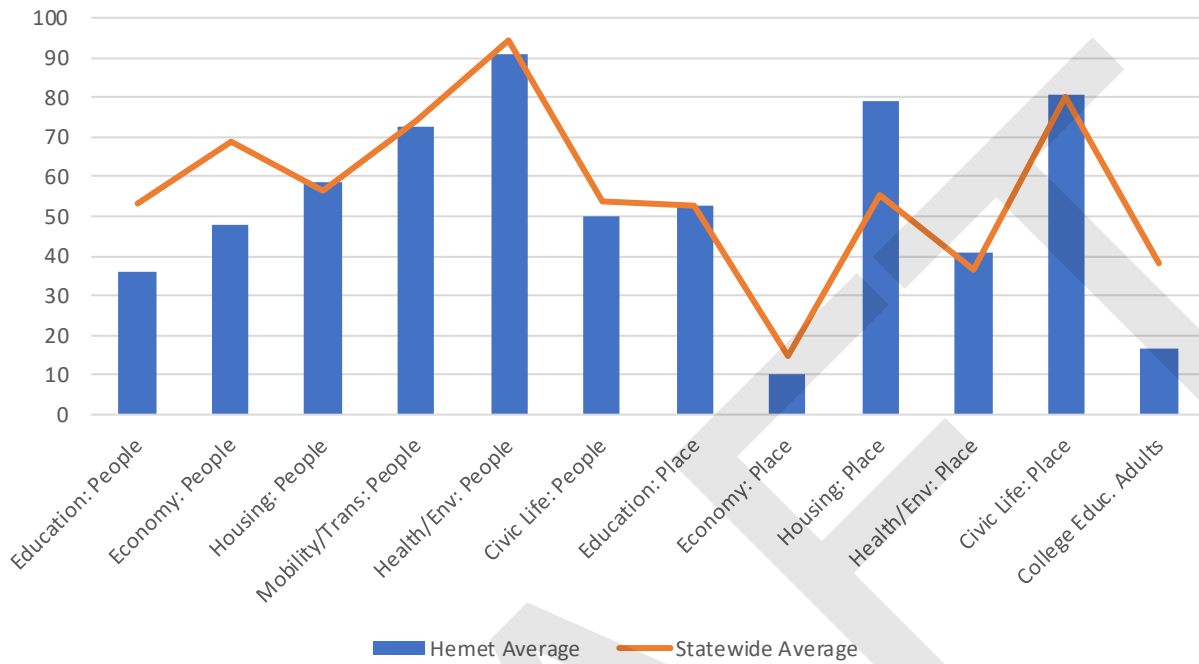


Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 28, 2021.

Table 3-15: Opportunity Indicators - Hemet and California			
ROI Indicator		Hemet	California
Education	<b>People</b>		
	College Educated Adults	17%	38%
	Math Proficiency	61%	70%
	English Proficiency	55%	65%
	Elementary Truancy	37%	24%
	<b>Place</b>		
	High School Graduation Rate	80%	83%
	UC/CSU Eligibility	21%	41%
Economic	<b>People</b>		
	Employment Rate	81%	89%
	Minimum Basic Income	42%	64%
	<b>Place</b>		
	Job Availability	371.94	701.75
	Job Quality	28%	40%
	Job Growth	4%	3%
Bank Accessibility	0.13	0.24	
Housing	<b>People</b>		
	Home Ownership	57%	55%
	Housing Cost Burden	52%	52%
	<b>Place</b>		
Housing Adequacy	94%	91%	
Housing Affordability	0.35	0.19	
Mobility	<b>People</b>		
	Vehicle Availability	85%	86%
	Commute Time	55%	60%
	Internet Access	4.59	4
Health/ Environmental	<b>Place</b>		
	Infant Health	94%	95%
	Birth to Teens	11%	7%
	Years of Life Lost	50.34	29.84
	<b>Place</b>		
	Air Quality	6.29	10.01
	Prenatal Care	78%	83%
	Access to Supermarket	49%	53%
Health Care Availability	1.15	1.76	
Civic Life	<b>People</b>		
	Voting Rates	24%	31%
	English Speakers	94%	88%
	<b>Place</b>		
US Citizenship	90%	83%	
Neighborhood Stability	77%	85%	

Source: UC Davis Center for Regional Change and Rabobank, 2014.

Figure 3-7: Regional Opportunity Index - Hemet and California



Source: UC Davis Center for Regional Change and Rabobank, 2014.

### Opportunity Indicators

Opportunity indicators also help inform communities about disparities in access to opportunity. The Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. **Table 3-16** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median

income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

**Table 3-16** below displays the opportunity indices by race and ethnicity for persons living in Hemet. According to the data, there is some poverty among the population of Hemet, across all racial/ethnic groups. There are higher levels of poverty among the Hispanic and Native American, Non-Hispanic, populations. Additionally, access to quality education is low among all racial/ethnic groups (each group has an opportunity index score below 50). The data shows the City offers low labor and economic opportunity; however, residents generally have sufficient access to affordable transportation. The Asian or Pacific Islander, Non-Hispanic, population is the only one to have an index score below 50 for access to transportation at low costs. The environmental health index scores among all racial and ethnic groups are above 50. As **Table 3-16** shows, all racial and ethnic groups below the federal poverty line have decreased index scores across certain indicators (low poverty, school proficiency, and labor market); however, the population below the poverty line in Hemet experiences greater access to affordable transportation and proximity to jobs, across most racial and ethnic groups.

Table 3-16: Opportunity Indicators, City of Hemet

(Hemet, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Total Population</b>							
White, Non-Hispanic	24.66	24.76	9.13	53.78	51.35	40.31	51.22
Black, Non-Hispanic	21.75	24.78	7.89	52.42	51.93	41.25	50.77
Hispanic	20.42	23.78	8.35	51.78	51.72	39.42	51.22
Asian or Pacific Islander, Non-Hispanic	28.10	28.05	10.48	47.36	45.19	38.85	50.35
Native American, Non-Hispanic	21.19	23.70	8.53	55.17	53.58	37.74	51.65
<b>Population Below Federal Poverty Line</b>							
White, Non-Hispanic	20.97	22.59	7.80	57.81	56.53	39.49	51.49
Black, Non-Hispanic	16.36	22.56	7.09	61.05	57.56	42.95	50.52
Hispanic	13.42	21.63	5.72	58.61	59.36	40.18	53.11
Asian or Pacific Islander, Non-Hispanic	19.83	24.81	8.83	67.71	60.17	44.42	46.37
Native American, Non-Hispanic	13.56	21.91	5.44	58.48	58.25	37.89	54.49
<i>Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping Tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA</i>							

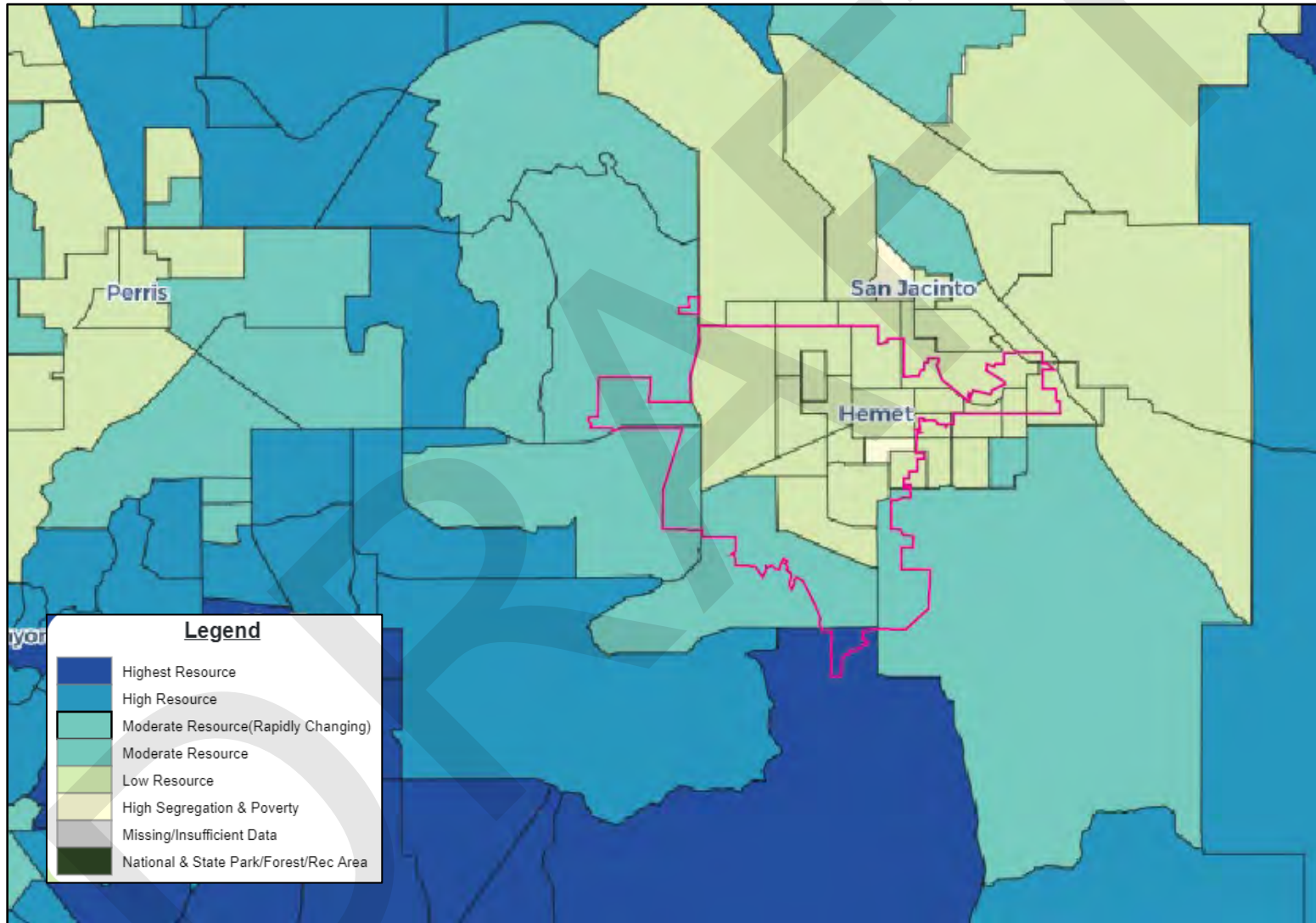
**Tax Credit Allocation Committee (TCAC/HCD)**

The Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live — but might, if given the choice. As shown in **Figure 3-8** below, the City of Hemet is classified as low to moderate resource areas. The TCAC/HCD Opportunity Map also identifies one area of high segregation and poverty in the center of Hemet. The City of Hemet is committed to exploring programs and avenues to increase housing access and opportunity to both existing and future residents within Hemet and the surrounding areas.



Figure 3-8: TCAC/HCD Opportunity Map – City of Hemet



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

### Access to Transit

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided in Table 3-15, Hemet scored a 3.9 AllTransit performance score, illustrating a moderate access to public transit to commute to work. Compared to neighboring cities, Hemet has the highest AllTransit score (**Table 3-17**).

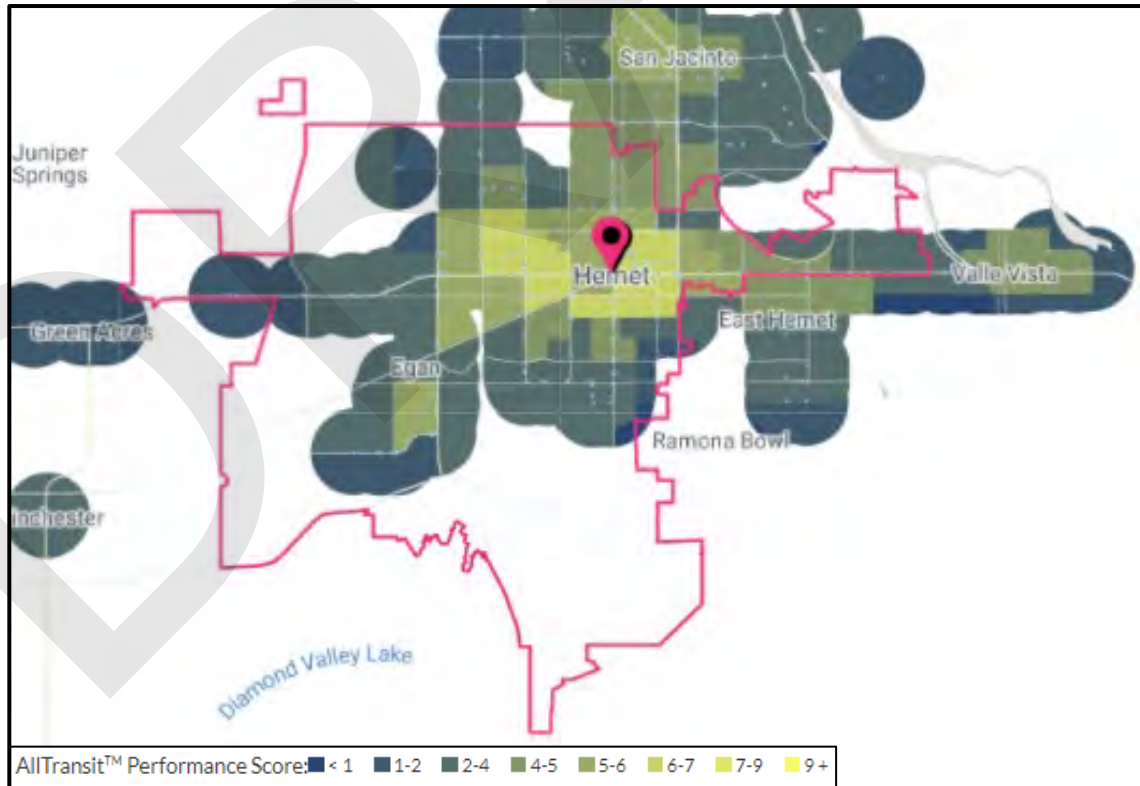
**Figure 3-9** shows the performance scores throughout the City of Hemet and neighboring cities. As the Figure shows, the performance scores are the highest near the City center and the central and northwestern region of the City. Access to transit is lacking in the southern region and western edges; this may be due to the higher propensity of agricultural uses in these areas.

**Table 3-17: Opportunity Indicator – Transit**

Jurisdiction	AllTransit Performance Score	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
San Jacinto	3.3	449	19,910	0.69%	4
<b>Hemet</b>	<b>3.9</b>	<b>583</b>	<b>21,763</b>	<b>1.37%</b>	<b>4</b>
Menifee	2.7	370	10,898	0.75%	2
Perris	3.8	637	17,455	1.28%	4
Riverside County	3.3	589	27,262	1.42%	3

*Source: All transit, American Community Survey 2019.*

**Figure 3-9: All Transit Performance Score – City of Hemet**



*Source: AllTransit Metrics, ACS 2019.*

**Environmental Justice**

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants.

**Figure 3-10** below displays mapped results for the CalEnviro Screen in Hemet. The map shows that the City has moderate to high pollution burdens with higher burdens towards the center of Hemet. Census tract 6065043401 towards the City’s center has the highest pollution burden in Hemet, while Census tract 6065043314 has the lowest pollution burden. Both census tracts are detailed in **Table 3-18** and **3-19**.

**Table 3-18: CalEnviro Screen 3.0 – Census Tract 6065043401, Hemet**

Pollutant	Percentile*	Health Risk/Burden	Percentile*
Ozone	91	Asthma	90
PM 2.5	20	Low Birth Weight	72
Diesel	30	Cardiovascular Rate	98
Pesticides	0	Education	82
Toxic Releases	73	Linguistic Isolation	57
Traffic	61	Poverty	98
Drinking Water	94	Unemployment	99
Cleanups	42	Housing Burden	98
Groundwater Threats	14		
Hazardous Waste	0		
Impaired Water	0		
Solid Waste	50		

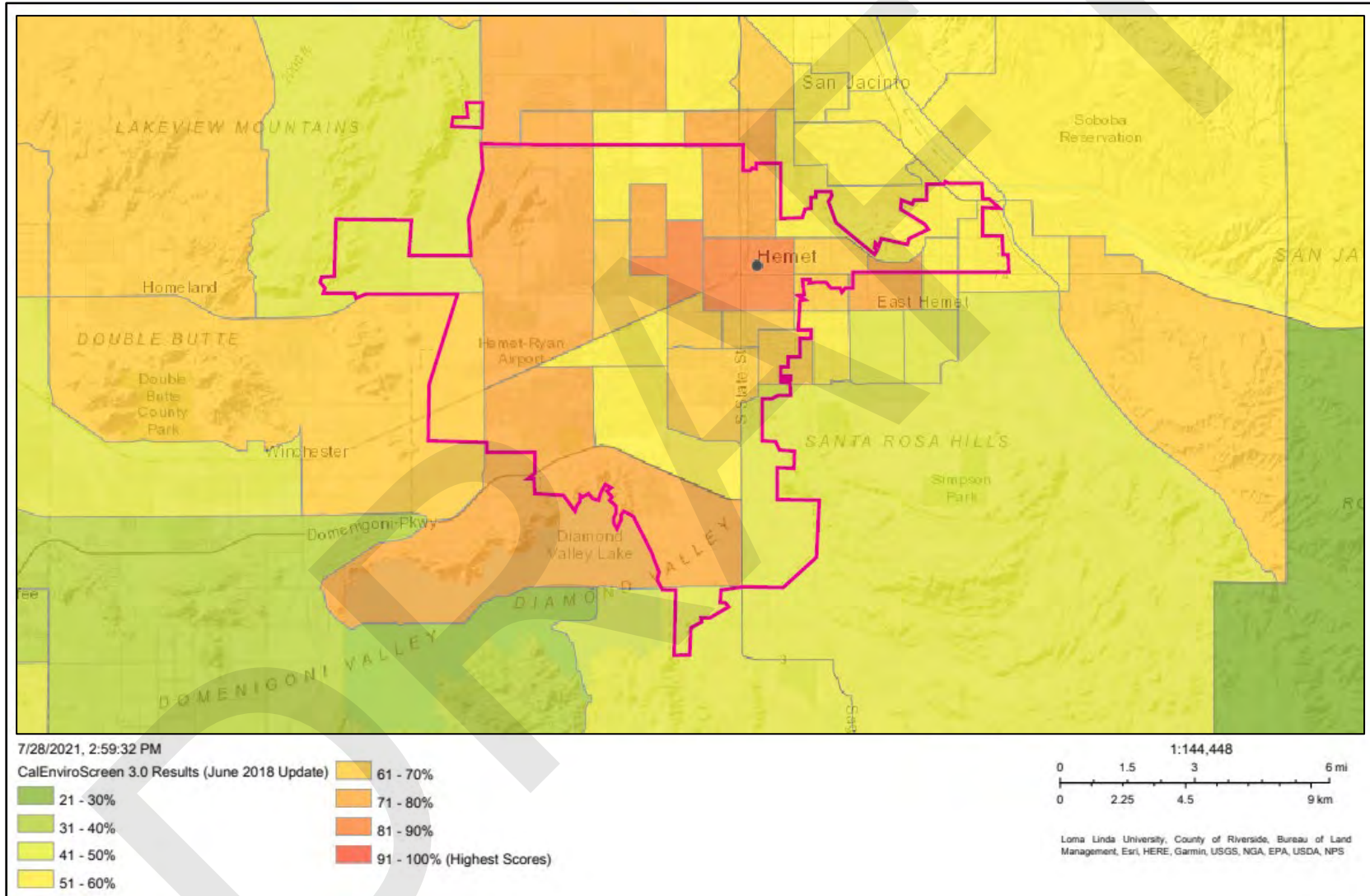
**Table 3-19: CalEnviro Screen 3.0 – Census Tract 6065043314, Hemet**

Pollutant	Percentile*	Health Risk/Burden	Percentile*
Ozone	91	Asthma	68
PM 2.5	11	Low Birth Weight	22
Diesel	15	Cardiovascular Rate	96
Pesticides	64	Education	34
Toxic Releases	68	Linguistic Isolation	27
Traffic	5	Poverty	48
Drinking Water	85	Unemployment	61
Cleanups	0	Housing Burden	30
Groundwater Threats	0		
Hazardous Waste	0		
Impaired Water	0		
Solid Waste	0		

\*Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts.

Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update. Accessed July 7, 2021.

Figure 3-10: CalEnviro Screen 3.0, City of Hemet



Source: CalEnviro Screen 3.0 Map Tool, June 2018. Accessed July 28, 2021.

### 3. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Hemet evaluates existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

#### Existing Needs

The Housing Authority of the County of Riverside administers Section 8 Housing Choice vouchers within the City of Hemet.

#### Housing Needs in Hemet

A variety of factors affect housing needs for different households. Most commonly, disability, household income, and household characteristics shape the type and size of housing needed, as well as accessibility based on existing units in a City. **Table 3-20** through **3-27** display data for demographic characteristics of Hemet, as compared to Riverside County and the State of California. Additional detailed analysis of the Hemet community is provided in **Section 2: Community Profile**.

**Table 3-20** displays the data for persons with disabilities in the City, County, and State. Persons with disabilities may require different features in a home to make housing more accessible. This may include, but is not limited to, ramps rather than stairs, lower and within reach counter tops, and other specific design features. The City has the highest population percentage with a disability, with about double that of the County and State. Persons with ambulatory difficulties (a physical and permanent disability that requires the assistance of a wheelchair to move from place to place) and independent living difficulties made up the largest percentage of those with a disability in all 3 jurisdictions.

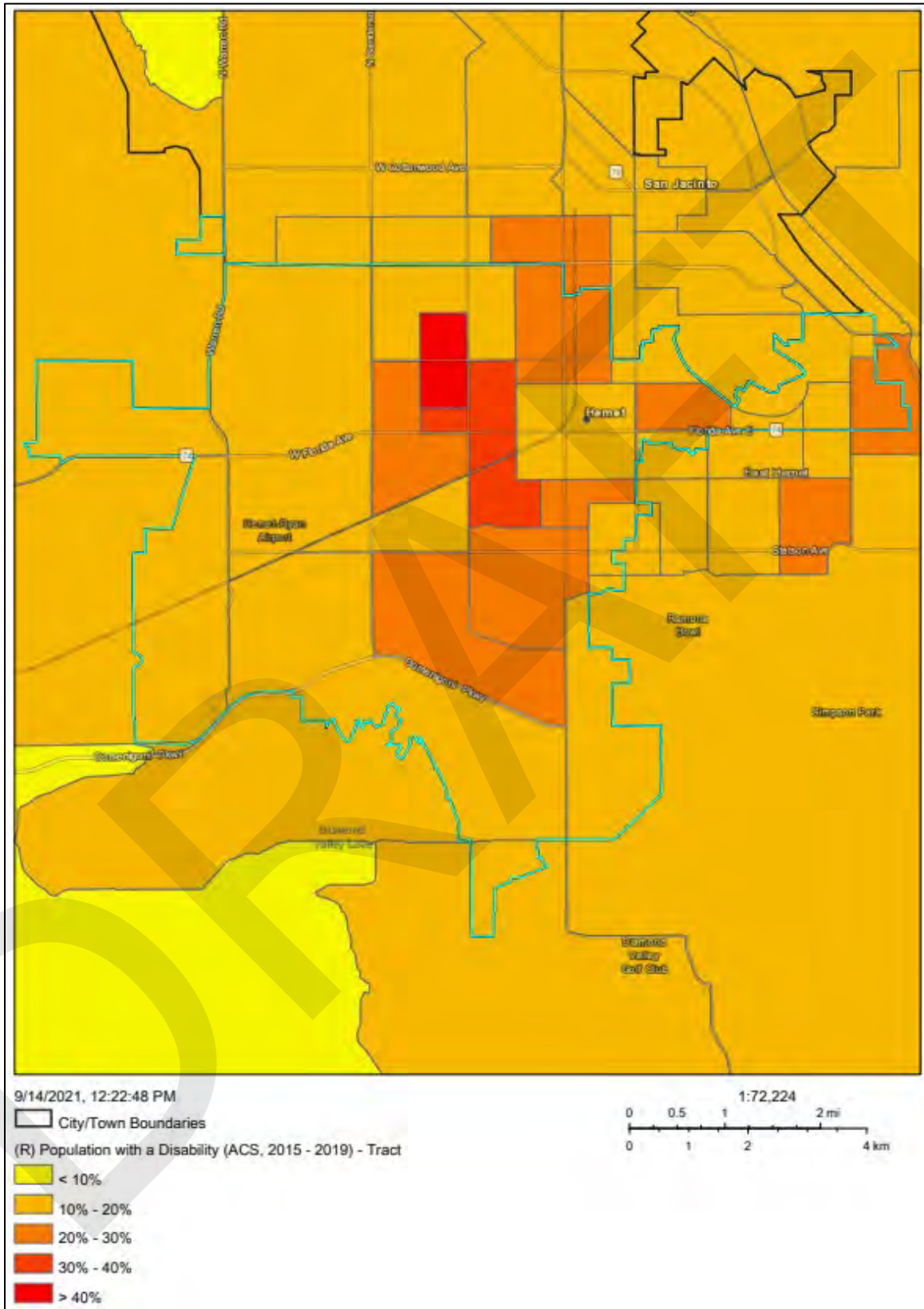
Disability Type	Hemet	Riverside County	California
Hearing Difficulty	5.5%	3.3%	2.9%
Vision Difficulty	4.1%	2.3%	2%
Cognitive Difficulty	8.1%	4.5%	4.3%
Ambulatory Difficulty	13%	6.5%	5.8%
Self-Care Difficulty	4.5%	2.8%	2.6%
Independent Living Difficulty	9.8%	5.9%	5.5%
<b>Total with a Disability*</b>	<b>20.5%</b>	<b>11.6%</b>	<b>10.6%</b>

\* Total of noninstitutionalized population with at least one disability.  
 Source: American Community Survey, 5-Year Estimates, 2019.

**Figure 3-11** identifies the occurrence of disabilities within the City’s census tracts. As illustrated, there are a few tracts towards the center of the City where over 40 percent of the population reports a disability and a number of surrounding tracts with 30 to 40 percent. At least 10 percent of the population within each census tract reports at least one disability.

A number of proposed housing sites are located within the census tracts reporting larger disabled populations. The location of the potential future housing sites in these census tracts may provide opportunities for affordable housing in conjunction with or near services.

Figure 3-11: Hemet Population with a Disability



Source: California Department of Housing and Community Development – AFFH Data Viewer

**Tables 3-21 and 3-22** display household type and income data for the State, County, and City. Amongst the three jurisdictions, households categorized as “family” made up the majority of households. Hemet reports the lowest percentage of the three, with about 7 percent less than Riverside County and 3 percent less than California. In addition, 45 percent of Hemet households are married-couple family households and 32.6 percent have related children under the age of 18. The percent of households with children is near the County and State’s percentages but remain smaller. Households with children may require different or additional design standards and may also be larger to accommodate additional persons to avoid overcrowding. A little over half of the City’s households have at least one person over the age of 60. This is greater than for the County and State (41.6 percent and 39.1 percent, respectively).

Regarding household income, **Table 3-22** shows Hemet has a much lower annual median income compared to Riverside County and the State. The City of Hemet’s median income is \$39,726, while the State’s median income is \$75,235. Approximately 60 percent of the City’s population earns annual income below \$50,000, with about 15 percent earning under \$15,000. Generally, a higher percentage of married couple households show a higher median income in a community as they are more likely to have more than one income source. Higher income may provide for sufficient and stable housing options, as well as the ability to renovate and update aging attributes of a home.

**Table 3-21: Population by Familial Status by Geography, 2019**

Familial Status	Hemet	Riverside County	California
Family Households	65%	72.7%	68.7%
Married-Couple Family Households	45%	53.8%	49.8%
With Related Children Under 18	32.6%	37.2%	34%
Non-Family Households	35%	27.3%	31.3%
Households with one of more people 60 years or over	55.5%	41.6%	39.1%
<b>Total Occupied Housing Units*</b>	<b>28,893</b>	<b>724,893</b>	<b>13,044,266</b>

*Source: American Community Survey, 5-Year Estimates, 2019.*

**Table 3-22: Households by Income by Geography, 2019**

Household Income	Hemet	Riverside County	California
Less than \$10,000	7.7%	5.4%	4.8%
\$10,000-\$14,999	7.2%	3.9%	4.1%
\$15,000-\$24,999	16.1%	8.4%	7.5%
\$25,000-\$34,999	12.8%	8.5%	7.5%
\$35,000-\$49,999	16.8%	11.7%	10.5%
\$50,000-\$74,999	17%	17.1%	15.5%
\$75,000-\$99,999	9.5%	13.1%	12.4%
\$100,000-\$149,999	8.4%	16.9%	16.6%
\$150,000-\$199,999	2.9%	7.9%	8.9%
\$200,000 or More	1.6%	7.1%	12.2%
<b>Median Income</b>	<b>\$39,726</b>	<b>\$67,005</b>	<b>\$75,235</b>

*Source: American Community Survey, 5-Year Estimates, 2019.*

**Figure 3-12** below shows that a large portion of the City has higher rates of households made up of married couples. Most of the region with high rates of married-couple households include single-family neighborhoods, as well as some agricultural and vacant land. The City's downtown region has the largest concentration of 20 to 40 percent married-couple households.

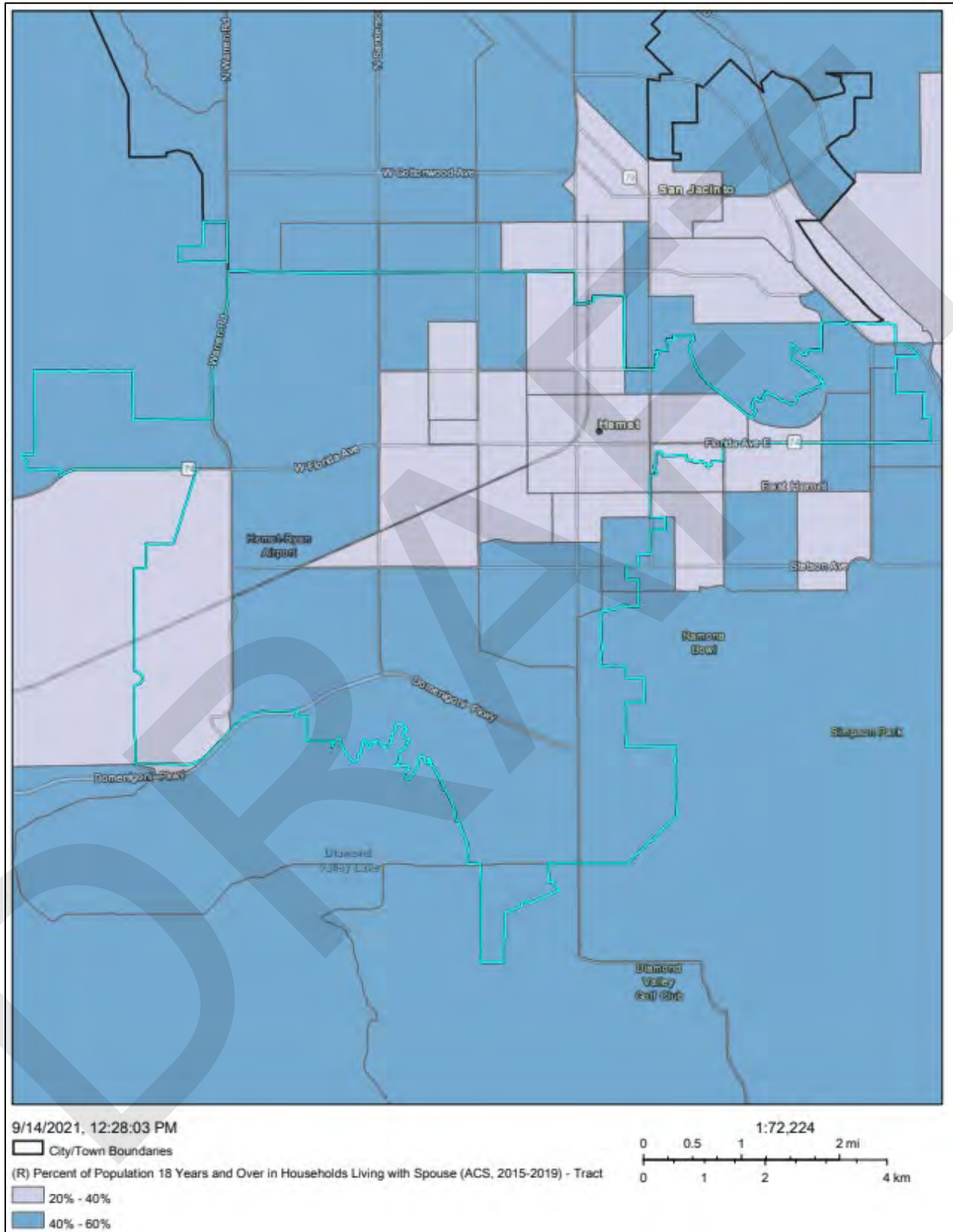
**Figure 3-13** shows the percent of children living in married-couple households. In alignment with the concentration of married-couple households, there is a much greater percentage of children in areas that also reported high percentages of married-couples. The downtown region reports the lowest rates of children, with census tracts ranging from 20 to 40 percent and 40 to 60 percent children living in married-couple households.

**Figure 3-14** shows the percent of children living in female households with no spouse present. A large portion of the City shows less than 20 percent; however, a few census tracts in the downtown area report 40 to 60 percent of children living in female-headed households.

Reflecting the overall high rates of married couples and family households throughout Hemet, **Figure 3-15** shows only three census tract with 20 to 40 percent persons living alone.

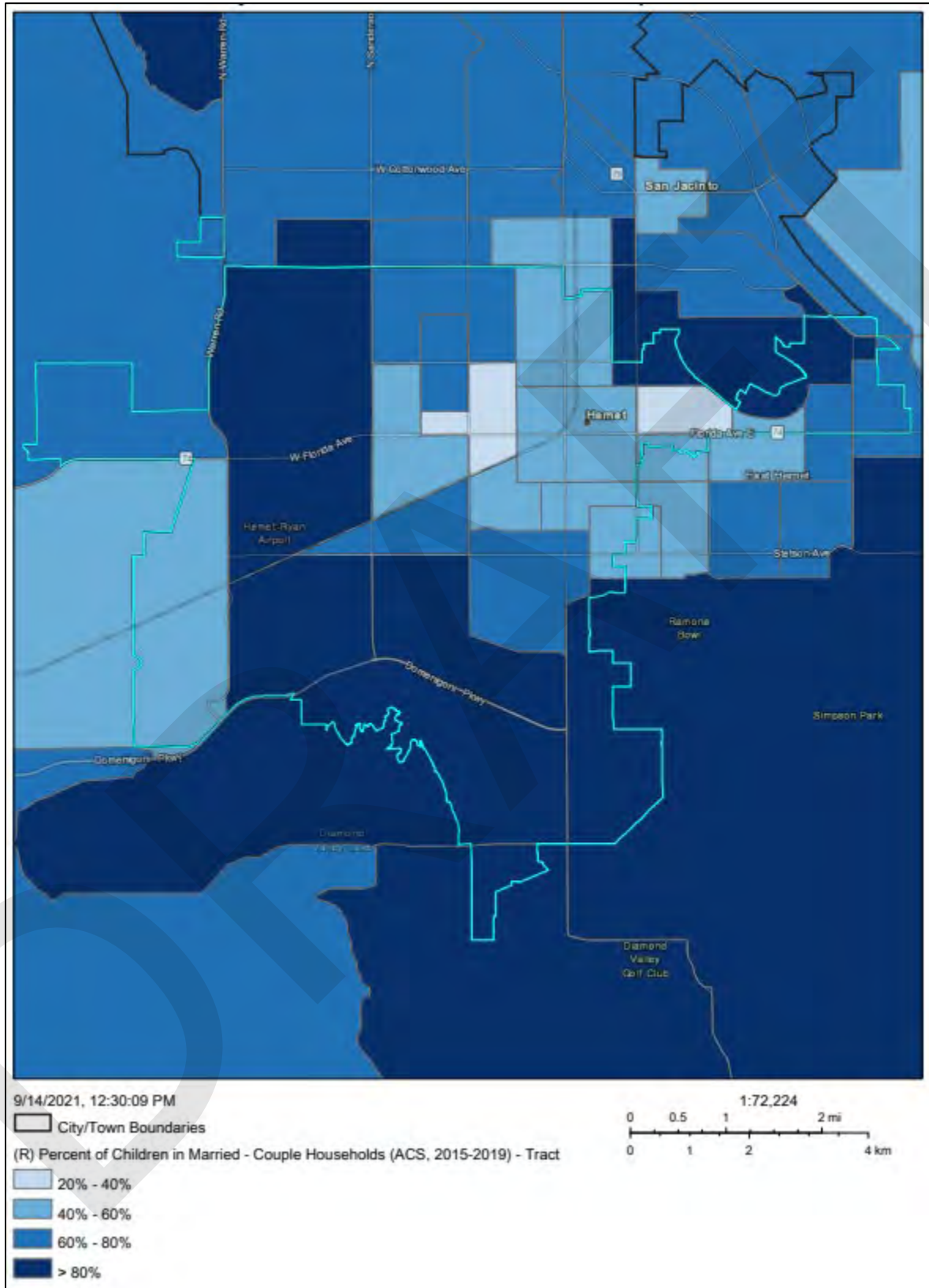


Figure 3-12: Married-Couple Households, Hemet



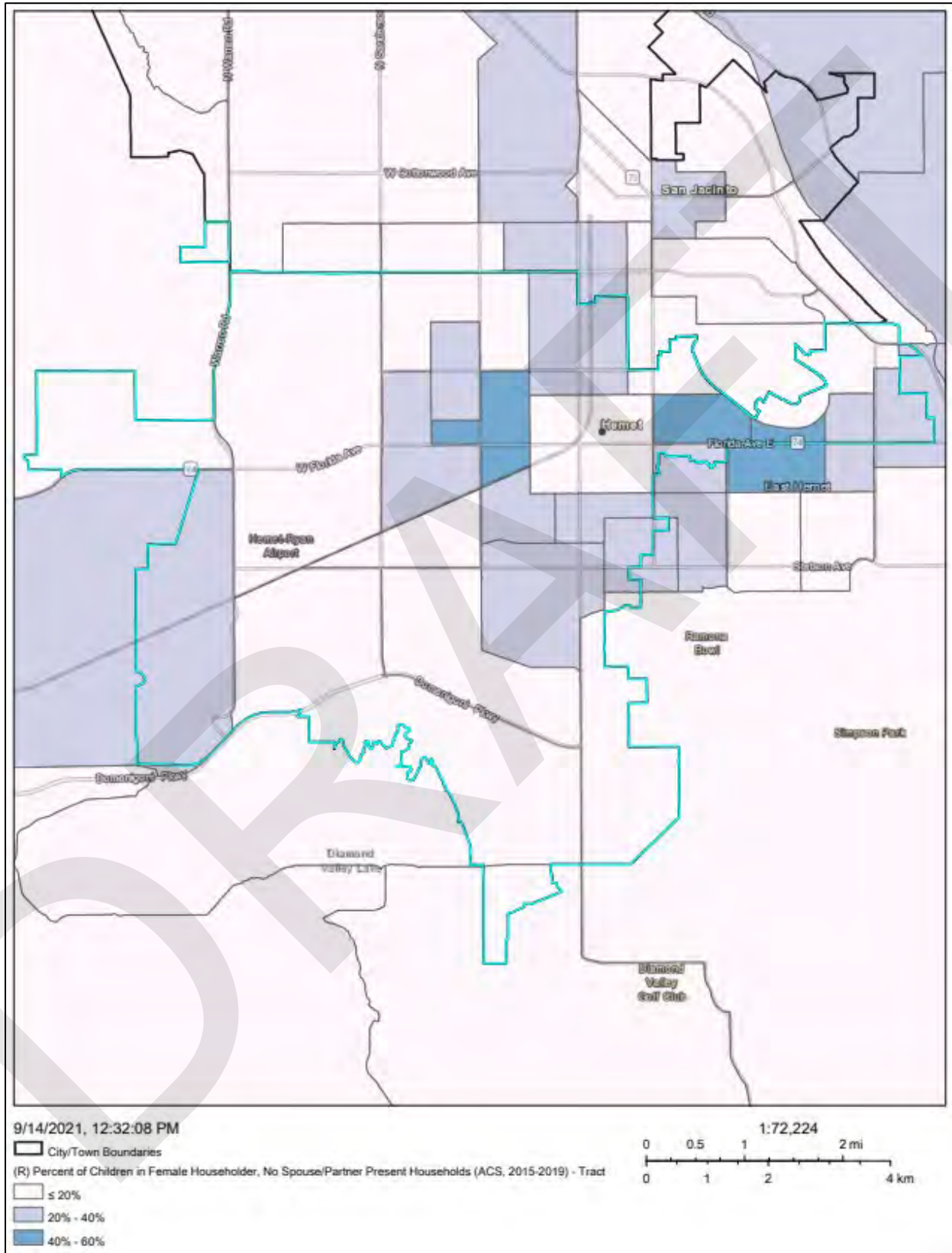
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-13: Children in Married-Couple Households, Hemet



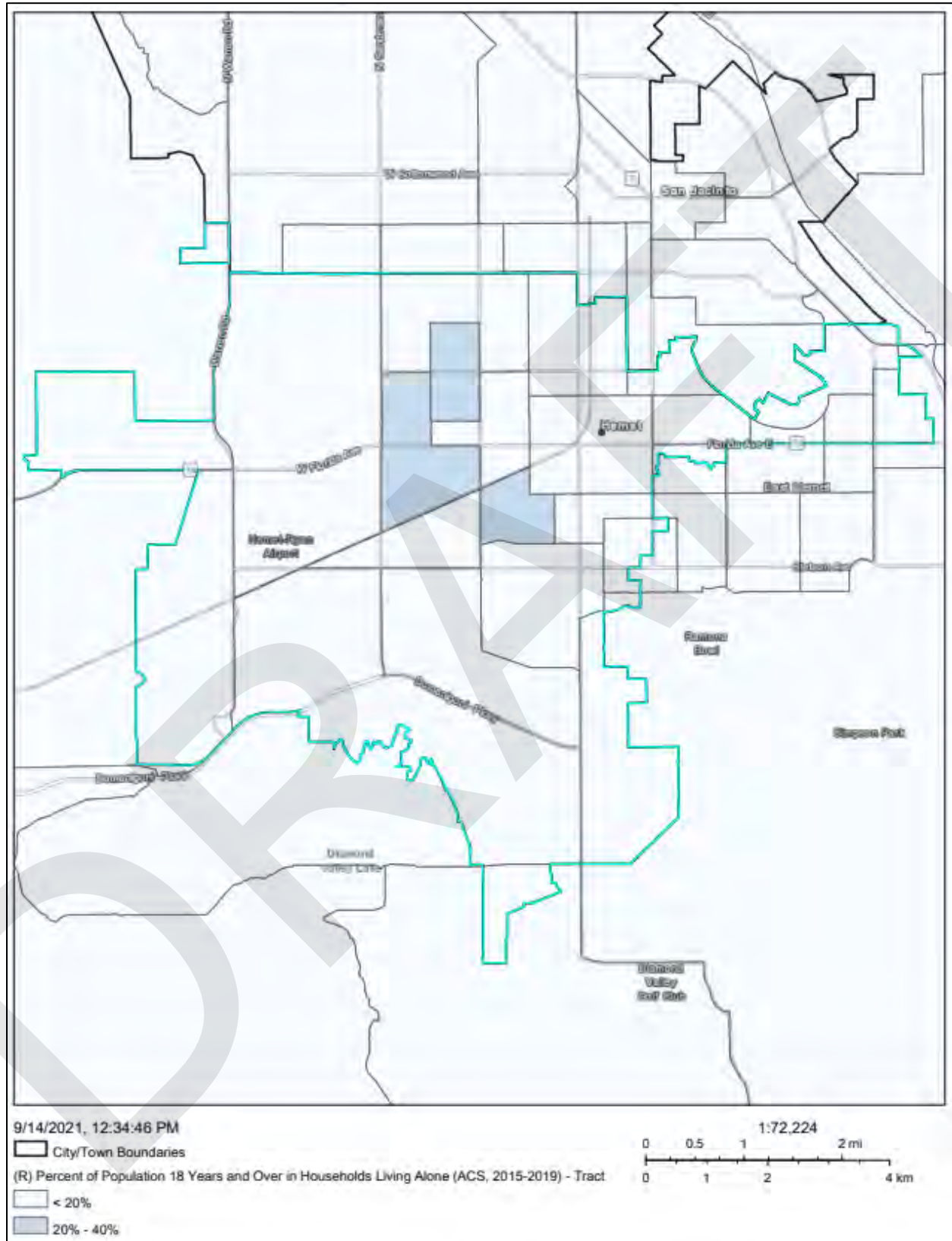
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-14: Children in Female-Headed Households, Hemet



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-15: Householder Living Alone, Hemet



Source: California Department of Housing and Community Development – AFFH Data Viewer

**Table 3-23** displays data for households experiencing overpayment or cost burden in the State, County, and City. Housing cost burden may have a number of consequences for a household, such as displacement and limited income for food, transportation, and other necessities. The HUD Consolidated Planning/CHAS data shows that Hemet has a higher percentage of households overpaying for housing compared to the County and State. Almost a quarter of Hemet households are severely overburdened as they pay over 50 percent of their annual income for housing.

**Figure 3-16** and **Figure 3-17** show overpayment for both homeowners and renters throughout the City. As the figures show, the City high overpayment rates closer to the downtown region. **Figure 3-17** shows renters are disproportionately overburdened by housing costs throughout most of the City, with some census tracts reporting over 80 percent of renters experiencing a cost burden.

Overpayment	Hemet	Riverside County	California
Cost Burden > 30%	44%	40.4%	40.1%
Cost Burden > 50%	22.8%	19.2%	19.4%
Cost Burden Not Available	1.7%	1.5%	1.4%

*Source: HUD Consolidated Planning/CHAS Data, 2013-2017.*

**Table 3-24** displays data for overcrowding in the State, County, and City. Overcrowding is defined as between 1.01 and 1.5 persons per bedroom, and severe overcrowding is at least 1.51 persons per bedroom. Overcrowding occurs when nonfamily members combine incomes to live in one household, such as roommates. It also occurs when there are not enough size appropriate housing options for large or multigenerational households. The data shows that renter households experience more overcrowding than owner households. Overcrowding is the lowest in Hemet compared to the State and County. Severe overcrowding is similar for all 3 jurisdictions for owner households.

**Figure 3-18** shows overcrowding for all households throughout the City. The figure shows most overcrowding occurs most around the downtown region with two census tracts reporting 15.01 to 20 percent overcrowding of owner households. Most of the City reports overcrowding rates up to 8.2 percent.

Overcrowding and Tenure	Hemet	Riverside County	California
<b>Owner Households</b>			
Overcrowded	1.4%	2.1%	1.6%
Severely Overcrowded	0.7%	0.8%	0.6%
<b>Renter Households</b>			
Overcrowded	2.7%	3%	3.6%
Severely Overcrowded	1.1%	1.1%	2.4%

*Source: American Community Survey, 5-Year Estimates, 2019.*

Figure 3-16: Overpayment by Home Owners

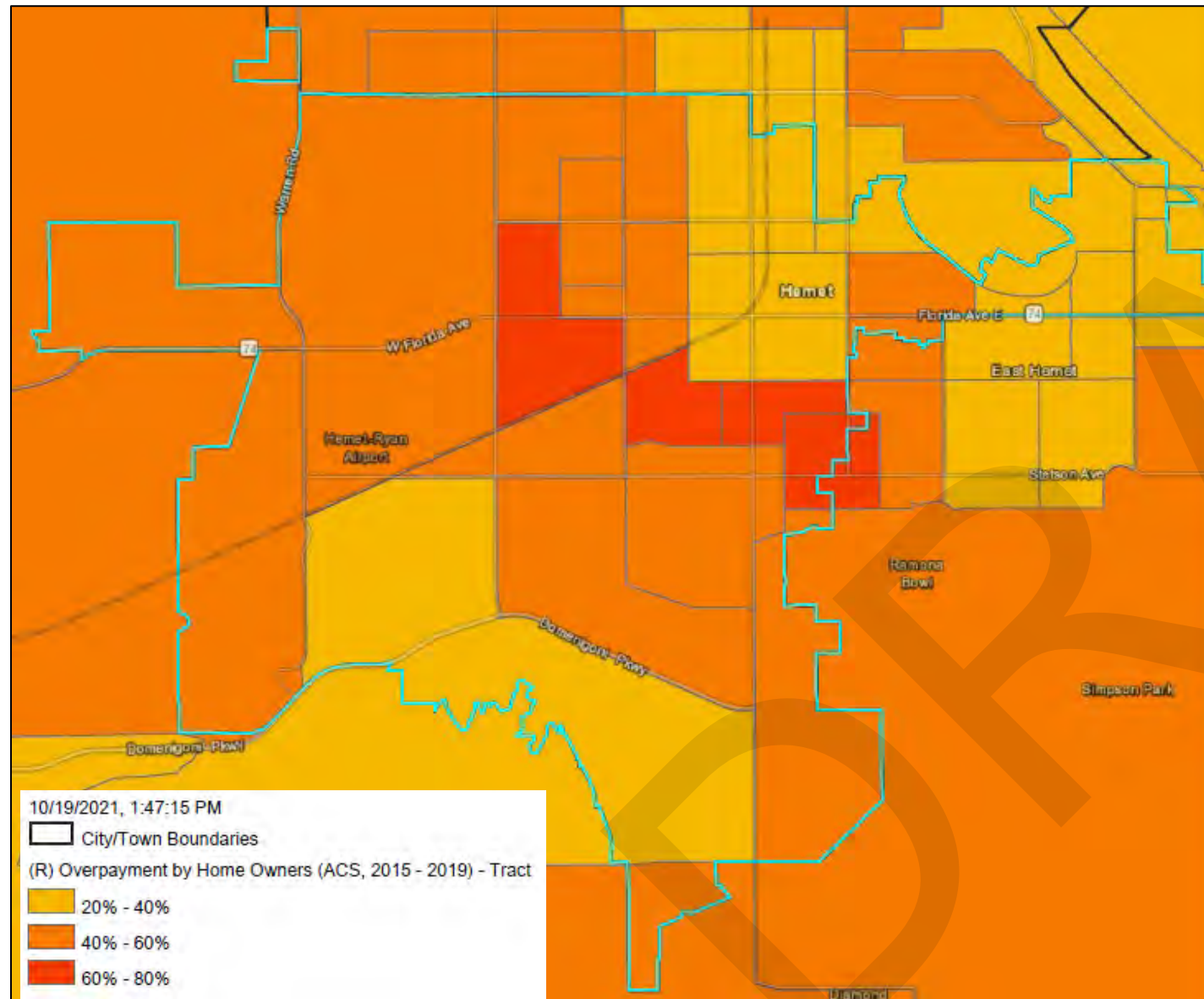
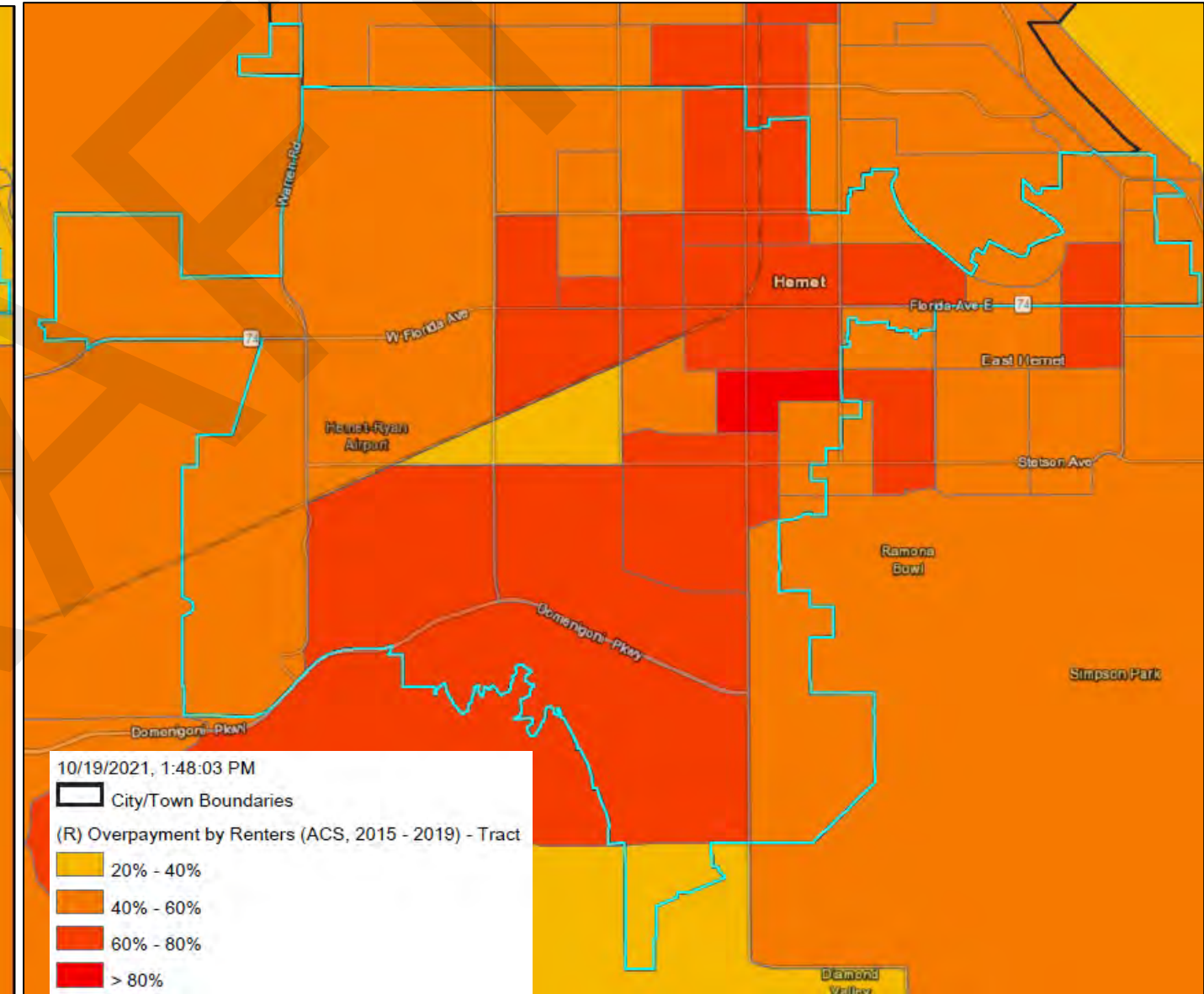
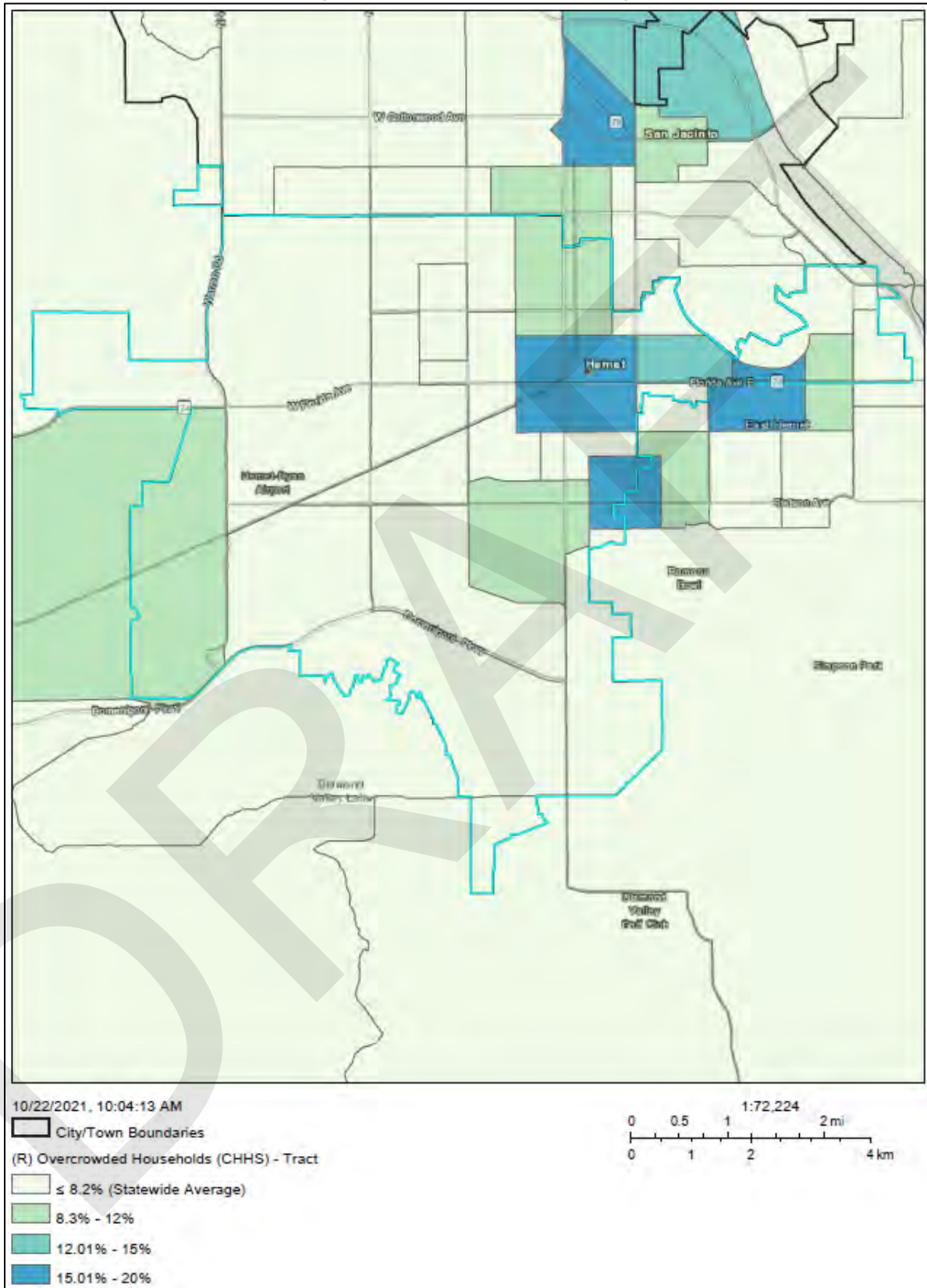


Figure 3-17: Overpayment by Renters



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-18 Household Overcrowding



Source: California Department of Housing and Community Development – AFFH Data Viewer

**Table 3-25** displays data for household tenure (owner vs. renter) for the State, County, and City. Homeownership is an important foundation for helping families with low income build stability and independence. The opportunity for transition into the homebuyer’s market is important for persons and households in all communities as homeownership allows for increased stability and opportunity to age in place. The data shows that Hemet has a higher homeownership rate than the State, but about 8 percent less than the County.

Household Tenure	Hemet	Riverside County	California
Owner Households	58.5%	66.3%	54.8%
Renter Households	41.5%	33.7%	45.2%

Source: American Community Survey, 5-Year Estimates, 2019.

### Housing Stock in Hemet

**Table 3-26** and **3-27** display comparative housing stock data for the State, County, and City. **Table 3-26** below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and household types. The data shows that a majority of housing stock in all three jurisdictions are single-family dwelling units. Approximately 11.6 percent of housing units in Hemet have at least 10 units, compared to 7.8 percent for the County and 17.5 percent for the State. The City of Hemet has the highest percentage of mobile homes at almost a quart of the total housing stock.

Housing Unit Type	Hemet	Riverside County	California
1-Unit, Detached	51.5%	68.3%	57.7%
1-Unit, Attached	4.1%	5.4%	7%
2 Units	1.8%	1.5%	2.4%
3 or 4 Units	4%	3.7%	5.5%
5 to 9 Units	3%	4.4%	6%
10 to 19 Units	4.3%	3.4%	5.2%
20 or More Units	7.3%	4.4%	12.3%
Mobile Home	23.7%	8.8%	3.7%
Boat, RV, Van, etc.	0.3%	0.1%	0.1%

Source: American Community Survey, 5-Year Estimates, 2019.

**Table 3-27** below displays housing stock by year built for the City, County, and State. Older housing generally requires more upkeep, regular maintenance, and can cause a cost burden on both renters and homeowners. Approximately 66.2 percent of the City’s housing stock was built over 30 years ago. This compares to 53.4 percent for the County and 74.4 percent for the State. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions.



**Table 3-27: Housing Unit by Year Built by Geography, 2019**

Year Built	Hemet	Riverside County	California
Built 2014 or later	1.2%	2.3%	1.7%
Built 2010 to 2013	1.3%	2.6%	1.7%
Built 2000 to 2009	20.4%	26%	11.2%
Built 1990 to 1999	10.8%	15.8%	10.9%
Built 1980 to 1989	22.3%	21.3%	15%
Built 1970 to 1979	25.7%	14.5%	17.6%
Built 1960 to 1969	11%	7.7%	13.4%
Built 1950 to 1959	4.5%	6%	13.4%
Built 1940 to 1949	1.2%	1.8%	5.9%
Built 1939 or earlier	1.5%	2.1%	9.1%

*Source: American Community Survey, 5-Year Estimates, 2019.*

### Future Growth Needs

The City’s future growth need is based on the RHNA production of 812 very low- and 732 low-income units within the 2021-2029 planning period. **Appendix B** of this Housing Element shows the City’s ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City’s ability to accommodate the anticipated future affordable housing needs of the community.

### Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low-income households.

**Table 3-28** below provides a list of 303 housing units with affordability covenants, of which 0 housing units are at-risk of converting to market-rate between 2021 and 2031. Consistent with the requirements to analyze the impacts of the potential conversion of these units to market-rate units, this section provides an analysis of preservation of assisted housing units at-risk of conversion.

**Table 3-28: City of Hemet Assisted Housing Covenants (2021-2031)**

Project Name	Assisted Units	Owner Type	Assistance Program	Earliest Possible Date of Conversion	Risk Level Through 2031
<b>Ability First</b> 1360 Acacia	17	Non-Profit	PRAC/811	2059	None
<b>Hemet Estates</b> 1101 E. Menlo Ave.	80	Profit-Motivated	Section 8/RDA	2033	None
<b>Oasis Senior</b> 1015 N. Oakland Ave.	64	Non-Profit	PRAC/811	2050	None
<b>Sahara Senior</b> 465 N. Palm	74	Non-Profit	PRAC/202	2048	None
<b>Village Meadows</b> 700 Arbor Pkwy.	68	Limited Dividend	Section 8/RDA	2068	None
<b>Total Units</b>	<b>303</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>0</b>

**Assisted Units “At-Risk” of Conversion**

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. There are no assisted housing units in Hemet at risk of converting to market rate housing prior to 2031.

**Resources for Affordable Housing Units**

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental

housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA’s Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

**Qualified Entities to Preserving Affordable Housing Units**

The following organizations may potentially assist in preserving units at-risk of converting to market rate.

- Century Housing
- Coalition for Economic Survival
- Community Partnership Development Corporation
- Housing Corporation of America
- Jamboree Housing Corporation
- Neighborhood Housing Services of the Inland Empire (NHSIE)
- Nexus for Affordable Housing, Inc.
- Poker Flats Investors LLC
- American Family Housing
- Southern California Housing Development Corporation

**SB 330**

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and policies that can be applied to residential development. The revised definition of “Housing Development” now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a “housing development project”, from January 1, 2020, to January 1,

2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

The City has not identified any sites as part of its housing sites strategy, as outlined in **Appendix B’s** Sites Analysis, that have existing residential uses. All sites identified within this element are vacant.

#### 4. Assessment of Contributing Factors to Fair Housing in Hemet

In addition to the identified AI impediments, Hemet experiences the following local contributing factors to fair housing:

- There are two Racially or Ethnically Concentrated Areas of Poverty (R/ECAPS) within Hemet as identified by HUD. These identified census tracts have at least 50 percent non-white populations with a poverty rate that exceeds 40 percent and/or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Hemet have moderate to low achievement opportunities but moderate to high access to opportunities. Additionally, analysis of the California Tax Credit Allocation Committee/Department of Housing and Community Development (TCAC/HCD) Opportunity Area Maps show that the majority of the City is categorized as “low resource,” meaning there is low access to essential resources for existing residents in those census tracts.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low- and low-income RHNA allocation (**Appendix B**). These sites are dispersed throughout the City.

The AI also identifies the following actions to remove and mitigate impediments to fair housing in the community:

- **Population Diversity**
  - Reduce neighborhood poverty levels
  - Develop market rate housing
- **Housing Discrimination**
  - Continue to provide fair housing services
  - Increase fair housing services to include periodic testing
  - Increase fair housing awareness and education through the City’s website
- **Steering**
  - Provide information on steering at first time homebuyer (FTHB) workshops
- **Lending Practices**
  - Provide information on reasons for loan denials
- **Property Management Practices**
  - In FY 2021/2022 prepare written policies
- **Disability Definition**
  - Delete the reference to “substantially limits” in the disability definition
- **Transitional and Supportive Housing**

- Amend the transitional and supportive housing zoning requirements
- **Reasonable Accommodation Procedure**
  - Prepare a brochure or flyer to promote the reasonable accommodation procedure and prepare an application

### Current Local Contributing Factors

There are a number of elements that may contribute to fair housing issues throughout the community. The following provides potential contributing factors affecting fair housing in Hemet:

- **Public Investment in Specific Neighborhoods** – The City of Hemet is considered a low resource region, as illustrated in **Figure 3-8**. This includes one census tract with high segregation and poverty. When compared with the CalEnviroScreen map in **Figure 3-10**, the areas lower opportunity results overlap with higher degrees of environmental burdens. The City must focus on investing in central neighborhoods to provide those most directly impacted by pollution and poor mobility with additional resources.
- **Fair Housing Enforcement and Outreach Capacity** – The City of Hemet partners with the Fair Housing Council of Riverside County (FHCRC) for fair housing-related issues and educational opportunities. During the Analysis of Impediments (AI) update, approximately 15 percent of survey respondents noted they believed to have experienced fair housing discrimination. Additionally, the AI noted a number of impediments to fair housing in Hemet ranging from population diversity to lending practices to transitional and supportive housing zoning. The AI noted the community is unaware of reasonable accommodation procedures as no information is readily available to the public. The City must continue its partnership with the FHCRC to educate the community on available services and provide additional resources to residents and property owners on fair housing practices.
- **Availability of Affordable Housing** – **Section 2** of this Housing Element provides data on household and economic characteristics. The City has an unemployment rate of 12.9 percent and 58 percent of the employed population earn a lower income (below 80 percent of the Median Family Income for the region). In comparison, there are currently only 303 total deed-restricted affordable housing units in the City (**Table 3-28**). In addition to allowing for the development of additional affordable housing units for current lower income residents, the City must provide additional resources and outreach to organizations and residents regarding aid available for those in need.

## 5. Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix B**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figures 3-19 through 3-24 below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using AFFH data layers for segregation and integration provided through HCD’s AFFH data and mapping resources.

- **Figure 3-19 – Hemet Proposed RHNA Sites, Hispanic/Latino, 2018**
- **Figure 3-20 – Hemet Proposed RHNA Sites, Non-White Population, 2018**
- **Figure 2-21 – Hemet Proposed RHNA Sites, Low and Moderate Income, 2015**
- **Figure 2-22 – Hemet Proposed RHNA Sites, R/ECAP Areas**
- **Figure 2-23 – Hemet Proposed RHNA Sites, RCAA Areas**
- **Figure 2-24 – Hemet Proposed RHNA Sites, TCAC/HCD Opportunity Areas**

Figure 3-19 shows the proposed candidate sites to meet the RHNA for Hemet in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. Figure 3-19 shows the following findings:

- 8 proposed sites to accommodate the RHNA allocation (totaling 135 potential units, or 2% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic less than 20 percent. Of those units, 9 are proposed as affordable to low and very low incomes.
- 909 proposed sites to accommodate the RHNA allocation (totaling 4,200 potential units, or 47% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent. Of those units, 258 are proposed as affordable to low and very low incomes.
- 133 proposed sites to accommodate the RHNA allocation (totaling 3,875 potential units, or 43% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent. Of those units, 843 are proposed as affordable to low and very low incomes.
- 21 proposed sites to accommodate the RHNA allocation (totaling 766 potential units, or 9% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 60 and 80 percent. Of those units, 551 are proposed as affordable to low and very low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.

Figure 3-20 shows the proposed candidate sites to meet the RHNA for Hemet in relation with census data showing the percentage of the population within each block group that is Non-White. Figure 3-20 shows the following findings:

- 1 proposed site to accommodate the RHNA allocation (totaling 3 potential units, or less than 1% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White less than 20 percent. None are proposed as affordable to low and very low incomes.
- 764 proposed sites to accommodate the RHNA allocation (totaling 3,537 potential units, or 39% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 20 and 40 percent. Of those units, 217 are proposed as affordable to low and very low incomes.
- 226 proposed sites to accommodate the RHNA allocation (totaling 3,011 potential units, or 34% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 40 and 60 percent. Of those units, 686 are proposed as affordable to low and very low incomes.
- 80 proposed sites to accommodate the RHNA allocation (totaling 2,425 potential units, or 27% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent. Of those units, 758 are proposed as affordable to low and very low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of Non-White populations.

**Figure 3-21** shows location of proposed candidate sites to meet the RHNA for Hemet in comparison with census data showing the percentage of the population within each block group who is categorized as low-income or moderate-income by the American Community Survey. **Figure 3-21** shows the following findings:

- 873 proposed sites to accommodate the RHNA allocation (totaling 4,022 potential units, or 45% of the total potential units) are located within block groups that have a percentage of the population that identifies as low- and moderate-income between 25 and 50 percent. Of those units, 217 are proposed as affordable to low- and very-low incomes.
- 100 proposed sites to accommodate the RHNA allocation (totaling 2,211 potential units, or 25% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 50 and 75 percent. Of those units, 141 are proposed as affordable to low- and very-low incomes.
- 98 proposed sites to accommodate the RHNA allocation (totaling 2,742 potential units, or 31% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income greater than 75 percent. Of those units, 1,303 are proposed as affordable to low- and very-low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low-income persons.

Figure 3-19 – Hemet Proposed RHNA Sites, Hispanic/Latino, 2018

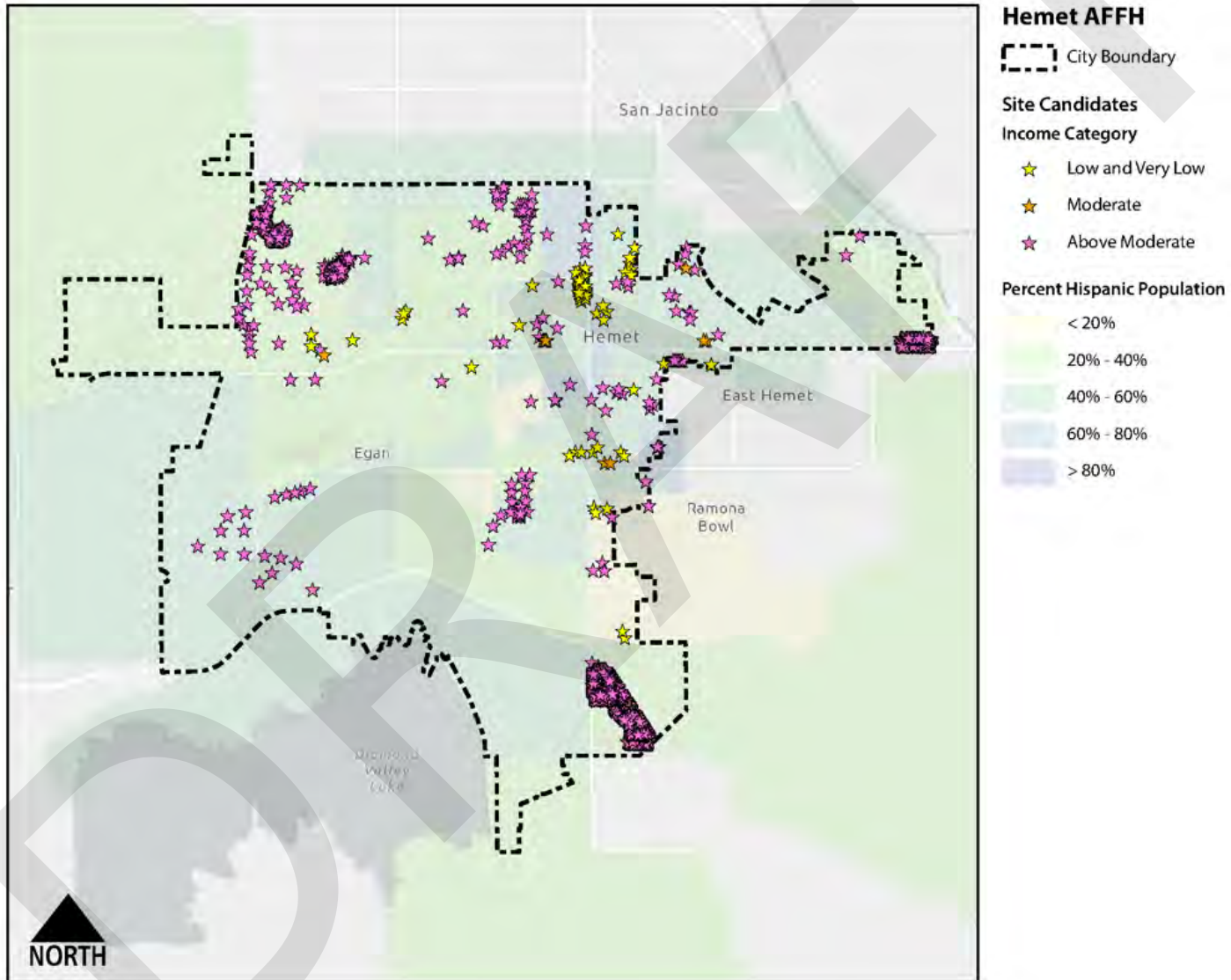




Figure 3-20 – Hemet Proposed RHNA Sites, Non-White Population, 2018

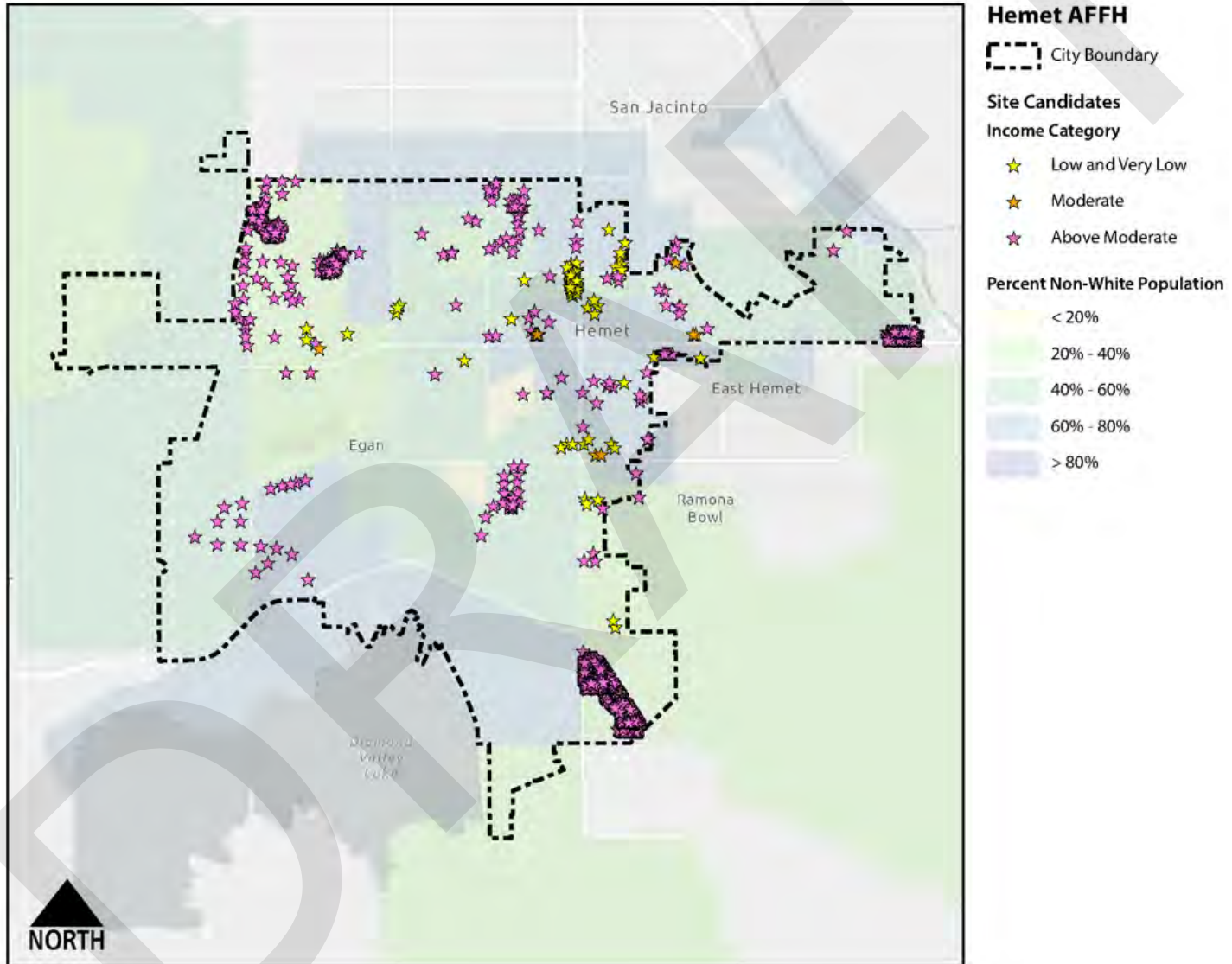
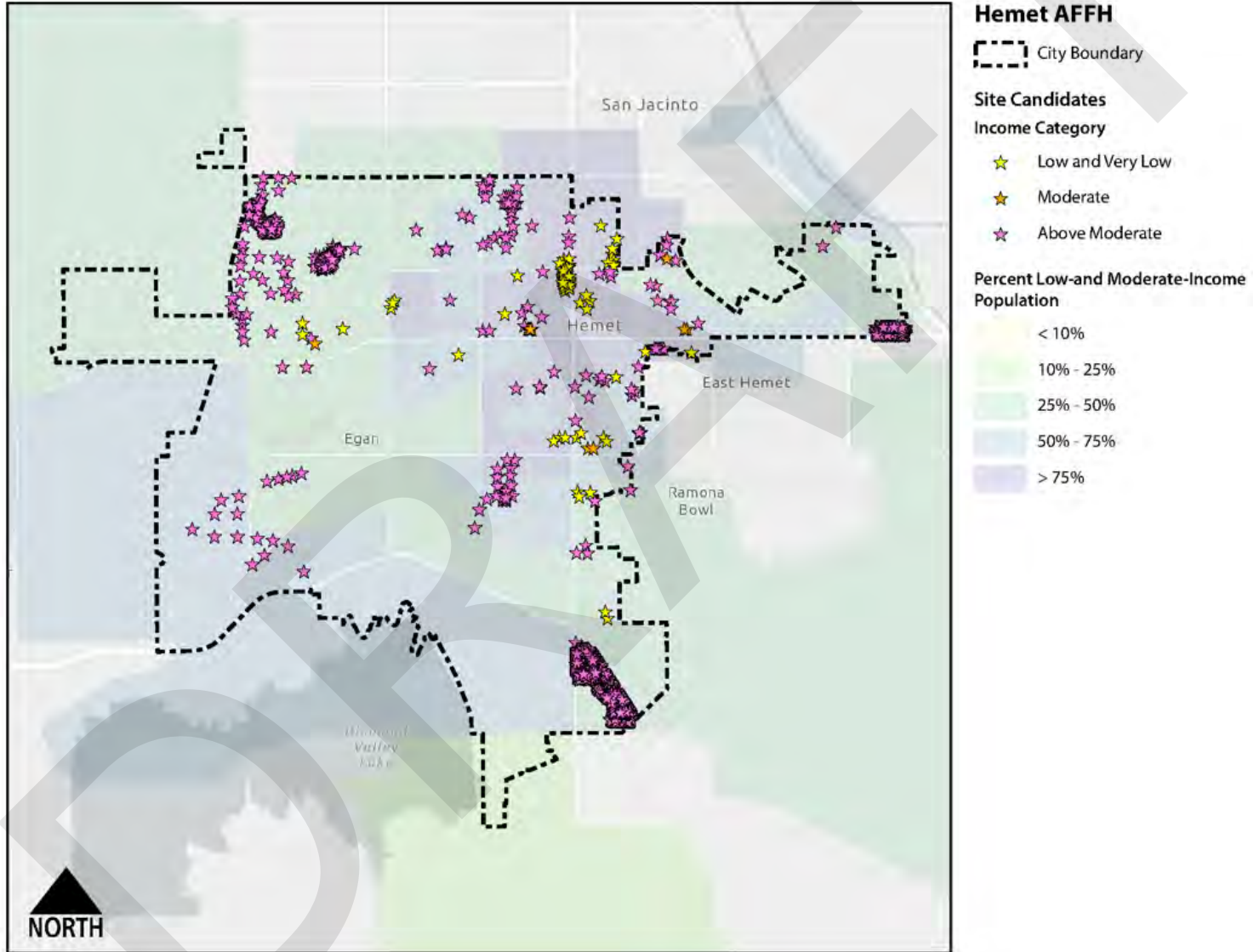


Figure 3-21 – Hemet Proposed RHNA Sites, Low and Moderate Income, 2015



**Figure 3-22** shows proposed candidate sites to meet RHNA for Hemet in relation with data showing R/ECAP areas within the City. R/ECAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. The goal of the AB 686 analysis is to analyze how the sites identified to accommodate the RHNA allocation may exacerbate or mitigate existing fair housing issues. **Figure 3-22** shows the following:

- There are 23 sites located in R/ECAPs within the City of Hemet.
- The 23 sites contain a total of 734 units (or 8% of the total potential units), 454 of which are assumed affordable to lower income households.

**Figure 3-23** shows proposed candidate sites to meet RHNA for Hemet in relation with data showing RCAA areas within the City. RCAAs are racially or ethnically concentrated areas of affluence; they are identified as areas with a White Non-Hispanic population greater than 80 percent and a median household income greater than \$125,000. **Figure 3-23** shows that there are no RCAAs in Hemet.

**Figure 3-24** shows proposed candidate sites to meet RHNA for Hemet in relation with the TCAC/HCD Opportunity areas within the City. TCAC is the California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps which show how resources are spatially distributed throughout the City.

**Figure 3-24** shows the following findings:

- 519 proposed sites to accommodate the RHNA allocation (totaling 7,011 potential units, or 78% of the total potential units) are located within the Low Resource region of the City. Of which, 1,652 are affordable to Lower income households.
- 546 proposed sites to accommodate the RHNA allocation (totaling 1,953 potential units, or 22% of the total potential units) are located within the Moderate Resource region of the City. Of which, 9 are affordable to Lower income households.
- 6 proposed sites to accommodate the RHNA allocation (totaling 12 potential units, or less than 1% of the total potential units) are located within the High Segregation and Poverty region of the City. Of which, 0 are affordable to Lower income households.

Figure 3-22 – Hemet Proposed RHNA Sites, R/ECAP Areas

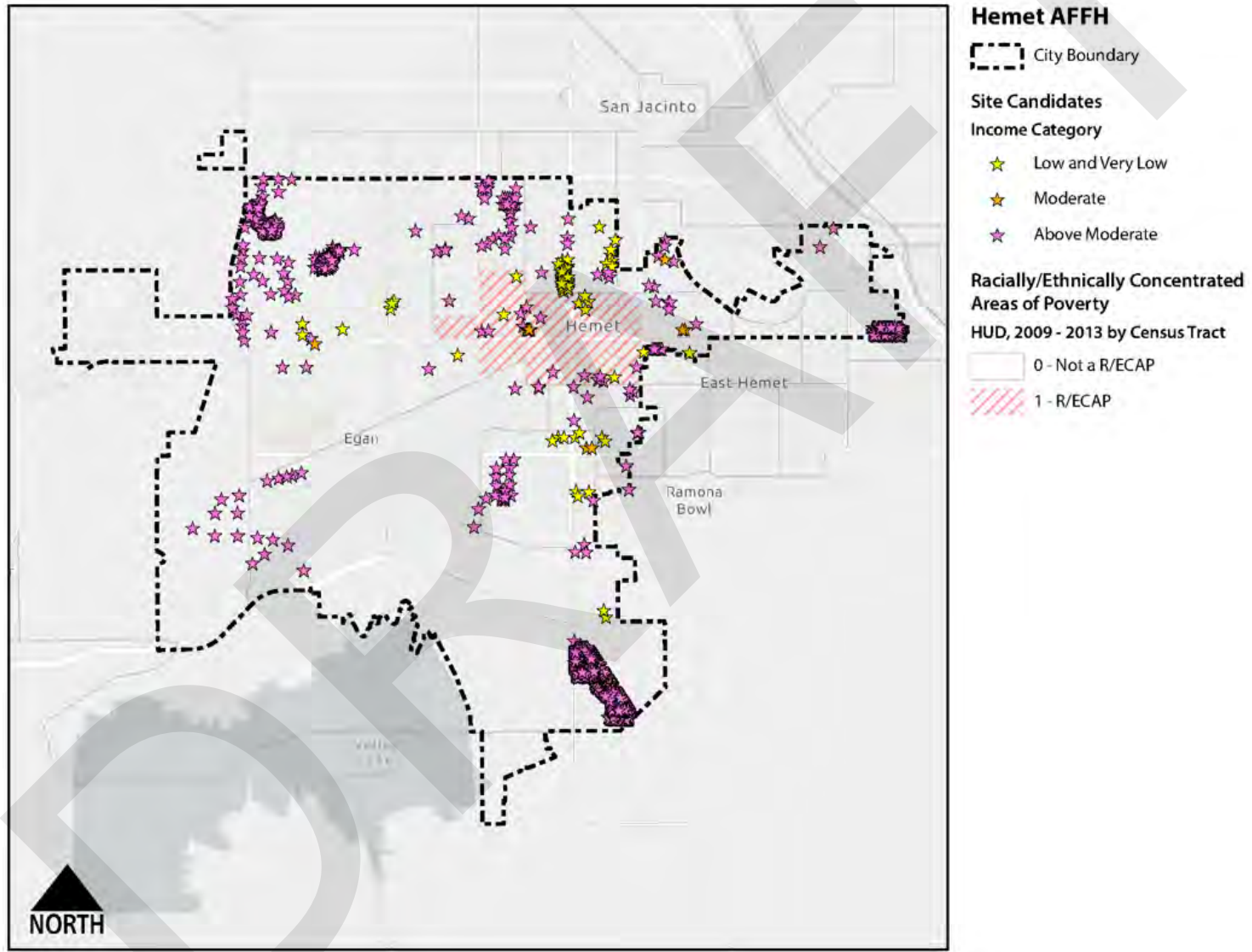


Figure 3-23 – Hemet Proposed RHNA Sites, RCAA Areas

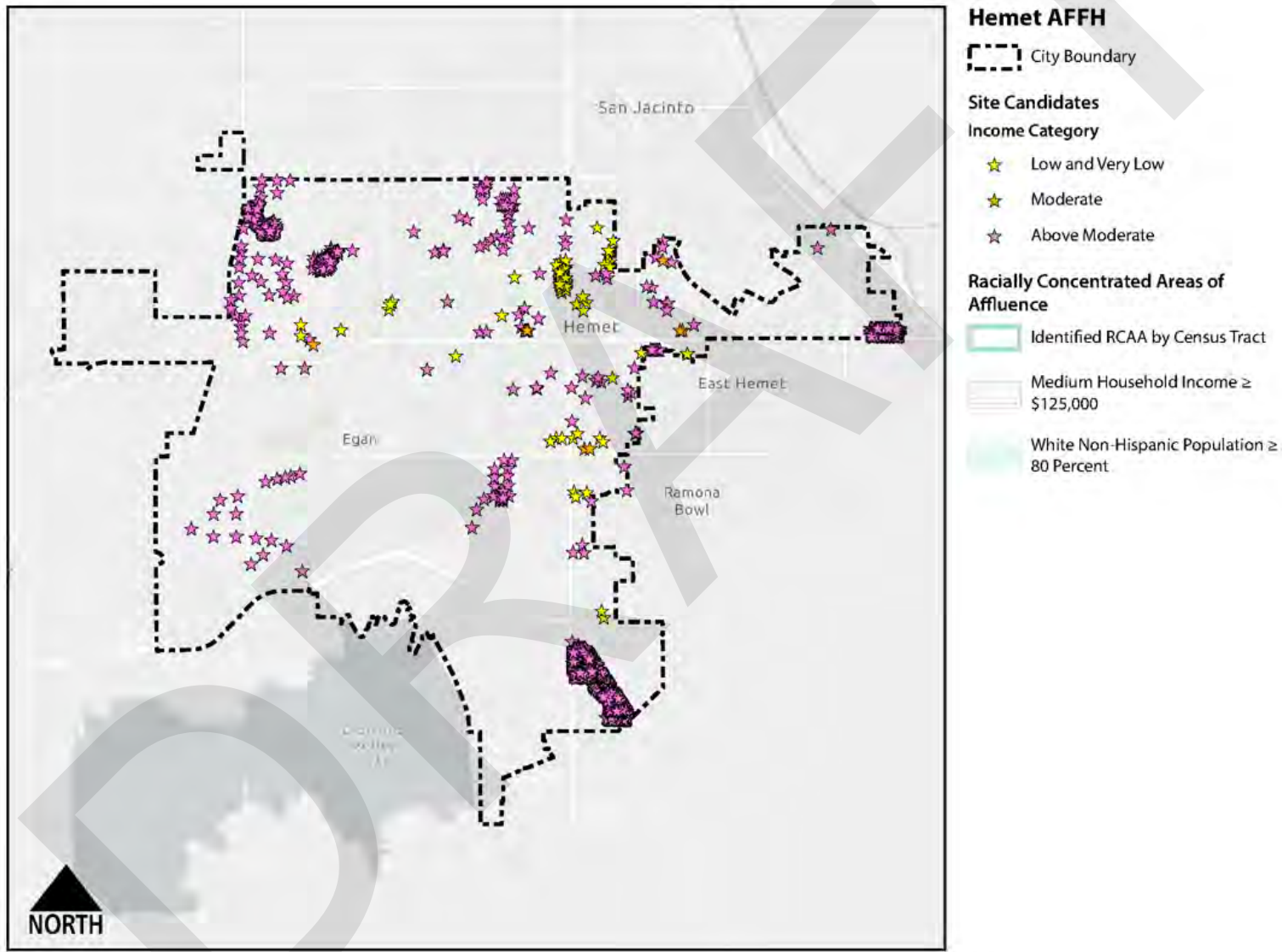
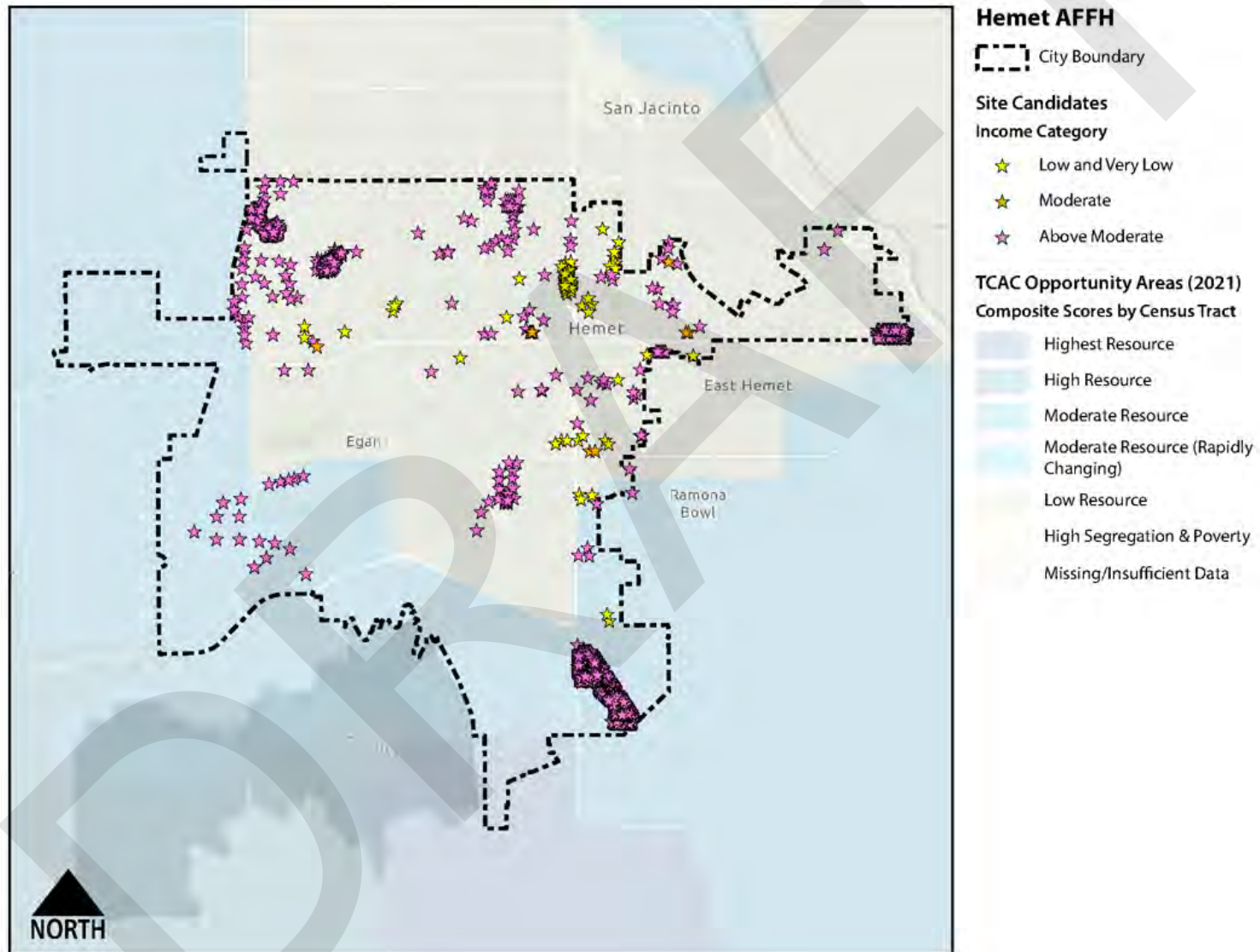


Figure 3-24 – Hemet Proposed RHNA Sites, TCAC/HCD Opportunity Areas



## 6. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- **Program H-1a:** Implement Fair Housing Laws
- **Program H-1c:** Accessibility for Persons with Disabilities
- **Program H-1b:** Emergency Shelters and Homeless Facilities
- **Program H-1d:** Special Housing Needs
- **Program H-2a:** Facilitate Development of Affordable Ownership and Rental Housing Through Regulatory Incentives
- **Program H-2b:** Participate in Regional Solutions to Housing Issues
- **Program H-4b:** Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations
- **Program H-5b:** Preserve Existing Assisted Units
- **Program H-5c:** Riverside County Housing Choice Vouchers

## F. Housing Resources

### 1. Regional Housing Needs Allocation

This section of the Housing Element provides an overview of the resources available to the City to meet their Regional Housing Needs Allocation (RHNA).

#### Residential Sites Inventory

**Appendix B** of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and adequate sites identification strategy.

#### Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City of Hemet's RHNA allocation is 1,174 for moderate-income sites and 3,748 for above moderate-income sites. Utilizing the City's existing residentially zoned vacant land, projected ADU assumptions, and projects in-the-pipeline, the City can fully accommodate the moderate- and above moderate-income RHNA allocations. A breakdown of each strategy and its total number of sites is provided in **Appendix B**.

#### Analysis of the City's Existing Capacity and Zoning

The Housing Element must demonstrate the City's ability to accommodate the RHNA either through the production or the availability of properly zoned land that can accommodate additional growth. The City of Hemet is able to accommodate all of its moderate- and above moderate-income RHNA need through available, vacant land with existing zoning classifications that permit residential as a primary use, projects in-the-pipeline, and anticipated development of ADUs. **Appendix B** of this Housing Element contains a list

and description of the sites designated to meet the City’s moderate- and above moderate-income need. **Table 3-29** below summarizes the capacity of the sites which can accommodate 1,380 moderate-income units and 5,972 above moderate-income units.

Table 3-29 Residential Capacity for Moderate and Above Moderate-Income Sites		
	Moderate-Income	Above Moderate-Income
Project In-the-Pipeline	0	4,301
Accessory Dwelling Unit Projection	30	7
Existing, Vacant Residentially Zoned Properties	1,350	1,664
<b>TOTAL</b>	<b>1,380</b>	<b>5,972</b>

**Reasonable Capacity Assumptions**

Reasonable capacity for sites identified to meet the City’s moderate and above moderate need was calculated based on a number of factors, including existing zoning requirements, vacancy, and the assumed density based on the City’s development history. Per HCD guidance, the City has assumed a potential development density of 80 percent of the maximum permitted where recent development history in the zoning designation is not present. Potential constraints to the full redevelopment of the parcel, to the extent they are known, such as environmentally sensitive areas, were considered and deductions were made where those factors decreased the net buildable area of a parcel. For example, if a parcel contained a large slope on one side, the buildable acreage was assumed at 50% of the gross parcel acreage.

**Accessory Dwelling Unit Production**

One of the proposed methods for meeting the City’s moderate and above moderate RHNA is through the promotion and development of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2019 that promote and remove barriers that may inhibit the development of ADUs within communities. The following is a summary of those bills:

- AB 68 and 881
  - Prohibit minimum lot size requirements
  - Cap setback requirements at 4’, increasing the size and location opportunities for ADUs
  - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot ADU from being developed on a lot
  - Remove the need for replacement parking when converting an existing garage to an ADU
  - Limit local discretion in establishing min and max unit size requirements
  - Mandate a 60-day review period for ADU applications through a non-discretionary process
- SB 13
  - Prohibit owner-occupancy requirements for 5 years
  - Reduce impact fees applicable to ADUs
  - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670
  - Prohibits Homeowner’s Associations (HOAs) from barring ADUs



These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Hemet over the 2021-2029 planning period.

HCD has supported a strategy for estimating future development of ADUs in the City, therefore by applying the average ADU development from 2018-2021 to each year, the City of Hemet assumes a total of 88 ADUs to be developed from 2021-2029. Utilizing the Southern California Association of Governments (SCAG) approved ADU affordability assumptions, 51 ADUs will be allocated to the low- and very low-income RHNA, 30 will be allocated to the City’s moderate-income RHNA and 7 will be allocated to the above moderate. A detailed outline of the Affordability Analysis, as approved by HCD, is available in **Appendix B** of the Housing Element.

The City of Hemet estimates an increase of ADU production through both new residential development and individual homeowners. The City believes that ADUs provide 1) increased housing opportunity for a variety of persons in Hemet and 2) an option for seniors in multigenerational households to age in place and remain in the City. Through the Housing Element, Hemet commits to creating an ADU tracking program and performing a mid-cycle assessment of their ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance. A program detailing this Program is in **Section 4: Housing Plan**.

**Sites Suitable for Lower Income Housing**

The State Department of Housing and Community Development (HCD) has identified 30 dwelling units an acre as the default density, or feasible density for accommodating low- and very low-income housing. Utilizing the City of Hemet’s existing residentially zoned land, ADU projected assumptions, and in-the-pipeline projects the City can accommodate a portion of the very low- and low-income housing units, as summarized in **Table 3-30**.

Table 3-30: Residential Capacity for Very Low- and Low-Income Sites	
	Very Low- and Low-Income
Project In-the-Pipeline	900
Accessory Dwelling Unit Projection	51
Existing, Vacant Residentially Zoned Properties	761
<b>TOTAL</b>	<b>1,712</b>

**Vacant Parcels**

Recent HCD guidance states that at least 50 percent of the City’s low- and very low-RHNA allocation should be met on vacant sites. If the City cannot accommodate 50 percent of the units on vacant land, it is considered an impediment to the development of affordable housing and further analysis should prove viability of redevelopment of non-vacant sites. With an development affordability assumption of 30 percent going towards lower income housing units, the City of Hemet can accommodate 744 housing units affordable to very low- and low-income households on 100 percent of the City’s current vacant land identified as part of the Sites Analysis provided in **Appendix B**.

## Regional Housing Needs Allocation

### Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its final Regional Housing Needs Allocation (RHNA Plan) in March 2021. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a “fair share” of the region’s projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the Southern California region, so that every community provides an opportunity for a mix of housing for all economic segments.

Hemet’s share of the SCAG regional growth allocation is 8,272 new units for the current planning period (2021-2029). **Table 3-31** indicates the City’s RHNA needs for the stated planning period.

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	406	6%
Very Low (31 to 50%) <sup>1</sup>	406	6%
Low (51 to 80%)	732	11%
Moderate (81% to 120%)	1,174	18%
Above Moderate (Over 120%)	3,748	58%
<b>TOTAL</b>	<b>6,466</b>	<b>100%</b>

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

### Summary of Sites Inventory and RHNA Obligations

The data summarized in **Table 3-32** below and in **Appendix B** shows the City of Hemet’s ability to meet the 6,466 RHNA allocation in full capacity with a 2,598-unit buffer. Along with identifying appropriate sites to meet the current and future housing needs, the City has established a Housing Plan to support its efforts in providing housing opportunities for all income levels in Hemet.

**Table 3-32: Summary of RHNA Status and Sites Inventory**

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	812	732	1,174	3,748	6,466
RHNA Credit (In-the-Pipeline Projects)	900		0	4,301	5,201
<b>Sites Available</b>					
Existing, Vacant Residentially Zoned Properties	761		1,350	1,664	3,775
Accessory Dwelling Unit Projections	51		30	7	88
<b>Total Potential Development Capacity</b>	<b>1,712</b>		<b>1,380</b>	<b>5,972</b>	<b>9,064</b>
Sites Surplus/Shortfall (%)	11%		18%	59%	-
Sites Surplus/Shortfall (#)	168		206	2,224	2,598

## G. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following funding sources.

### 1. Section 8 Housing Choice Vouchers

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Housing Authority of the County of Riverside administers Section 8 Housing Choice vouchers within the City of Hemet.

### Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;

- Construction or rehabilitation of public facilities and infrastructure, and;
- Public services for low-income households and those with special needs.

Each year, the City of Hemet receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development. The City Administration is responsible for administering these funds. These funds must be used to develop viable communities by promoting integrated approaches that provide items such as decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons.

Investment of CDBG funds in the community is guided by the City's Five-Year Consolidated Plan that identifies the housing, community, and economic development needs of the community, the resources available, and strategies to address identified needs. Each Annual Action Plan describes the activities to be undertaken using CDBG funds to address Consolidated Plan strategies. Subsequent to each program year, the City prepares a Consolidated Annual Performance and Evaluation report detailing the results of CDBG activities.

**HOME Investment Partnership Program (HOME)**

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80-percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households. The City of Hemet does report receiving \$1,059,875 in HOME – Program Income funds and \$1,470,739 in HOME funds in 2020. In 2014, HOME reported awarding \$1,438,500 in HOME funds for 7 rental units and 1 owned unit. In 2015, HOME reported awarding \$723,000 in HOME funds for 3 rental units and 1 owned unit. In 2016, HOME reported awarding \$111,000 in HOME funds for 1 rental unit and 1 owned unit. In 2017, HOME reported awarding \$107,500 in HOME funds for 2 owned units. In 2018, HOME reported awarding \$88,800 in HOME funds for 2 owned units.

**Local Early Action Planning (LEAP) Grants**

**SB2 Grant**

To supplement the cost of the City's effort to update the streamlining process of affordable housing, the City has been awarded an SB 2 Planning Grant Program grant from HCD. The SB 2 program includes improvements to expedite local planning processes. In 2020, the City received \$310,000 from the SB 2 Grant.

**LEAP Grant**

The City of Hemet applied for and received a total of \$300,000 from the California Department of Housing and Community Development (HCD). LEAP Grants provide funding opportunities for jurisdictions to update their planning documents and implement process improvements that will facilitate or accelerate housing productions to meet the 6th Cycle Regional Housing Needs Assessment (RHNA).

## **2. Energy Conservation**

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

### **Title 24**

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

### **Energy Use and Providers**

Southern California Gas Company (SCG) provides natural gas service for the City. Natural gas is a “fossil fuel” and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCG. SCG has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCG will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City. Southern California Edison Company (SCE) is the distribution provider for electricity in Hemet. Every year SCE expands and improves existing facilities according to demand.

Utility companies serving Hemet offer programs to promote the efficient energy use and assist lower-income customers. Southern California Edison participates in the Low-Income Energy Efficiency program to help homeowners and renters conserve energy and control costs. Eligible customers receive no-cost weatherization, including attic insulation, energy efficient refrigerators, energy-efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration. Edison also participates in the California Alternate Rates for Energy program, which provides a 15 percent discount on electric bills for low-income customers.



# Section 4

## HOUSING PLAN



## Section 4: Housing Plan

The Housing Plan describes the City of Hemet’s 2021-2029 housing policy programs. The Housing Plan describes the specific housing-related goals, policies, and programs the City will undertake during the planning period. The Plan aims to provide additional housing opportunities, remove governmental constraints to affordable housing, improve the condition of existing housing, and provide equal housing opportunities for all current and future residents of Hemet.

These goals, policies, and programs were developed based on a review of the City’s 5<sup>th</sup> Cycle (2014-2021) Housing Element; input from community members, stakeholders, and decision-makers; requirements of new State law; and analysis provided in the Community Profile, Constraints, Resources, and Fair Housing sections of this Housing Element.

### Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City’s share of the affordable housing needs for the Riverside region. The RHNA quantifies Hemet’s local share of housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Riverside County. The City’s 2021-2029 RHNA allocation is as follows:

- 812 units – Very Low-Income (0-50% of County MFI)
  - 732 units – Low-Income (50-80% of County MFI)
  - 1,174 units – Moderate-Income (81-120% of County MFI)
  - 3,748 units – Above Moderate-Income (120% or more of County MFI)
- 6,466 units – Total**

### Housing Goals

The City of Hemet has identified the following housing goals as part of this Housing Element Update:

**Housing Goal #1:** Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.

**Housing Goal #2:** Facilitate the provision and improvement of affordable housing to meet the needs of the community.

**Housing Goal #3:** Provide adequate sites for housing.

**Housing Goal #4:** Preserve existing neighborhoods and rehabilitate the existing housing stock.

**Housing Goal #5:** Preserve affordable housing opportunities.

## Housing Policies and Programs

This Housing Element expresses the Pomona community’s overall housing goals and supporting policies, quantified objectives, and housing programs to achieve them. The stated Housing Policies and Programs are based on a review of past performance of the prior Housing Element, analysis of current constraints and resources, and input from Pomona residents and stakeholders.

### **Housing Goal H-1**

**Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.**

#### **Housing Policies**

**Policy H-1.1:** Promote fair housing practices throughout the City.

**Policy H-1.2:** Promote a variety of housing types to meet the special needs of persons with for seniors, large families, female-headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, and homeless individuals and families.

**Policy H-1.3:** Ensure that families with children have equal access to housing through enforcement of anti-discrimination policies and by facilitating the construction of housing to meet the needs of such families.

#### **Implementing Actions**

##### **Program H-1a: Implement Fair Housing Laws**

Pursuant to AB 686, the City will affirmatively further fair housing (AFFH) by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

The City will collaborate with appropriate capable organizations to review housing discrimination complaints, assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.

**Section 3** of the Housing Element contains an analysis of Hemet’s existing conditions. The analysis found that:

- There are two racially or ethnically concentrated census tracts (R/ECAPS) within Hemet as identified by HUD. These identified census tracts have at least 50 percent non-white populations with a poverty rate that exceeds 40 percent and/or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Hemet have moderate to low achievement opportunities but moderate to high access to opportunities. Additionally, analysis of the California Tax Credit Allocation Committee/Department of Housing and Community Development TCAC/HCD Opportunity Area Maps show that the majority of the City is categorized as “low resource,” meaning there is low access to essential resources for existing residents in those census tracts.



- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low- and low-income RHNA allocation (**Appendix B**). These sites are dispersed throughout the City.

The AI also identifies the following actions to remove and mitigate impediments to fair housing in the community:

- **Population Diversity**
  - Reduce neighborhood poverty levels
  - Develop market rate housing
- **Housing Discrimination**
  - Continue to provide fair housing services
  - Increase fair housing services to include periodic testing
  - Increase fair housing awareness and education through the City’s website
- **Steering**
  - Provide information on steering at First Time Homebuyer (FTHB) workshops
- **Lending Practices**
  - Provide information on reasons for loan denials
- **Property Management Practices**
  - In FY 2021/2022 prepare written policies
- **Disability Definition**
  - Delete the reference to “substantially limits” in the disability definition
- **Transitional and Supportive Housing**
  - Amend the transitional and supportive housing zoning requirements
- **Reasonable Accommodation Procedure**
  - Prepare a brochure or flyer to promote the reasonable accommodation procedure and prepare an application

**Timing:** Ongoing  
**Responsible Agency:** Community Investment Department; City of Hemet Housing Authority  
**Funding Source:** CDBG Funds

**Program H-1b: Emergency Shelters and Homeless Facilities**

The City will continue to coordinate with the County of Riverside, Valley Restart and other applicable service providers to address the needs of homeless individuals and families. Activities may include, but are not limited to, monitoring the capacity of existing shelters within the City and coordinating outreach services with applicable providers and agencies.

**Timing:** Ongoing  
**Responsible Agency:** Community Investment Department; City of Hemet Housing Authority  
**Funding Source:** General Fund; CDBG; Riverside City and County Continuum of Care

**Program H-1c: Accessibility for Persons with Disabilities**

The City will continue to enforce State requirements to include accessibility in housing and public facilities for persons with disabilities. The City will undertake the following actions:

- Encourage housing developers to include accessibility for individuals with disabilities in their project designs and ensure compliance with the accessibility requirements in the California Building Standards Code (Title 24).
- Periodically evaluate City regulations and procedures to ensure that they do not exclude participation by persons with disabilities.
- Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements to housing and residential neighborhoods.
- Continue to administer and fund the Handicapped Ramp Program and the Senior and Disabled Home Repair Program as resources are available.
- Continue to monitor and support the Ability First Apartments – an 18-unit apartment complex for the developmentally and physically disabled.
- Continue to provide exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures.
- Continue to monitor the City’s adopted Reasonable Accommodation procedures to ensure effectiveness.

**Timing:** Ongoing  
**Responsible Agency:** Community Development Department, Building Division; Community Investment Departments; City of Hemet Housing Authority  
**Funding Source:** General Fund; CDBG Funds

**Program H-1d: Special Housing Needs**

In implementing affordable housing programs, the City will work with housing providers to provide a range of low-cost housing options for special needs groups, including seniors, large families, female-headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, and homeless individuals and families. The City will support development of housing for special needs groups through a combination of regulatory incentives, zoning standards, housing rehabilitation, and supportive services programs described in other implementation programs. In addition, the City will seek funding under State and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, persons with developmental disabilities, and persons at-risk of homelessness.

**Timing:** Ongoing  
**Responsible Agency:** Community Investment Department, Housing Division; Community Development Department, Planning Division; City of Hemet Housing Authority  
**Funding Source:** General Fund; HOME Funds; County Tax Allocation Bonds

**Program H-1e: Supportive Housing and Low Barrier Navigation Centers**

State law provisions have recently been modified to require approval 'by right' of supportive and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by California Government Code Section 65660-65688.

**Timing:** Code Updates, as necessary within 18 months of Housing Element adoptions

**Responsible Agency:** Planning Division; Community Investment Department, Housing Division; Community Development Department, Planning Division; City of Hemet Housing Authority

**Funding Source:** General Fund

**Program H-1f: Housing for Extremely Low-Income (ELI) Households**

The City will proactively encourage and facilitate the development of housing units for extremely-low income households earning less than 30 percent of the Median Family Income for Riverside County. To encourage the development of extremely low-income housing units, the City of Hemet will evaluate the following methods during the planning period:

- Adopt land use policies that support the development of housing at ELI levels.
- Provide an expedited review process for developers applying for Federal and State Tax Credits, which require a designation of a percentage of the units for extremely low-income households.

The City will place specific emphasis on housing for extremely low-income households by encouraging the development of transitional living facilities, permanent special needs housing, and senior housing. The City will continue to investigate additional incentives and seek funding opportunities to encourage development of housing for extremely low-income households.

**Timing:** Ongoing

**Responsible Agency:** Planning Division; Community Investment Department, Housing Division; Community Development Department, Planning Division; City of Hemet Housing Authority

**Funding Source:** General Fund

## ***Housing Goal H-2***

**Facilitate the provision and improvement of affordable housing to meet the needs of the community.**

### **Housing Policies**

**Policy H-2.1:** Encourage the participation and financial commitment of private entities (both non-profit and for-profit) in attaining housing goals.

**Policy H-2.2:** Encourage the provision and continued availability of a range of housing types throughout the community, including mobile homes and rental housing, for all economic segments of the community.

**Policy H-2.3:** Continue to plan and facilitate the rehabilitation of lower and moderate-income housing through all relevant federal, State, and county housing assistance programs, as well as local development standards.

**Policy H-2.4:** Encourage supportive services for special needs populations through implementation of the City's Consolidated Plan.

### **Implementing Actions**

#### **Program H-2a: Facilitate Development of Affordable Ownership and Rental Housing Through Regulatory Incentives**

Development of affordable housing requires substantial leverage of public funds, and multiple layers of funding are often required to address the subsidies required. The City will partner with public and private entities to pursue available local, State, and federal funding resources.

Currently, the City offers a number of housing programs, including the federal HOME Investment Partnerships Program (HOME) funds. The City will proactively advertise the availability of these programs on various social media platforms, the City website and at public counters through brochures.

The City will refer interested individuals to the County of Riverside for first-time homebuyer assistance through low-interest loans and/or mortgage credit certificates financed through Riverside County mortgage revenue bonds. The City will continue to work with Riverside County in issuing mortgage revenue bonds, tax credit, and mortgage credit certificates to finance housing construction and home purchase for low- and moderate-income households. Specific actions by the City will include:

- Annual meetings (or more frequent, if needed) with the County to determine the financial feasibility of City participation in new mortgage bond, tax credit, or mortgage credit certificate allocations;
- Contribution to the cost of applying for an allocation and administering the program based on the City's share or participation in the program; and
- Distribution of information on the program to developers, lenders, the real estate industry, and homebuyers via the City's website and at public counters.

**Timing:** Ongoing

**Responsible Agency:** Community Investment Department; City of Hemet Housing Authority

**Funding Source:** HOME Funds; CDBG Funds; Other State and Federal funds, as available

**Program H-2b: Participate in Regional Solutions to Housing Issues**

Continue to coordinate with the California League of Cities, Western Regional Council of Governments (WRCOG) and other applicable organizations to monitor legislation, work directly with local legislators, and propose and/or promote State and federal legislation that supports the goals and objectives of the City's Housing Element and the needs of the community.

**Timing:** Ongoing**Responsible Agency:** City Council; City of Hemet Housing Authority; City Manager; City Staff**Funding Source:** General Fund**Program H-2c: Provide Dedicated Staff for Coordination of the City's Housing Programs**

Maintain staff positions as funding sources allow to oversee the development and administration of housing programs and to serve as a liaison with other agencies offering housing programs in Hemet.

**Timing:** Ongoing**Responsible Agency:** Community Investment Department; City of Hemet Housing Authority**Funding Source:** CDBG Funds; General Fund**Program H-2d: Development Permit System Review**

To ensure that the City can accommodate its Regional Housing Needs Assessment (RHNA) regional share of new housing construction need and its quantified objectives for the construction, conservation, and rehabilitation of housing, the City will continue to implement a permit process that:

- Includes concurrent review of multiple permit applications.
- Provides one-stop permit processing with a case manager for each permit application.
- Expedites residential development review consistent with the complexity of the project and planning/environmental issues to be resolved.

The City will annually review its development permit system to ensure effective implementation.

**Timing:** Ongoing**Responsible Agency:** Community Development Department, Planning and Building Divisions; Engineering Department; Fire Department**Funding Source:** General Fund;**Program H-2e: Address Flooding Issues**

Hemet will continue efforts to resolve flooding problems by collecting development impact fees and requiring implementation of planned flood control improvements in areas planned for residential development. As part of these efforts, the City will develop and implement a master drainage plan for west Hemet, including the Salt Creek area.

**Timing:** Ongoing improvements**Responsible Agency:** Engineering Department Planning Division**Funding Source:** General Fund;

**Program H-2f: Coordination for Entitlement Funding**

The City’s departments will coordinate internally on an annual basis for the use and distribution of federal entitlement programs to better integrate Housing Element policies, programs, and reporting requirements with the City’s Consolidated Plan.

<p><b>Timing:</b> Annually  <b>Responsible Agency:</b> Community Investment Department; City of Hemet Housing Authority  <b>Funding Source:</b> General Fund</p>
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**Housing Goal H-3**

**Provide adequate sites for housing.**

**Housing Policies**

**Policy H-3.1:** Locate appropriate residential uses with convenient access to employment centers and services.

**Policy H-3.2:** Plan for residential land uses that accommodate anticipated growth of new employment opportunities.

**Policy H-3.3:** Plan for residential land uses to support development of housing affordable to all income levels.

**Policy H-3.4:** Continue to allow the installation of manufactured housing on permanent foundations in accordance with State law requirements for factory built housing and mobile homes.

**Policy H-3.5:** Continue to permit second units in single-family residential areas by right in accordance with State law.

**Policy H-3.6:** Promote the inclusion of a percentage of affordable units in market-rate development projects.

**Implementing Actions**

**Program H-3a: Compliance with Regional Housing Needs Allocation**

The City has identified an inventory of available sites to ensure capacity to accommodate the City’s 2021-2029 RHNA allocation. This includes existing zoning for sites which are adequate to accommodate the City’s allocation of 406 units affordable to extremely low-income households, 406 units affordable to very-low-income households, 732 units affordable to low-income households, 1,174 units affordable to moderate income households, and 3,748 units affordable to above-moderate income households. The City will continue to monitor development of current projects to meet its RHNA allocation.

<p><b>Timing:</b> Ongoing, 2021 – 2029  <b>Responsible Agency:</b> Community Development Department, Planning Division; Community Investment Department; City of Hemet Housing Authority  <b>Funding Source:</b> General Fund</p>
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**Program H-3b: Maintain Inventory of Housing Sites, Including Infill Sites**

The City will maintain an inventory of sites suitable for future residential development, including infill sites, that provide housing opportunities to all income levels. The City has prepared an inventory of infill sites with residential development potential. The City will make this information available to interested nonprofit or for-profit developers.

**Timing:** Ongoing, annual maintenance of sites inventory

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Program H-3c: Accessory Dwelling Units**

The City will accommodate and promote the construction of affordable ADUs by increasing the public awareness of the ADU and Junior ADU permit requirements and new provisions in State law expanding opportunities for ADU development. The City will develop outreach material for public dissemination, including updates to the City's website, information at City Hall and via other appropriate print and digital media. To promote the development of Accessory Dwelling Units, the City will:

- Update relevant Codes to reflect state law.
- Proactively outreach to property owners to provide greater awareness of program components by utilizing a variety of print and electronic media.
- Explore additional incentives and/or program components that will further support the development ADU's and Junior ADU's in
- Develop and Maintain an ADU monitoring program during the planning period that tracks ADU development, including affordability levels and deed-restricted affordable units.
- Conduct a mid-cycle review of ADU development within the 2021-2029 planning period to evaluate if the City is achieving its production estimates.

**Timing:** Prepare Code updates and monitoring program within 24 months

**Responsible Agency:** Planning Division

**Funding Source:** General Fund

**Program H-3d: Coordinate with Annual Capital Improvement Programming**

The City will annually coordinate the Capital Improvement Program (CIP) with the Housing Element objectives to consider and prioritize facilities and infrastructure are available to accommodate housing needs.

**Timing:** Ongoing

**Responsible Agency:** Public Works Department; Engineering Department, Planning Division

**Funding Source:** General Fund; Development Impact Fees; State and Federal Infrastructure Grants

**Program H-3e: Encourage the Use of Density Bonuses**

To provide greater affordability in new housing development, the City shall encourage the use of density bonuses in accordance with the State Density Bonus Law and the City's density bonus ordinance, Chapter

90, Article 6 of the Hemet Municipal Code. The City will disseminate information to the development community about the density bonus provisions.

**Timing:** Ongoing

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

#### **Program H-3f: Monitoring Potential Constraints**

The City will at least biennially review select City regulations, procedures, and fees to identify potential constraints to the reasonable development and maintenance of housing. The City will outreach to the development community to assist in this review. If the City finds that regulations or procedures are a constraint to the provision of adequate housing, the City will examine revisions to identified requirements or policies as reasonable and necessary.

**Timing:** Ongoing,

**Responsible Agency:** Community Development Department, Planning Division

**Funding Source:** General Fund

#### **Program H-3g: Compliance with SB 35 Permit Streamlining Requirements**

The City of Hemet will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35. These provisions apply only when the City of Hemet does not meet the State mandated requirements for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). Currently, the City of Hemet is subject to SB 35 and is required to process and streamline residential development projects that provide at least 10% low-income affordable units (i.). All projects covered by SB 35 are still subject to the objective development standards of the City of Hemet Municipal Code and Building Code. However, qualifying projects cannot be subject to Design Review or public hearings; and in many cases, the City cannot require parking. Per SB 35 requirements, the City cannot impose parking requirements on a SB 35 qualified streamlining project if it is located:

- Within a half-mile of public transit;
- Within an architecturally and historically significant historic district;
- In an area where on-street parking permits are required but not offered to the occupants of the development; or
- Where there is a car-share vehicle located within one block of the proposed project.

One parking space per unit may be required of all other SB 35 projects. The City's status with regard to SB 35 can change over time with a record of good progress towards RHNA and timely reporting to the State.

**Timing:** Ongoing, as applicable by law

**Responsible Agency:** Planning Division

**Funding Source:** General Fund



**Program H-3h: Use of Sites Identified in Previous RHNA Cycles**

Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior 5th Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20% of the units in the proposed development are affordable to lower-income households.

Appendix B identifies vacant and non-vacant sites that the City used in previous Housing Elements to meet the current 6<sup>th</sup> Cycle RHNA need. To comply with State law, the City will permit residential uses by-right for housing developments projects in in which an applicant provides at least 20-percent of the units affordable to lower-income households for sites that:

- Are non-vacant and identified in the prior planning period; and
- Vacant sites included in two or more consecutive planning periods

Pursuant to f HCD’s Housing Element Site Inventory Guidebook, “Sites where zoning already permits residential “use by right” as set forth in Government Code section 65583.2 (i) at the beginning of the planning period would be considered to meet this requirement.” On such sites, the City would not require, but would be encourage the development of units affordable to lower-income households.

<p><b>Timing:</b> Ongoing, 2021-2029  <b>Responsible Agency:</b> Planning Division  <b>Funding Source:</b> General Fund</p>
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***Housing Goal H-4***

**Preserve existing neighborhoods and rehabilitate the existing housing stock.**

**Housing Policies**

**Policy H-4.1:** Encourage the maintenance and repair of existing housing to prevent deterioration within the City.

**Policy H-4.2:** Strive to abate substandard housing conditions.

**Policy H-4.3:** Provide and maintain an adequate level of community facilities and municipal services in all community areas.

**Policy H-4.4:** Improve and upgrade community facilities and municipal services where necessary and feasible.

**Implementing Actions**

**Program H-4a: Provide Rehabilitation Loans and Senior Repair Grants**

The City will continue to provide grants and loans to assist in housing rehabilitation and home repairs. The City will implement these programs according to guidelines that are reviewed and amended periodically to assure effective implementation. Forms of assistance may include:

- Loans to low-income homeowners for housing rehabilitation.

- Home repair grants for very low-income elderly and/or disabled homeowners (including mobile homeowners).
- Mobile home repair loans.

**Timing:** Annually

**Responsible Agency:** Community Investment Department; City of Hemet Housing Authority

**Funding Source:** CDBG Fund; HOME Funds; CalHOME Funds; Other State and Federal funds, as available

**Program H-4b: Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations**

The City of Hemet will continue to seek cooperative relationships with other public or private organizations to more effectively leverage financial resources and staff capabilities in delivering home repair and housing rehabilitation programs. Continue existing agreements with the Riverside County Housing Authority and identify one or more agencies or organizations with organizational and financial capacity to operate home repair and/or housing rehabilitation programs in Hemet.

**Timing:** Ongoing

**Responsible Agency:** City of Hemet Community Investment Department

**Funding Source:** General Fund; CDBG

**Program H-4c: Use Tax Exemptions to Encourage Maintenance of Rental Housing**

The City will work with the Franchise Tax Board to enforce the provisions of the California Revenue and Tax Code prohibiting owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax. The City will develop procedures to guide enforcement of these provisions.

**Timing:** Develop guidelines within 36-months of Housing Element Adoptions

**Responsible Agency:** Community Development Department, Code Enforcement and Building Divisions

**Funding Source:** General Fund

**Program H-4d: Health and Safety Inspections of Mobile Home Parks**

The City will continue to be proactive in surveying and inspecting mobile home parks to identify issues affecting habitability. Based on the surveys, the City will conduct building and code enforcement inspections, and require specific improvements in park conditions based on inspection results. The purpose of the study will be to target mobile home parks with the most serious problems while preventing the deterioration of parks currently in sound condition, in accordance with Title 25.

**Timing:** Annually

**Responsible Agency:** Community Development Department, Code Enforcement and Building Divisions; Fire Department

**Funding Source:** General Fund; CDBG Fund; Other State and Federal funds, as available

**Program H-4e: Neighborhood Preservation**

The City will continue comprehensive neighborhood improvement and preservation efforts that combine community policing, social and supportive services, infrastructure and other public improvements, and code enforcement activities in targeting neighborhoods with high concentrations of substandard property conditions, crime, and other problems. The City is currently coordinating these efforts through the Hemet Restoring Our Community Strategy (ROCS).

<p><b>Timing:</b> Ongoing</p> <p><b>Responsible Agency:</b> Community Development Department, Code Enforcement Division; Police Department; Fire Department</p> <p><b>Funding Source:</b> General Fund; CDBG; Other State and Federal funds, as available</p>
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**Housing Goal H-5**

**Preserve affordable housing opportunities.**

**Housing Policies**

**Policy H-5.1:** Preserve the affordability of existing assisted housing units through rehabilitation and/or acquisition and management by entities dedicated to maintaining the affordability of these units.

**Policy H-5.2:** Enforce energy efficiency standards in new construction and increase energy efficiency in older neighborhoods.

**Policy H-5.3:** Promote compact, mixed-use development patterns that use land efficiently, reduce pollution and increase energy and resource efficiency.

**Implementing Actions**

**Program H-5a: Improve Residential Energy Efficiency**

Through the General Plan, the City has adopted goals and policies to reduce Greenhouse Gas (GHG) emissions in accordance with AB 32. Many of these GHG emission reduction measures will increase energy efficiency. Specific actions include:

- Enforcement of State energy conservation standards (Title 24) in new residential construction;
- Inclusion of energy efficient home improvements and modifications in the City’s home repair and housing rehabilitation programs;
- Coordination with Southern California Edison (SCE) to encourage participation in the Customer Assistance Program for low-income, senior citizens, permanently handicapped, and non-English speaking customers to control their energy use;
- Distribution of public information on methods of achieving energy conservation in residential design, construction, and rehabilitation via the City’s website and brochures at the public counter, and;
- Implementation of General Plan policies and zoning standards for energy conservation in project design, including:

- Promote mixed-use development in its updated General Plan. Development standards associated with these mixed-use areas seek to facilitate energy-efficient development patterns.
- Encourage more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power, light, and heating and cooling during the preliminary subdivision design evaluation process.
- Support conversion of asphalt to green space to help reduce urban heat island effects.
- Coordinate the locations of new public facilities, higher density housing, and employment centers with public transit services to encourage alternative transportation use.
- Advertise federal, State, and utility energy conservation incentive and education programs via the City’s website and public counter brochures.

**Timing:** Ongoing implementation of existing programs  
**Responsible Agency:** Community Development Department, Planning and Building Divisions; Engineering Department; Public Works Department  
**Funding Source:** General Fund; State and Federal Grant Programs

**Program H-5b: Preserve Existing Assisted Units**

The City of Hemet will continue to monitor and coordinate with the owners and management of Oasis Senior and Ability First (housing for low-income persons with disabilities), Hemet Estates, Sahara Senior, and Village Meadows to ensure preservation of the rental housing units as affordable housing for low-income households.

**Timing:** Ongoing  
**Responsible Agency:** Successor Agency; Community Investment Department, Housing Division  
**Funding Source:** Successor Agency Administration Budget

**Program H-5c: Riverside County Housing Choice Vouchers**

The Riverside County Housing Authority administers the Housing Choice Voucher Program for the City of Hemet. The program extends rental subsidies to very low-income households that cannot afford the cost of rental housing without assuming a cost burden. Vouchers pay the difference between the current fair-market rent established by HUD and what a tenant can afford to pay.

**Timing:** As needed  
**Responsible Agency:** Riverside County Housing Authority  
**Funding Source:** County of Riverside; HUD

**Program H-5d: Evaluate Development Impact Fees**

Pursuant to the requirements of AB 1600, the City will annually evaluate development impact fees to ensure that such fees are the minimum necessary to cover actual costs; update and implement the General Plan; and to ensure protection of the public health, safety, and welfare.

**Timing:** Annually

**Responsible Agency:** Community Development Department; Engineering Department; Finance Department

**Funding Source:** General Fund

**Program H-5e: Mobile Home Rent Review Commission**

The City shall continue to meet the provisions of Hemet Municipal Code Chapter 2 (Administration), Article IV (Boards, Commissions, and Committees), Division 3 (Mobile Home Rent Review Commission) regarding rent increases at mobile home parks.

**Timing:** Ongoing

**Responsible Agency:** City Manager; Community Investment Department

**Funding Source:** General Fund; Application Fees

## Summary of Quantified Objectives

**Table 4-1** summarizes the City of Hemet’s quantified objectives regarding the construction, rehabilitation, and preservation of housing. These objectives are established based on the City’s resources available over the planning period.

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	406	406	732	1,174	3,748	6,466
Accessory Units		51		30	7	88
Conservation		0		0	0	0
Rental Subsidy		0		0	0	0
Rehabilitation		0		0	0	0



# Appendix A

## Review of Past Performance



## Appendix A: Review of Past Performance

The following chart is a review of the City of Hemet’s housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the 5th Cycle’s Policy Program and considers the City’s progress towards completing all programs outlined within the 5th Cycle Housing Element.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<b>Goal H-1 – Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.</b>			
<p><b>Program H-1a: Implement Fair Housing Laws</b></p> <p>The City of Hemet actively furthers fair housing in the community. Specifically, the City will continue to contract with an appropriate agency to promote fair housing. The City will continue to refer complaints regarding fair housing and discrimination issues to the appropriate agency. At present, the City contracts with the Fair Housing Council of Riverside County for these services. The City will also advertise fair housing and housing discrimination services in City and public buildings.</p>	<p>Continue to support the Fair Housing Council of Riverside County and provide referral services.</p>	<p>The Rental Registration Program was established in 2014 to identify rental dwelling units, to ensure that such units afford tenants a safe and decent place to live, to reduce criminal activity, and to require rental unit with substandard conditions meet and maintain minimum building and housing code standards. Recently, the City of Hemet's Rental Registration and Crime-Free Rental Housing Programs ("Programs") was repealed pursuant to a voluntary compliance agreement with the Department of Housing and Urban Development (HUD) related to a compliance review HUD conducted of the Programs pursuant to Title VI of the Civil Rights Act of 1964. This program has been replaced with the Rental Property Repair Program. The primary objective of the rental property owner repair program (RPRP) is to promote the health, safety, and welfare of residents; and to preserve the rental housing stock within the City of Hemet. Rental property owners who rent to very low to low income typically are struggling with resources to repair or replace vital home systems and as a</p>	<p><b>Modify.</b> This program will be continued and modified to consider new requirements for AB 686.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		consequence, may experience a lower standard of living with inoperable or substandard vital systems.	
<p><b>Program H-1b:</b>  <b>Emergency Shelters and Homeless Facilities</b>            The City will continue to coordinate with the County of Riverside, Valley Restart and other applicable service providers to address the needs of homeless individuals and families. Activities may include, but are not limited to, monitoring the capacity of existing shelters within the City and coordinating outreach services with applicable providers and agencies.</p>	<p>Provide for the housing needs of homeless persons.</p>	<p>The City of Hemet actively participates in the County of Riverside Continuum of Care (CoC) to assess homeless needs and implement strategies to address those needs both locally and regionally. The CoC was notified in April 2014 of its 2013 Tier One Renewal Grant award for the Continuum of Care Program. It will receive \$7,149,842 for various programs including transitional housing, permanent supportive housing, Shelter PlusCare, and HMIS; with permanent supportive housing as its highest priority. These funds will leverage the County's relatively small allocation of Emergency Solutions Grant (ESG) funding used to support shelter operations and provide homelessness prevention and rapid rehousing.</p> <p>Due to limited funding and available resources, many of the emergency and transitional housing facilities available are not located within the city limits or have decreased in number. The limited availability makes it difficult to meet the housing needs of homeless persons. Increasing the supply of bridge housing is the goal of Riverside County's Action Plan to End Homelessness is seeking to complete. This is partly due to the shift in funding away from transitional housing to permanent housing. Interim or transitional housing beds are still needed, however, to bridge a homeless individual or family who has been accepted for permanent housing but may wait weeks or months to</p>	<p><b>Continued.</b> The City will continue to coordinate with the County and other service agencies in the 6<sup>th</sup> Cycle.</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
		find a permanent unit. Bridge housing can offer short stays in transitional housing and/or motels/hotels during the wait period.	
<p><b>Program H-1c: Accessibility for Persons with Disabilities</b></p> <p>The City will continue to enforce State requirements to include accessibility in housing and public facilities for persons with disabilities. The City will undertake the following actions:</p> <ul style="list-style-type: none"> <li>• Encourage housing developers to include accessibility for individuals with disabilities in their project designs and ensure compliance with the accessibility requirements in the California Building Standards Code (Title 24).</li> <li>• Periodically evaluate City regulations and procedures to ensure that they do not exclude participation by persons with disabilities.</li> <li>• Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements to housing and residential neighborhoods.</li> <li>• Continue to administer and fund the Handicapped Ramp Program and the Senior and Disabled Home Repair Program as resources are available.</li> </ul>	<p>Increase accessibility in housing for persons with disabilities.</p>	<p><b>2015</b> On December 8, 2015, the City hired an accessibility consultant to identify all physical barriers on City-owned property and propose structural solutions. Additionally, the consultant will prepare an ADA Transition Plan.</p> <p><b>2016</b> The ADA Transition Plan for City-owned property was completed in 2016. The report identified physical barriers and proposed structural solutions, which the City has begun addressing.</p> <p><b>2017</b> In 2017 the City obtained funding to eliminate the physical barriers on City-owned identified by the ADA Transition Plan completed in 2016. The City prioritized the tasks and began with the smaller, easier projects.</p> <p><b>2018</b> In 2018, the City completed the ADA improvements to Mary Henley Park and required that all commercial properties obtaining tenant improvements bring the properties to ADA compliance.</p> <p><b>2019</b> In 2019, the City continues to require that all new construction and remodels of existing structures meet the minimum requirements to meet accessibility standards per the 2019 California Code of Regulations Title 24.</p>	<p><b>Continued.</b> The City will continue to collaborate with services agencies and programs to serve persons with disabilities including funding, referral, and improvements during the 6<sup>th</sup> Cycle.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<ul style="list-style-type: none"> <li>Continue to monitor and support the Ability First Apartments – an 18-unit apartment complex for the developmentally and physically disabled.</li> <li>Continue to provide exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures.</li> </ul>		<p><b>2020</b> In 2020, the City continues to require that all new construction and remodels of existing structures meet the minimum requirements to meet accessibility standards per the 2019 California Code of Regulations Title 24.</p>	
<p><b>Program H-1d: Special Housing Needs</b> In implementing affordable housing programs, the City will work with housing providers to provide a range of low-cost housing options for special needs groups, including seniors, large families, female-headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, and homeless individuals and families. The City will support development of housing for special needs groups through a combination of regulatory incentives, zoning standards, housing rehabilitation, and supportive services programs described in other implementation programs. In addition, the City will seek funding under State and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, persons with developmental disabilities, and persons at-risk of homelessness.</p>	<p>Increase the availability of housing for special needs groups while meeting the City’s overall goals for the production of housing affordable to extremely low, low, very low, and moderate-income households.</p>	<p>Between July 1, 2015 and June 30, 2020, the City has established the following priority needs and subsequent goals as a guide for allocation CDBG funding:</p> <ul style="list-style-type: none"> <li>Provide supportive services for persons with special needs including youth, elderly, and persons with disabilities</li> <li>Fund, as available, innovative public service activities</li> </ul>	<p><b>Continued.</b> The City will continue to provide funding and support for special needs households.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Program H-1e: Zoning Code Revision to Comply with State Law Regarding Emergency Shelters and Transitional and Supportive Housing</b></p> <p>The City will review and revise, as necessary, definitions, standards, and other provisions for emergency shelters and transitional and supportive housing in the Zoning Code to comply with State law. To accommodate transitional and supportive housing, the City will amend its zoning code in accordance with Government Code Section 65583(a)(5) to consider transitional housing and supportive housing as a residential use of property, subject only to those development standards that apply to other residential dwellings of the same type in the same zone. In addition, definitions for “target population”, “transitional housing” and “supportive housing” will be revised consistent with Government Code Section 65582. The City will amend standards and provisions in Chapter 90 Article X Division 4 of the Municipal Code to comply with all statutory requirements related to emergency shelters pursuant to State law, including use separation requirements.</p>	<p>Accommodate the development of emergency shelters and transitional and supportive housing in compliance with State law.</p>	<p>On August 13, 2013, the Hemet City Council adopted Ordinance No. 1867 amending portions of Hemet Municipal Code Chapter 90 (Zoning) to designate zoning for emergency shelters and farmworker housing, to establish development standards for emergency shelters, and to remove age restrictions in the small lot residential zone.</p> <p>On April 14, 2015 the Hemet City Council adopted Ordinance No. 1901 amending certain sections of Chapter 90 (Zoning) of the Hemet Municipal Code to update provisions related to disability, transitional and supportive housing, fair housing, and other housing-related definitions to achieve compliance with state and federal mandated housing laws.</p>	<p><b>Completed.</b> The City adopted Ordinance No. 1867 and Ordinance No. 1901 which accommodate the development of emergency shelters and transitional and supportive housing in compliance with State law.</p>
<p><b>Goal H-2 – Facilitate the provision and improvement of affordable housing to meet the needs of the community.</b></p>			
<p><b>Program H-2a: Facilitate Development of Affordable Ownership and Rental Housing through Regulatory Incentives</b></p> <p>Development of affordable housing requires substantial leverage of public funds, and multiple</p>	<p>Continue to work with housing developers and the County of Riverside to pursue various</p>	<p>SB 2 established the Building Homes and Jobs Trust Fund (Fund) and authorizes California Department of Housing and Community Development (HCD) to allocate 70 percent of monies collected and deposited in the Fund,</p>	<p><b>Modify.</b> The City will continue to provide funding opportunities when available. The Housing Element</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>layers of funding are often required to address the subsidies required. The City will continue to partner with public and private entities to pursue available local, State, and federal funding resources. Currently, the City offers a number of housing programs, including HOME funds. The City will advertise the availability of these programs on the City website and at public counters through brochures.</p> <p>As applicable, the City will continue to refer interested individuals to the County of Riverside for first-time homebuyer assistance through low-interest loans and/or mortgage credit certificates financed through Riverside County mortgage revenue bonds. The City will continue to work with Riverside County in issuing mortgage revenue bonds, tax credit, and mortgage credit certificates to finance housing construction and home purchase for low- and moderate-income households. Specific actions by the City will include:</p> <ul style="list-style-type: none"> <li>• Annual meetings (or more frequent, if needed) with the County to determine the financial feasibility of City participation in new mortgage bond, tax credit, or mortgage credit certificate allocations;</li> <li>• Contribution to the cost of applying for an allocation and administering the program based on the City's share or participation in the program; and</li> </ul>	<p>funding mechanisms.</p>	<p>beginning in calendar year 2019, to local governments for eligible housing and homelessness activities.</p> <p>The Permanent Local Housing Allocation (PLHA) Program was designed to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The County intends to allocate 20% of the funds towards a down payment assistance program and 80% of the funds towards development of new affordable housing units.</p> <p>The City of Hemet is partnering with the Riverside County Housing Authority's Permanent Local Housing Allocation (PLHA) Program. The City's estimated five-year allocation is \$2,415,216. The estimated 5-year allocation is anticipated to fluctuate and decrease if the number of real estate transactions decreases.</p> <p>The County of Riverside is currently in the process of working with HCD to establish an account to draw down from this program pending the completion of review of template agreements and homebuyer documents. Applications are currently being accepted through the RCHA.</p> <p>The City of Hemet advertises, online and at City Hall, the availability of grant funding for lower income households who need financial assistance to make repairs and improvements.</p>	<p>Update will also analyze potential constraints to the development of housing in an effort to facilitate the development of affordable housing.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<ul style="list-style-type: none"> <li>Distribution of information on the program to developers, lenders, the real estate industry, and homebuyers via the City's website and at public counters.</li> </ul>			
<p><b>Program H-2b:</b>  <b>Participate in Regional Solutions to Housing Issues</b>            Continue to coordinate with the California League of Cities, Western Regional Council of Governments (WRCOG) and other applicable organizations to monitor legislation, work directly with local legislators, and propose and/or promote State and federal legislation that supports the goals and objectives of the City's Housing Element and the needs of the community.</p>	<p>Support legislative activities that promote the goals and objectives of the City's Housing Element.</p>	<p>During the 5<sup>th</sup> Cycle, the City allowed for rezones to permit by-right development for multi-family, without discretionary action pursuant Government Code Section 65583.2(h) and (i).</p> <p>The City is in the process of adopting objective design standards for multi-family residential that would allow for non-discretionary (staff level) approval.</p> <p>The City is currently working on objective design standards and housing related infrastructure financing.</p>	<p><b>Continued.</b> The City will continue to seek opportunities for the development of housing in the 6<sup>th</sup> Cycle.</p>
<p><b>Program H-2c:</b>  <b>Provide Dedicated Staff for Coordination of the City's Housing Programs</b>            Maintain staff positions as funding sources allow to oversee the development and administration of housing programs and to serve as a liaison with other agencies offering housing programs in Hemet.</p>	<p>Maintain program oversight and smooth coordination with other City departments and agencies providing housing programs.</p>	<p>During DY 2021-2022, housing will be transferred into the Community Development Division. As a result, a new housing program coordinator position will be created in 2021 to oversee all housing programs, including CDBG programs.</p>	<p><b>Continued.</b> The City will continue this program in the 6<sup>th</sup> Cycle.</p>
<p><b>Program H-2d:</b>  <b>Development Permit System Review</b>            To ensure that the City can accommodate its RHNA regional share of new housing construction need and</p>	<p>Continue expediting the permit process.</p>	<p><u>2015</u>            Planning Division staff updated all the development applications to improve and expedite processing procedures.</p>	<p><b>Continued.</b> The City will continue reviewing its permitting process to facilitate housing</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>its quantified objectives for the construction, conservation, and rehabilitation of housing, the City will continue to implement a permit process that:</p> <ul style="list-style-type: none"> <li>• Includes concurrent review of multiple permit applications.</li> <li>• Provides one-stop permit processing with a case manager for each permit application.</li> <li>• Expedites residential development review consistent with the complexity of the project and planning/environmental issues to be resolved.</li> </ul> <p>The City will annually review its development permit system to ensure effective implementation.</p>		<p><b><u>2016</u></b> Staff processed several zoning ordinance amendments intended to update, streamline, clarify, and simplify planning permit processing.</p> <p><b><u>2017</u></b> The Planning Division processed five zone ordinance amendments intended to update, streamline, clarify, and simplify the planning permit process.</p> <p><b><u>2018</u></b> The Planning Commission reviewed and approved the necessary zone changes to bring the zoning map into compliance with its General Plan, which was the final component of the City's consistency zoning effort. The Planning Department continued to streamline and update its application processing procedures.</p> <p><b><u>2019</u></b> The City included a proposal to establish an electronic project review system in its SB 2 application to HCD with the goal of expediting permit processing. The proposal was approved by HCD in 2019.</p>	<p>development and reduce burdens on development of affordable housing.</p>
<p><b>Program H-2e: Address Flooding Issues</b> Hemet will continue efforts to resolve flooding problems by collecting development impact fees and requiring implementation of planned flood control improvements in all affected residential projects. As part of these efforts, the City will develop and implement a master drainage plan for west Hemet, including the Salt Creek area.</p>	<p>Ensure that new residential developments are protected from flooding and improve flood protection for existing homes.</p>	<p>City of Hemet Staff meets with Riverside County Flood Control District (RCFCD) on a monthly basis.</p> <p>A Master Flood Control and Drainage Plan was initiated in 2013 with RCFCD. The Plan provides an update to the City's master flood control and drainage plan and creates sub-area drainage plans to identify drainage infrastructure needs and design standards. The plan prioritizes drainage solutions and sub-area plans for the</p>	<p><b>Continued.</b> The City will continue protecting new residential developments from flooding and improve flood protection for existing homes.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		Tres Cerritos, Northwest Hemet, and West Hemet Districts. The draft document has been prepared, and as of July 2021, is under review.	
<p><b>Program H-2f: Coordination for Entitlement Funding</b></p> <p>The City’s departments will coordinate internally on an annual basis for the use and distribution of federal entitlement programs to better integrate Housing Element policies, programs, and reporting requirements with the City’s Consolidated Plan.</p>	<p>Interdepartmental coordination for Consolidation Plan Process.</p>	<p>As part of the process for the 2010-2015 Consolidated Plan 4th Year Annual Action Plan (FY 2013-2014), staff coordinated internally on the Plan's programs, policies, and reporting requirements.</p> <p><b><u>2013</u></b> The Hemet City Council adopted the FY 2013-2014 Annual Action Plan on April 9, 2013.</p> <p><b><u>2014</u></b> The Hemet City Council adopted the FY 2014-2015 Annual Action Plan on April 8, 2014.</p> <p><b><u>2015</u></b> On April 14, 2015, the Hemet City Council adopted:</p> <ul style="list-style-type: none"> <li>• 2015-2020 Consolidated Plan</li> <li>• 2015-2016 Annual Action Plan</li> <li>• 2015-2020 AI and Fair Housing Plan</li> </ul> <p><b><u>2016</u></b> On April 26, 2016, the Hemet City Council adopted the 2016-2017 Annual Action Plan.</p> <p><b><u>2017</u></b> On April 25, 2017, the Hemet City Council adopted the 2017-2018 Annual Action Plan.</p> <p><b><u>2018</u></b> On March 13, 2018, the Hemet City Council adopted the 2018-2019 Annual Action Plan.</p>	<p><b>Continued.</b> The City will continue improving interdepartmental coordination for the Consolidation Plan Process.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		<p><b>2019</b> On March 27, 2019, the Hemet City Council adopted the 2019-2020 Annual Action Plan.</p> <p><b>2020</b> On November 10, 2020, the Hemet City Council adopted the 2020-2021 Annual Action Plan.</p>	
<b>Goal H-3 – Provide adequate sites for housing.</b>			
<p><b>Program H-3a:</b> <b>Compliance with Regional Housing Needs Allocation</b> The City has a sufficient inventory of available sites to ensure capacity to accommodate the City’s 2014-2021 RHNA allocation. This includes existing zoning for sites which are adequate to accommodate the City’s allocation of 67 units affordable to extremely low income households, 67 units affordable to very-low income households, 96 units affordable to low income households, 112 units affordable to moderate income households, and 262 units affordable to above-moderate income households. The City’s existing capacity for housing, including projects in the approval process, will allow the City to meet or exceed the RHNA need. In order to implement the City’s 2006-2014 Housing Element and provide adequate sites for the City’s Cycle 4 RHNA allocation, the City rezoned a number of parcels. The City’s Cycle 5 (2014-2021) RHNA allocation is lower than the previous RHNA allocation, resulting in a surplus of available sites for residential development at all income levels. The City</p>	<p>Meet the 2014-2021 RHNA.</p>	<p>Between 2013 and 2021, the City has permitted 538 units. The City has met its RHNA allocation for Moderate-Income units.</p> <p>A total of 304 housing units remain to meet the City’s RHNA allocation, according to the 2019 Annual Progress Report. This includes a remaining 134 Very Low-Income units, 46 Low-Income units, and 124 Above Moderate-Income units.</p>	<p><b>Continued.</b> The City will continue to implement the policies and programs of the Housing Element to meet its RHNA allocation.</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
will continue to monitor development of current projects to meet its RHNA allocation.			
<p><b>Program H-3b:</b>  <b>Maintain Inventory of Housing Sites, Including Infill Sites</b>            Maintain an inventory of sites suitable for future residential development, including infill sites, that provide housing opportunities to all income levels. The City has prepared an inventory of infill sites with residential development potential. The City will make this information available to interested nonprofit or for-profit developers.</p>	Provide inventory of residential sites to housing developers.	The City has a sufficient inventory of available sites to develop affordable housing and promotes the inclusion of a percentage of affordable units in market-rated development projects.	<b>Continued.</b> The City will continue informing housing developers of the City’s inventory of residential sites, so they are aware of available affordable sites.
<p><b>Program H-3c:</b>  <b>Coordinate with Annual Capital Improvement Program</b>            The City will annually coordinate the Capital Improvement Program (CIP) with the Housing Element objectives to ensure that facilities and infrastructure are available to accommodate housing needs.</p>	Ensure infrastructure availability to accommodate housing needs.	On August 12, 2014, the City Council adopted a five year capital improvement plan, as a planning tool that provides the necessary information to repair and replace an aging infrastructure, or to construct new facilities, and at the same time set the community priorities to meet the needs of Hemet’s growing population.	<b>Continued.</b> The City will continue ensuring infrastructure availability to accommodate housing needs.
<p><b>Program H-3d:</b>  <b>Encourage the Use of Density Bonuses</b>            To provide greater affordability in new housing development, the City shall encourage the use of density bonuses in accordance with the State Density Bonus Law and the City’s density bonus ordinance, Chapter 90, Article 6 of the Hemet Municipal Code.</p>	Encourage use of density bonuses for affordable housing.	Currently the City offers density bonus incentives for the inclusion of affordable housing in otherwise market rate housing developments and provides streamlined permit processing for affordable housing developments.	<b>Continued.</b> The City will continue encouraging the use of density bonuses by promoting information online and in-person at City Hall.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>The City will disseminate information to the development community about the density bonus provisions.</p>			
<p><b>Program H-3e: Monitoring Potential Constraints</b> The City will periodically review City regulations, procedures and fees to identify any potential constraints to the reasonable development and maintenance of housing. The City will outreach to the development community to assist in this review. If the City finds that regulations or procedures are a constraint to the provision of adequate housing, the City will examine revisions to identified requirements or policies as reasonable and necessary.</p>	<p>Ensure that City regulations, procedures and fees do not unreasonably constrain production and maintenance of housing.</p>	<p>The City reviewed potential constraints to the development of housing in the 5<sup>th</sup> Cycle Housing Element Update. The City acknowledges potential constraints when updating its fee schedule and review its permitting process. The Planning Division Fee schedule was updated on January 1, 2021, and a new fee study is currently underway for FY 2021-2022.</p>	<p><b>Continued.</b> The City will review potential constraints to the development of housing, especially affordable housing, during this 6<sup>th</sup> Cycle Housing Element Update. If major constraints are identified they will be addressed through new policies and programs.</p>
<p><b>Goal H-4 – Preserve existing neighborhoods and rehabilitate the existing housing stock.</b></p>			
<p><b>Program H-4a: Provide Rehabilitation Loans and Senior Repair Grants</b> The City will continue to provide grants and loans to assist in housing rehabilitation and home repairs. The City will implement these programs according to guidelines that are reviewed and amended periodically to assure effective implementation. Forms of assistance may include:</p> <ul style="list-style-type: none"> <li>Loans to low-income homeowners for housing rehabilitation.</li> </ul>	<p>Support the rehabilitation of approximately: 75 single family dwellings through loans/grants; 5 senior homes through handicap ramp grants, 20 CalHOME loans for owner-occupied</p>	<p>The Senior Home Repair is the only home rehabilitation offered by the City. It is a grant program with a maximum of \$10,000 to correct health and safety violations or provide ADA improvements in the homes of Very Low and Extremely Low-Income residents. <b>2013</b> The homes of 16 very low and extremely low-income senior citizens were assisted under this program. <b>2014</b> The homes of 12 senior citizens were assisted under this program.</p>	<p><b>Continued.</b> The City will continue to provide funding opportunities for home rehabilitation and repairs, when available.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<ul style="list-style-type: none"> <li>Home repair grants for very-low income elderly and/or disabled homeowners (including mobile homeowners).</li> <li>Mobile home repair loans.</li> </ul>	<p>units, and the 44 units at the Mobley Lane apartments.</p>	<p><b>2015</b> The homes of 18 senior citizens were assisted under this program.</p> <p><b>2016</b> The homes of 10 senior citizens were assisted under this program.</p> <p><b>2017</b> The homes of 17 senior citizens were assisted under this program. Of these, 12 were extremely low households and 5 were very low households.</p> <p><b>2018</b> The homes of 13 senior citizens were assisted under this program. Of these, 4 were Very Low income and 9 were Extremely Low-income households.</p> <p><b>2019</b> The homes of 15 senior citizens were assisted under this program. Of these, 9 were Very Low income and 6 were Extremely Low-income households.</p>	
<p><b>Program H-4b:</b> <b>Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations</b> The City of Hemet will continue to seek cooperative relationships with other public or private organizations to more effectively leverage financial resources and staff capabilities in delivering home repair and housing rehabilitation programs. Continue existing agreements with the Riverside County Housing Authority and identify one or more agencies or organizations with organizational and financial</p>	<p>Deliver home repair and rehabilitation programs through cooperation with other public and private nonprofit organizations.</p>	<p><b>2015</b> The Greystone Apartments (formerly Mobley Lane) were sold to the Riverside Housing Development Corporation (RHDC) on November 16, 2015. RHDC, a non-profit organization whose mission is to improve the quantity, quality, and condition of affordable housing throughout Riverside and San Bernardino Counties, will be the responsible party in rehabilitating, leasing, and managing the properties. The property consists of 16 fourplexes, which have affordability covenants expiring in 2060. The Hemet Housing Authority will monitor for compliance.</p>	<p><b>Continued.</b> The City will continue fostering relationships with public and private organizations to provide financial assistance for home repairs and rehabilitation.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>capacity to operate home repair and/or housing rehabilitation programs in Hemet.</p>		<ul style="list-style-type: none"> <li>12 units were completed and occupied in 2015.</li> </ul> <p><b>2016</b> The Riverside Housing Development Corporation completed its rehabilitation of the Greystone Apartments, which have affordability covenants expiring in 2060. The Hemet Housing Authority will monitor for compliance.</p> <ul style="list-style-type: none"> <li>29 units were completed and occupied in 2016. In 2015, 12 units were completed for a project total of 41 units.</li> </ul>	
<p><b>Program H-4c: Rental Registration and Inspection Program</b> The City will evaluate the feasibility and appropriateness of developing a rental registration and inspection program. This program would provide for periodic survey and inspection of rental units within the City to proactively identify and address substandard housing conditions.</p>	<p>Evaluate developing a rental registration and inspection program.</p>	<p>The Hemet City Council adopted Ordinance No. 1870 on August 27, 2013, establishing the Residential Rental Registration and Crime-Free Rental Housing Program, and amended the ordinance when it adopted Ordinance No. 1873 on October 8, 2013. It became effective on November 1, 2013.</p> <p>The program requires the registration of all rental dwelling units in the city, of which 30% will be inspected to verify exterior property maintenance. It also provides classes for owners and managers of rental property on crime prevention techniques and environmental design.</p> <p><b>2014</b> The mechanisms to implement the program were established. Training classes and inspections were scheduled.</p> <p><b>2015</b> The City has identified 465 properties with 3 or more units for a total of almost 6,000 rental units, and over 400 single-family and duplex units.</p>	<p><b>Discontinued.</b> The U.S. Department of Housing and Urban Development has determined Crime Free programs to be in violation of Title VI of the Civil Rights Act of 1964. The City will discontinue this program for the 6<sup>th</sup> Planning Cycle Housing Element.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		<ul style="list-style-type: none"> <li>The City has registered 334 of those properties covering over 3,000 units</li> </ul> <p><b><u>2016</u></b> The City is conducting regular inspections of the rental properties with a focus on complexes with 3 or more units. There are 320 rental properties that have been registered, inspected, and cleared for compliance with City codes and policies. In 2016, a procedures manual was finalized. Additionally, staff established minimum front yard landscape standards and created a graphic handout for rental property owners and managers.</p> <p><b><u>2017</u></b> In 2017, 275 new registrations for 704 units were received. Of the 275 properties, 190 are located in CDBG areas. 1,062 inspections were performed: 329 initial inspections and 733 follow-up inspections. 15 properties with 964 units were approved.</p> <p><b><u>2018</u></b> In 2018, the City processed the following:</p> <ul style="list-style-type: none"> <li>New registrations: 349 properties with 1,226 units.</li> <li>Of the 349 properties, 196 are located in CDBG areas.</li> <li>Inspections performed: 654.</li> <li>Approval granted: 93 properties with 1,809 units.</li> </ul> <p><b><u>2020</u></b> The City of Hemet's Rental Registration and Crime-Free Rental Housing Programs ("Programs") are being</p>	

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		<p>repealed pursuant to a voluntary compliance agreement with the Department of Housing and Urban Development (HUD) related to a compliance review HUD conducted of the Programs pursuant to Title VI of the Civil Rights Act of 1964.</p> <p>Owners of rental property are no longer required to submit a Crime Free Certification, utilize the City's Crime Free Lease Addendum, pass CPTED inspections, attend Crime Free Rental Housing Training, or undergo annual code inspections under the Programs.</p> <p>This program has been replaced with the Rental Property Repair Program. The primary objective of the rental property owner repair program (RPRP) is to promote the health, safety and welfare of residents; and to preserve the rental housing stock within the City of Hemet. Rental property owners who rent to very low to low income typically are struggling with resources to repair or replace vital home systems and as a consequence, may experience a lower standard of living with inoperable or substandard vital systems.</p>	
<p><b>Program H-4d: Use Tax Exemptions to Encourage Maintenance of Rental Housing</b></p> <p>The City will work with the Franchise Tax Board to enforce the provisions of the California Revenue and Tax Code prohibiting owners of substandard rental housing from claiming depreciation, amortization,</p>	<p>Improve condition of rental housing by preventing owners of rental housing from claiming tax benefits from substandard units.</p>	<p>The City has continued to partner with the Franchise Tax Board to enforce the California Revenue and Tax Code.</p>	<p><b>Continued.</b> The City will continue to work with the Franchise Tax Board to improve living conditions for rental properties through the 6<sup>th</sup> Cycle.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>mortgage interest, and property tax deductions on State income tax. The City will develop procedures to guide enforcement of these provisions.</p>			
<p><b>Program H-4e:</b>  <b>Health and Safety Inspections of Mobile Home Parks</b>            The City will continue to be proactive in surveying and inspecting mobile home parks to identify issues affecting habitability. Based on the surveys, the City will conduct building and code enforcement inspections, and require specific improvements in park conditions based on inspection results. The purpose of the study will be to target mobile home parks with the most serious problems while preventing the deterioration of parks currently in sound condition, in accordance with Title 25.</p>	<p>Conduct approximately 6 mobile home park inspections per year based on the survey and inspection schedule. Require specific improvements to address deficiencies identified in inspections to improve park conditions.</p>	<p>The City of Hemet amended its inspection schedule of mobile home parks to comply with Health &amp; Safety Code Section 18400.1, which recommends inspecting 5% of the jurisdiction's parks annually. There are 33 parks in the City subject to inspections, which is 1.65 annually.</p> <p><b>2013</b>            In Program Year 1, the City's Building Department inspected 1 park and required specific improvements to address identified deficiencies.</p> <p><b>2014</b>            In Program Year 2, the City's Building Department inspected 2 separate parks and required specific improvements to address identified deficiencies.</p> <p><b>2015</b>            In Program Year 3, the City did not inspect any mobile home parks.</p> <p><b>2016</b>            The City's Building Department did not inspect any mobile home parks in 2016.</p> <p><b>2017</b>            In 2017, the City's Building, Fire, and Code Enforcement Divisions inspected the Cozy Trailer Travel Trailer Park. The Divisions will ensure that the corrections are completed in a timely manner.</p>	<p><b>Continued.</b> The City will continue to promote safe living conditions by surveying and inspecting mobile home parks, as well as provide funding opportunities, when available, for repairs and rehabilitation through the 6<sup>th</sup> Cycle.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		<p><b><u>2018</u></b> In 2018, the City continued its Health and Safety Inspections of the CozyTrailer Travel Trailer Park. As a joint effort between the Fire, Building, and Code Enforcement Departments, all code violations were identified and remedied.</p> <p><b><u>2019</u></b> The City of Hemet continues to investigate complaints received regarding health and safety violations in mobile home and RV parks located in the City.</p> <p><b><u>2020</u></b> The City of Hemet continues to investigate complaints received regarding health and safety violations in mobile home and RV parks located in the City.</p>	
<p><b>Program H-4f: Neighborhood Preservation</b> The City will continue comprehensive neighborhood improvement and preservation efforts that combine community policing, social and supportive services, infrastructure and other public improvements, and code enforcement activities in targeting neighborhoods with high concentrations of substandard property conditions, crime, and other problems. The City is currently coordinating these efforts through the Hemet Restoring Our Community Strategy (ROCS).</p>	<p>Neighborhood preservation and improvement.</p>	<p>CDBG funding was used for a variety of public improvements such as code compliance activities, construction, improvement and replacement of curbs, gutters, sidewalks, water and sewer systems, and drainage in order to improve community health and safety.</p>	<p><b>Continued.</b> The City will continue to seek funding opportunities for neighborhood preservation, in addition to promoting coordination between City departments and local organizations for neighborhood improvements and crime prevention.</p>

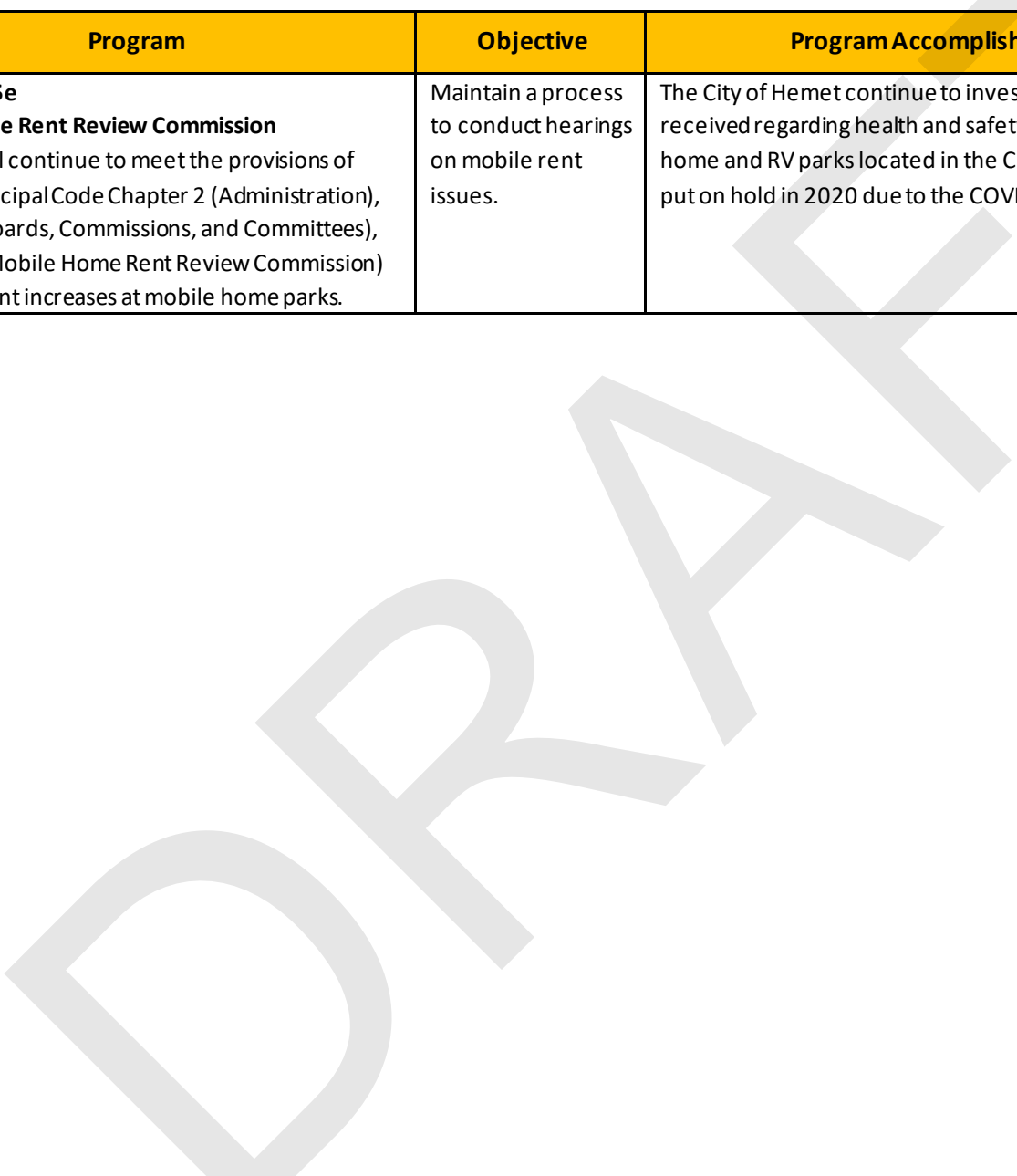


Program	Objective	Program Accomplishments	Status for Sixth Cycle
<b>Goal H-5 – Preserve affordable housing opportunities.</b>			
<p><b>Program H-5a:</b>  <b>Improve Residential Energy Efficiency</b>            Through the General Plan, the City has adopted goals and policies to reduce Greenhouse Gas (GHG) emissions in accordance with AB 32. Many of these GHG emission reduction measures will increase energy efficiency. Specific actions include:</p> <ul style="list-style-type: none"> <li>• Enforcement of State energy conservation standards (Title 24) in new residential construction;</li> <li>• Inclusion of energy efficient home improvements and modifications in the City’s home repair and housing rehabilitation programs;</li> <li>• Coordination with Southern California Edison (SCE) to encourage participation in the Customer Assistance Program for low-income, senior citizens, permanently handicapped, and non-English speaking customers to control their energy use;</li> <li>• Distribution of public information on methods of achieving energy conservation in residential design, construction, and rehabilitation via the City’s website and brochures at the public counter, and;</li> <li>• Implementation of General Plan policies and zoning standards for energy conservation in project design, including:</li> </ul>	<p>Increase energy efficiency of new and existing housing.</p>	<p>Hemet’s Owner-Occupied Rehabilitation Housing Loan Program provides thirty-year, zero interest, deferred loans of up to \$30,000 for substantial rehabilitation to single family owner-occupied residences within the City of Hemet. Energy conservation items are included in the eligible improvements.</p>	<p><b>Continued.</b> The City will continue to comply with Title 24 and other State requirements. Information about standards, services, and partnerships will continue to be made publicly available on the City’s website and at City Hall.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<ul style="list-style-type: none"> <li>○ Promote mixed-use development in its updated General Plan. Development standards associated with these mixed-use areas seek to facilitate energy-efficient development patterns.</li> <li>○ Encourage more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power, light, and heating and cooling during the preliminary subdivision design evaluation process.</li> <li>○ Support conversion of asphalt to green space to help reduce urban heat island effects.</li> <li>○ Coordinate the locations of new public facilities, higher density housing, and employment centers with public transit services to encourage alternative transportation use.</li> <li>○ Advertise federal, State, and utility energy conservation incentive and education programs via the City’s website and public counter brochures.</li> </ul>			

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Program H-5b:</b>  <b>Preserve Existing Assisted Units</b>                      The City of Hemet will continue to monitor and coordinate with the owners and management of Oasis Senior Villa, Oasis Senior and Ability First (housing for low-income persons with disabilities) to ensure preservation of the rental housing units as affordable housing for low-income households.</p>	<p>Preserve 158 units of housing affordable to lower income households.</p>	<p>None of Hemet's five publicly assisted multi-family rental housing properties are at-risk of conversion to market rate until at least 2033.</p>	<p><b>Continued.</b> The City will continue to monitor the affordability of low-income housing units through the 6<sup>th</sup> Cycle. The City will work with housing management to preserve affordable units at risk of conversion.</p>
<p><b>Program H-5c:</b>  <b>Riverside County Housing Choice Vouchers</b>                      The Riverside County Housing Authority administers the Housing Choice Voucher Program for the City of Hemet. The program extends rental subsidies to very-low income households that cannot afford the cost of rental housing without assuming a cost burden. Vouchers pay the difference between the current fair-market rent established by HUD and what a tenant can afford to pay.</p>	<p>Continue to report potential fraudulent use vouchers, substandard housing conditions, and other concerns to the Riverside County Housing Authority.</p>	<p>The City has not reported any potential fraudulent use vouchers, substandard housing conditions, and other concerns to the Riverside County Housing Authority.</p>	<p><b>Continued.</b> The City will continue to work with the Riverside County Housing Authority to review Housing Choice Vouchers and report on potential fraudulent uses.</p>
<p><b>Program H-5d:</b>  <b>Evaluate Development Impact Fees</b>                      Pursuant to the requirements of AB 1600, the City will annually evaluate development impact fees to ensure that such fees are the minimum necessary to cover actual costs; update and implement the General Plan; and to ensure protection of the public health, safety, and welfare.</p>	<p>Ensure that development impact fees are no higher than they must be to cover costs.</p>	<p>The City has modified its zoning district regulations and established permit procedures for multifamily residential zones that will encourage multifamily residential development, streamline processing, and promote certainty for applicants.</p>	<p><b>Continue.</b> The City will continue to review and assess its Development Impact Fees annually.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Program H-5e</b>  <b>Mobile Home Rent Review Commission</b>                      The City shall continue to meet the provisions of Hemet Municipal Code Chapter 2 (Administration), Article IV (Boards, Commissions, and Committees), Division 3 (Mobile Home Rent Review Commission) regarding rent increases at mobile home parks.</p>	<p>Maintain a process to conduct hearings on mobile rent issues.</p>	<p>The City of Hemet continue to investigate complaints received regarding health and safety violations in mobile home and RV parks located in the City. This effort was put on hold in 2020 due to the COVID-19 pandemic.</p>	<p><b>Continued.</b> The City will continue to maintain its process for public hearings on rent issues in mobile home parks.</p>





# Appendix B

## CANDIDATE SITES ANALYSIS



## Appendix B: Candidate Sites Analysis

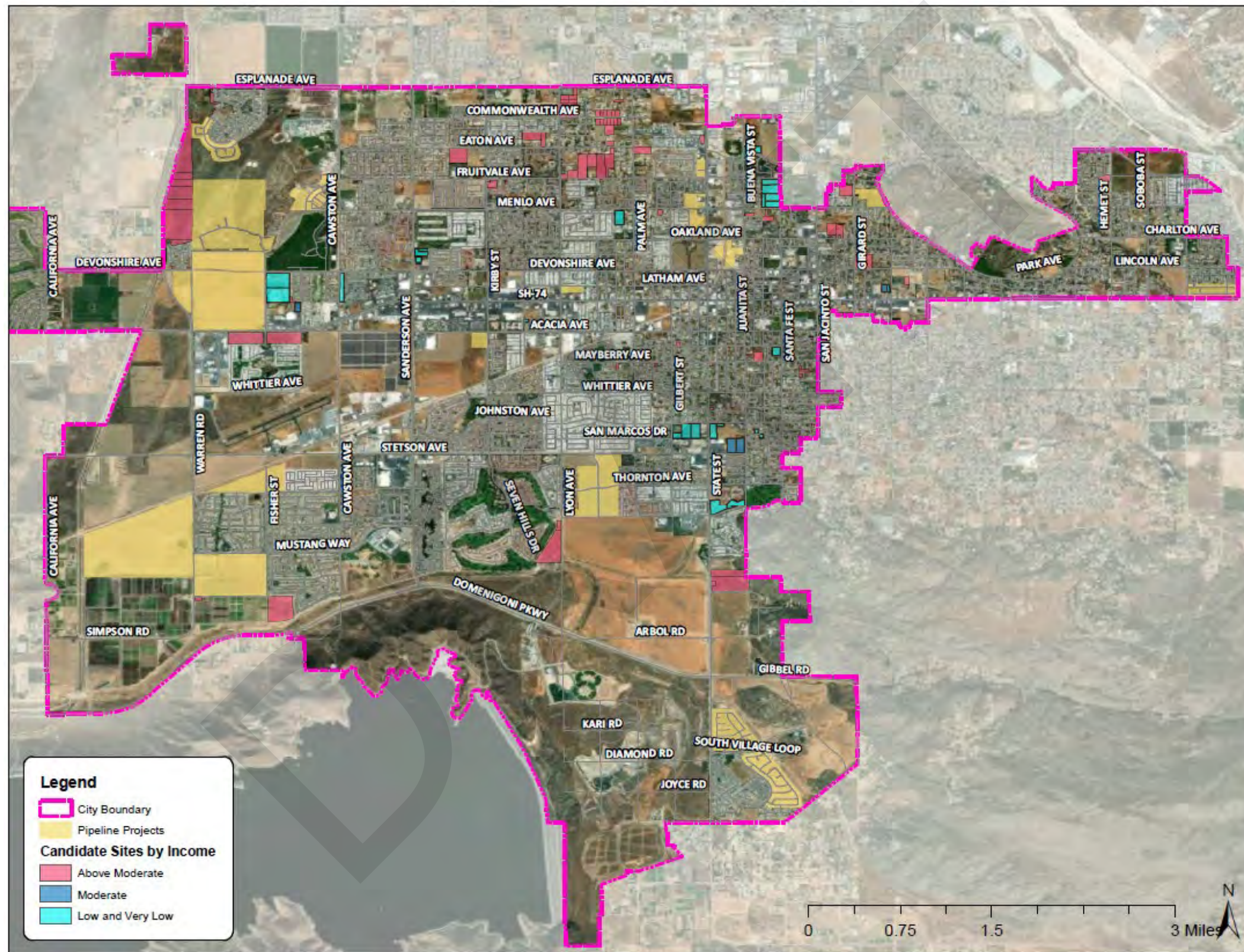
The Housing Element is required to identify potential candidate housing sites by income category to meet the City’s RHNA allocation. The sites identified within the Housing Element represent the City of Hemet’s plan for housing at the designated income levels within the 6<sup>th</sup> Housing Cycle planning period (2021-2029). The identified sites are all currently residentially zoned and vacant. The development capacity of each site depends on permitted density and site-specific factors detailed in this appendix.

**Table B-1** shows the City’s 2021-2029 RHNA need by income category, as well as a summary of the sites identified to meet the need. The analysis within this appendix shows that the City of Hemet has the capacity to meet its 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which permit development of residential uses at or above 30 dwelling units per acre;
- Development of projects in-the-pipeline which have not yet received certificates of occupancy;
- Future development of Accessory Dwelling Units (ADUs);

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	812	732	1,174	3,748	6,466
RHNA Credit (In-the-Pipeline Projects)	900		0	4,301	5,201
<b>Sites Available</b>					
Existing, Vacant Residentially Zoned Properties	761		1,350	1,664	3,775
Accessory Dwelling Unit Projections	51		30	7	88
<b>Total Potential Development Capacity</b>	<b>1,712</b>		<b>1,380</b>	<b>5,972</b>	<b>9,064</b>
Sites Surplus/Shortfall (%)	11%		18%	59%	-
Sites Surplus/Shortfall (#)	168		206	2,224	2,598

Figure B-1: Candidate Sites Map



## 1. Selection of Sites

The City of Hemet has identified 1,074 sites with capacity to accommodate the 2021-2029 RHNA. These sites are located within existing residentially zoned land at their existing densities. All identified sites were evaluate based on surrounding and existing on-site developments to determine the extent to which on-site uses have the potential to redevelop within the planning period.

## 2. Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process. These projects are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. The City currently has identified 21 projects with a total planned development of 5,201 units, including 900 units affordable to very low-/low-income households.

## 3. Development of Larger Site Parcels

Assembly Bill 1397 identifies general size requirements for candidate housing sites designated to accommodate low- and very low-income units of greater than half an acre and less than 10 acres in size. The City has identified 2 parcels that are larger than 10 acres.

These parcels have been identified as they are adjacent to one another and are also adjacent to existing residential neighborhoods and commercial amenities.

Additionally, the City has a history of developing of larger site parcels. There are 11 projects currently in-the-pipeline which are located on parcels ranging from 14.5 acres to 245 acres. The 2 larger site parcels identified as part of the sites analysis are located directly across the street from a pipeline project measuring over 10 acres.

## 4. Development of Smaller Site Parcels

Supplemental to the Sites identified to meet the City's RHNA allocation which fall within AB 1397 criteria, the City has identified 11 parcels smaller than half an acre designated to accommodate low- and very low-income units.

The parcels identified are all currently part of in-the-pipeline projects which will include plans for lot consolidations. Therefore, these smaller site parcels, as listed in **Table B-4**, are deemed appropriate to include as part of the City's Candidate Sites.

## 5. Accessory Dwelling Units

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Other ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications. In 2019, the City permitted 1 ADU, followed by 4 in 2020. Through August 2021,



the City has approved 38 ADUs. In accordance with State Law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (Jr. ADUs) are permitted only in single dwelling unit zones.

The City of Hemet has determined, based on past performance, that it is appropriate to anticipate the development of 88 ADUs from 2021 to 2029. **Table B-2** below displays the estimated projections for the 8-year planning period. To project the number of ADUs throughout the planning period, the City has taken the average of ADUs permitted between 2018 and 2021 and allocated that total to each year. This results in the projected development of 11 ADUs annually through the planning period.

**Table B-2: ADU Assumptions**

Year	ADUs Permitted
2029	11
2028	11
2027	11
2026	11
2025	11
2024	11
2023	11
2022	11
2021	38
2020	4
2019	1
2018	0
<b>Projection Period Total</b>	<b>88</b>

Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see **Section 4: Housing Plan**). The City assumes an affordability breakdown for ADUs based on the ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG) for each county. Using the SCAG assumptions for Riverside County, the City has allocated the following ADU totals for each income category:

**Table B-3: Accessory Dwelling Unit Projections by Income Category**

Income Category	Units
Low- and Very Low-Income	51 units
Moderate Income	30 units
Above Moderate Income	7 units
<b>TOTAL</b>	<b>88 units</b>

In accordance with State law, ADUs are allowed in all zones that allow for a single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (Jr. ADUs) are permitted only in zones where a single-family dwelling unit is allowed.

To assist the City's ADU development projections, programs have been included in **Section 4: Housing Plan** to promote and incentivize the development of ADUs during the planning period.

## 6. Vacant Land to Accommodate Lower-Income Need

The City of Hemet has identified sufficient land to accommodate at least 50 percent of the RHNA allocation for very low-income/low-income housing units on currently vacant parcels. A total of 31 parcels have been identified as part of the Sites Analysis as having propensity to develop 744 housing units affordable to very low-income/low-income households. Exactly 744 very low-/low-income units can be accommodated on currently vacant land, which amounts to be 100 percent of the very low-income and low-income RHNA.

Consequently, the existing uses on the three nonvacant sites identified in this appendix are not presumed to impeded additional residential development. Existing uses on the three nonvacant sites identified as part of the Sites Analysis have also been evaluated for propensity and represent two vacant lots with small structures/sheds and one recreational park.

## 7. Water, Sewer, and Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

## Candidate Sites List

This appendix contains **Table B-4**, in the following pages, which identifies each candidate housing site to meet the City's allocated RHNA allocation for the 2021-2029 planning cycle. The sites are identified by assessor parcel number (APN), as well as unique identifier used to track sites within the inventory and on relevant maps. Additionally, the following information is provided for each parcel:

- Address
- Ownership
- Zoning (including overlays if applicable)
- Size (net developable acres removing known development constraints)
- Assumed density
- Vacancy status
- Previous housing element identification
- Potential development capacity (dwelling units) by income category
- Description of existing use

Table B-4

Unique ID	APN	Street Address	Full Names	GLPU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
1	446091030	N/A	HEMET UNITED METHODIST CHURCH	LDR	R-1-7.2	5	3.00	0	No	14	N/A	Above Moderate	0	0	14	No	Yes	No		Shideler Recreation Park, fenced in with associated parking lot. Vacant of structures.
2	446091008	436 BUENA VISTA ST	MISTRY DHANSUKHBHAI	LDR	R-1-7.2	5	0.45	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
3	446073001	N/A	CARMALITA GARDENS	LDR	R-1-7.2	5	0.27	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant lot with shed.
4	446101003	505 TAHQUITZ AVE	RAMIREZ JUAN	LDR	R-1-6	6	0.38	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
5	445112009	N/A	DUEÑAS JUAN	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
6	445122027	N/A	PERDOMO JULIUS	LDR	R-1-7.2	5	0.48	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
7	445122026	N/A	PERDOMO JULIUS	LDR	R-1-7.2	5	0.35	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
8	446101002	699 MAYBERRY AVE	RAMIREZ JUAN	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
9	445080023	1522 OAKLAND AVE 201 APPALOSA DR	CASTILLO JOE	LDR	R-1-7.2	5	3.52	0	Yes	17	N/A	Above Moderate	0	0	17	No	Yes	No		Vacant Lot with neighboring home (1562) partially built on small portion southeast of vacant lot. Close proximity to water storm drain channel.
10	448490068	203 APPALOSA DR	RYLAND HOMES OF CALIF INC	LDR	R-1-7.2	5	0.81	0	Yes	4	N/A	Above Moderate	0	0	4	No	Yes	No		Vacant Lot with storm drain/catch basin.
11	445080008	N/A	CHMELNICKI SAMUEL	LDR	R-1-7.2	5	3.64	0	Yes	18	N/A	Above Moderate	0	0	18	No	Yes	No		Vacant Lot
12	447160067	N/A	CENTRAL CHURCH OF CHRIST OF HEMET	LDR	R-1-7.2	5	0.33	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
13	447160048	N/A	BARRIENTOS ENRIQUE	LDR	R-1-7.2	5	1.33	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	No		Vacant Lot
14	445210005	N/A	RIVERSIDE COUNTY FLOOD CONT	LDR	R-1-7.2	5	1.29	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	No		Vacant Lot with proximity to potential storm drain channel.
15	447160063	N/A	GERMAN SHAWN	LDR	R-1-7.2	5	0.30	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
16	446141001	107 E MAYBERRY AVE	HEMET COMMUNITY LAND TRUST	LDR	R-1-6	6	0.34	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot with driveway.
17	446231001	812 S STATE ST	ROMAN CATHOLIC BISHOP OF SAN BERNARDINC	LDR	R-1-6	6	0.28	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
18	451200018	N/A	FREY PENELOPE	LDR	R-1-7.2	5	0.27	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with elevated hills, large rocks/boulders, shrubbery.
19	451150034	2000 S STATE ST	MILTON DALLAS	LDR	R-1-7.2	5	8.30	0	Yes	41	N/A	Above Moderate	0	0	41	No	Yes	No		Vacant Lot
20	446153020	N/A	MASTROIANNI FRANCO	LDR	R-1-7.2	5	0.20	0	No	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant lot with a shed and associated cars.
21	451170015	1020 ALCOTT CT	MALDONADO CARLOS	LDR	R-1-6	6	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with driveway.
22	442171001	N/A	TELLES ROBERT	LMDR	R-1-7.2	5	0.76	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
23	454060031	N/A	PRESIDIO MORTGAGE INC	LDR	R-1-10	3	18.49	0	Yes	55	N/A	Above Moderate	0	0	55	No	Yes	No		Vacant lot with elevated hills, boulders, and power lines.
24	451150018	N/A	SADDELEBACK MOBILE HOME ESTATES	LDR	R-1-6	6	0.38	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
25	442081009	N/A	STANTON DEEANN	LDR	R-1-6	6	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with neighboring home (207 N Palm Ave) partially built on lot.
26	454060030	N/A	CITY OF HEMET	LDR	R-1-10	3	0.72	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot with potential storm drain.
27	439040010	N/A	1097 NORTH STATE	LMDR	R-1-6	6	1.45	0	Yes	8	N/A	Above Moderate	0	0	8	No	Yes	No		Vacant lot with roadway access.
28	439221002	N/A	PETERSEN RALPH M & KATHERINE REVOC TRUST	LDR	R-1-10	3	0.67	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
29	439222001	N/A	WUNSCHER RONALD	LDR	R-1-10	3	0.50	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with neighboring home (1717 Terrace Dr) partially on parcel.
30	443080035	N/A	WINWIN GROUP	LDR	R-1-7.2	5	1.88	0	Yes	9	N/A	Above Moderate	0	0	9	No	Yes	No		Vacant Lot
31	455560022	N/A	CITY OF HEMET	LDR	R-1-7.2	5	2.68	0	Yes	13	N/A	Above Moderate	0	0	13	No	Yes	No		Vacant Lot
32	455560020	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.41	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
33	455110011	N/A	HIGGINS MILTON	LDR	R-1-10	3	5.73	0	Yes	17	N/A	Above Moderate	0	0	17	No	Yes	No		Vacant Lot with elevated hills, large rocks/boulders, shrubbery, power line.
34	455110014	N/A	HIGGINS MILTON	LDR	R-1-10	3	19.06	0	Yes	57	N/A	Above Moderate	0	0	57	No	Yes	No		Vacant Lot with power lines.
35	439170009	N/A	COLONNA FRANK	LMDR	R-1-6	6	5.00	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	No		Vacant Lot
36	454020019	28012 WARREN RD	MWD	MDR	R-1-7.2	5	1.21	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	No		Vacant Lot
37	443181001	607 DEVONSHIRE AVE	WORLD HARVEST CHURCH	LDR	R-1-6	6	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
38	454020045	N/A	MWD	MDR	R-1-7.2	5	21.65	0	Yes	108	N/A	Above Moderate	0	0	108	No	Yes	No		Vacant Lot
39	455110012	N/A	HIGGINS MILTON	LDR	R-1-10	3	10.20	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	No		Vacant Lot with power lines.
40	455120014	25220 WARREN RD	LOVELL JOHN	LDR	R-1-10	3	31.08	0	Yes	93	N/A	Above Moderate	0	0	93	No	Yes	No		Vacant Lot
41	455570013	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.33	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with storm drain.
42	455570014	N/A	CORMAN BROOKE	LDR	R-1-7.2	5	0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
43	455110013	N/A	HIGGINS MILTON	LDR	R-1-10	3	10.12	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	No		Vacant Lot with power lines.
44	439050001	1070 PALM AVE	FRANCISCO FRANCISCO	RR	R-R	2	4.28	0	Yes	8	N/A	Above Moderate	0	0	8	No	Yes	No		Vacant Lot
46	443080004	662 BUENA VISTA ST	LY HUONG	LDR	R-1-10	3	1.06	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
47	443080026	N/A	WINWIN GROUP	LDR	R-1-7.2	5	0.51	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
50	455110010	N/A	HIGGINS MILTON	LDR	R-1-10	3	4.57	0	Yes	13	N/A	Above Moderate	0	0	13	No	Yes	No		Vacant Lot
51	444250009	N/A	DELGADO LILIANN	RR	R-R	2	2.39	0	Yes	4	N/A	Above Moderate	0	0	4	No	Yes	No		Vacant Lot
53	456010022	N/A	WESTERN STATES MOBILE HOME PARKS	LDR	R-1-7.2	5	14.23	0	Yes	71	N/A	Above Moderate	0	0	71	No	Yes	No		Vacant Lot
54	456010023	N/A	WESTERN STATES MOBILE HOME PARKS	LDR	R-1-7.2	5	13.95	0	Yes	69	N/A	Above Moderate	0	0	69	No	Yes	No		Vacant Lot
55	444250004	1950 EATON AVE	SUNDALE INV	RR	R-R	2	5.01	0	No	10	N/A	Above Moderate	0	0	10	No	Yes	No		Majority vacant lot. Appears to have a shed.
57	444350035	N/A	FLUEGGE GRANT	RR	R-R	2	1.16	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
59	444360073	N/A	RIVAS CHRISTIAN	RR	R-R	2	1.72	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
60	444370015	N/A	LEDOUX JANET	RR	R-R	2	7.55	0	Yes	15	N/A	Above Moderate	0	0	15	No	Yes	No		Vacant Lot
61	444370026	1190 FRUITVALE AVE	MOTLAGH HABIB	RR	R-R	2	5.43	0	Yes	10	N/A	Above Moderate	0	0	10	No	Yes	No		Vacant Lot with power lines.
62	444370020	N/A	LEDOUX JANET	RR	R-R	2	4.29	0	Yes	8	N/A	Above Moderate	0	0	8	No	Yes	No		Vacant Lot
63	445270048	N/A	GANTA SANYASI	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
64	445270049	N/A	YBARRONDO JAMES	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
69	444360057	N/A	CROWN PARTNERS	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
71	444310009	880 KIRBY ST	MENLO CONGREGATION OF JEHOVAHS WITNESS	LDR	R-1-6	6	2.45	0	Yes	14	N/A	Above Moderate	0	0	14	No	Yes	No		Vacant Lot
72	444350004	N/A	INTERNATIONAL CHURCH FOURSQUARE GOSPEL	RR	R-R	2	4.68	0	Yes	9	N/A	Above Moderate	0	0	9	No	Yes	No		Vacant Lot
73	444360062	N/A	BATCH J	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
74	444360054	N/A	HFI COMMONWEALTH PROP	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
75	444360056	N/A	HENSEL DONALD	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
76	444360065	N/A	DELGADO FIDELMAR	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
77	444360064	N/A	BATCH J	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
78	444360071	N/A	FERRIS TRENT	RR	R-R	2	1.81	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot with driveway road.
79	444370011	N/A	LEE JONG	RR	R-R	2	2.81	0	Yes	5	N/A	Above Moderate	0	0	5	No	Yes	No		Vacant Lot
80																				

Table B-4

Unique ID	APN	Street Address	Full Names	GLPU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
91	447331054	N/A	MARANA DANIEL	LDR	R-1-6	6	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
92	455572011	303 OLD WARREN RD	PALMAS DEL MAR LTD PARTNERSHIP	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
93	444321031	N/A	CITY OF HEMET	LDR	R-1-6	6	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with storm drain.
94	444370023	N/A	MOTLAGH HABIB	RR	R-R	2	7.53	0	Yes	15	N/A	Above Moderate	0	0	15	No	Yes	No		Vacant Lot
95	444350005	N/A	WU ZHEN	RR	R-R	2	4.677480123	0	Yes	9	N/A	Above Moderate	0	0	9	No	Yes	No		Vacant Lot
96	444360059	N/A	HFI COMMONWEALTH PROP	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
97	445270051	N/A	YBARRONDO JAMES	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
98	445270052	N/A	HEMMAT ALI	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
99	448012015	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.25	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with storm drain.
100	447331055	N/A	MARANA DANIEL	LDR	R-1-6	6	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
101	444110008	N/A	HEMET SAN JACINTO VENTURES	LDR	R-1-7.2	5	0.215920978	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
102	446041015	N/A	OEI KAHONO	LDR	R-1-6	6	0.46	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
103	448020016	N/A	CITY OF HEMET	LDR	R-1-7.2	5	1.94	0	Yes	9	N/A	Above Moderate	0	0	9	No	Yes	No		Vacant Lot with storm drain.
104	444350036	N/A	FLUEGGE GRANT	RR	R-R	2	1.157882397	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
105	444350037	N/A	FLUEGGE GRANT	RR	R-R	2	1.16	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
106	444360053	N/A	CORDERO ENRIQUE	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
107	443030002	N/A	ROCCO ANGELO	LDR	R-1-7.2	5	0.711658258	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
108	444360070	N/A	BRIZUELA JUAN	RR	R-R	2	1.84	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
109	464020008	N/A	ARCON HOMES	LDR	R-1-6	6	18.21	0	Yes	109	N/A	Above Moderate	0	0	109	No	Yes	No		Vacant Lot with water channel passing through, connecting to Diamond Valley Lake.
110	448020017	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with storm drain channel.
111	446091004	N/A	STIGALL Lyla	LDR	R-1-7.2	5	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with shed
112	448012016	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.67	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot with storm drain channel.
113	447032030	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
114	444350002	N/A	EICHEL ROBERT	RR	R-R	2	0.97	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with shed.
115	444350024	N/A	SUAREZ JOSE	RR	R-R	2	0.97	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
116	444360063	N/A	BATCH J	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
117	444360060	N/A	HFI COMMONWEALTH PROP	RR	R-R	2	0.872965593	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
118	444370010	N/A	LEE JONG	RR	R-R	2	0.92	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
119	444370025	N/A	MORALES MAYRA	RR	R-R	2	1.080337612	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
120	448060003	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.538388386	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot, storm drain on road side.
121	448021015	N/A	JEFFREY MDM PARTNERS VII	LDR	R-1-7.2	5	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot, parking lot lines.
122	464020006	1537 LYON AVE	ARCON HOMES	LDR	R-1-6	6	1.26	0	Yes	7	N/A	Above Moderate	0	0	7	No	Yes	No		Vacant Lot
123	444190001	N/A	CORDERO IGNACIO	LDR	R-1-7.2	5	9.60	0	Yes	48	N/A	Above Moderate	0	0	48	No	Yes	No		Vacant Lot
124	443101042	N/A	HABITAT HUMANTITY HEMET SAN JACINTO	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
125	444360061	N/A	BATCH J	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
126	551423018	895 HEMET ST	CORWIN WILLIAM	LDR	R-1-7.2	5	2.17	0	Yes	10	N/A	Above Moderate	0	0	10	No	Yes	No		Vacant Lot
127	551040012	N/A	PJRJ WASHINGTON INV	LDR	R-1-7.2	5	1.25	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	No		Vacant Lot
128	448270004	N/A	VALENTI JOSEPH	CC	R-3	24	0.92	0	Yes	22	Yes	Low and Very Low	7	11	4	No	Yes	No		Vacant Lot
129	448270006	N/A	VALENTI JOSEPH	CC	R-3	24	1.48	0	Yes	35	Yes	Low and Very Low	11	18	6	No	Yes	No		Vacant Lot
130	448450016	250 S GILMORE ST	AMBERWOOD VILLA 17	HDR	R-3	24	0.773260121	0	Yes	18	Yes	Low and Very Low	5	9	4	No	Yes	No		Vacant Lot
131	446092027	N/A	DIAMOND STANTON	HDR	R-3	24	2.46815882	0	Yes	59	Yes	Low and Very Low	18	30	11	No	Yes	No		Vacant Lot
132	451100026	N/A	WESSMAN JOHN	VHDR	R-4	36	2.07	0	Yes	74	Yes	Low and Very Low	22	37	15	Yes	Yes	No		Vacant Lot
133	451100033	N/A	REES LEWIS	HDR	R-3	24	4.12	0	Yes	98	Yes	Low and Very Low	29	49	20	No	Yes	No		Vacant Lot
134	451100022	N/A	EAGLE HEMET I	VHDR	R-4	36	4.1208027	0	Yes	148	Yes	Low and Very Low	44	74	30	Yes	Yes	No		Vacant Lot
135	439100027	N/A	SANTA FE POINTE	MDR	R-3	24	5.276263962	0	Yes	126	Yes	Low and Very Low	38	63	25	No	Yes	No		Vacant Lot
136	454080040	N/A	PETERSON ERIK	LMDR	R-3	24	0.74	0	Yes	17	Yes	Low and Very Low	5	9	3	No	Yes	No		Vacant Lot, neighboring home (660 Gibbel Rd) may partially be on lot.
137	439100029	N/A	SANTA FE POINTE	MDR	R-3	24	3.894103573	0	Yes	93	Yes	Low and Very Low	28	47	18	No	Yes	No		Vacant Lot
138	439100035	N/A	SANTA FE POINTE	MDR	R-3	24	1.680435413	0	Yes	40	Yes	Low and Very Low	12	20	8	No	Yes	No		Vacant Lot
139	439262064	N/A	ROAD DOG PROP	LDR	R-3	24	0.52	0	Yes	12	Yes	Low and Very Low	4	6	2	No	Yes	No		Vacant Lot with driveway for neighboring properties.
140	439100026	N/A	SANTA FE POINTE	MDR	R-3	24	3.499081099	0	Yes	83	Yes	Low and Very Low	25	42	16	No	Yes	No		Vacant Lot
141	454080041	N/A	PETERSON ERIK	LMDR	R-3	24	0.61	0	Yes	14	Yes	Low and Very Low	4	7	3	No	Yes	No		Vacant Lot
142	439100036	776 E MENLO AVE	SANTA FE POINTE	MDR	R-3	24	3.42	0	Yes	81	Yes	Low and Very Low	24	41	16	No	Yes	No		Vacant Lot
143	439090021	1000 N BUENA VISTA ST	CLEAR VISION	HDR	R-3	24	4.83	0	Yes	115	Yes	Low and Very Low	35	58	22	No	Yes	No		Vacant Lot
144	442051026	1230 W DEVONSHIRE AVE	GREEN TREE PARTNERS	HDR	R-3	24	0.62	0	Yes	14	Yes	Low and Very Low	4	7	3	No	Yes	No		Vacant Lot
145	445300003	238 YALE ST	SILVER DOLLAR PROPERTY GROUP	HDR	R-3	24	0.51	0	Yes	12	Yes	Low and Very Low	4	6	2	No	Yes	No		Vacant Lot
146	442030001	38901 MENLO AVE	MAYERS MARY	HDR	R-3	24	4.82	0	Yes	115	Yes	Low and Very Low	35	58	22	No	Yes	No		Vacant Lot
147	445321018	160 SAN JACINTO ST	DOOLING AMY	MDR	R-3	24	1.35	0	Yes	32	Yes	Low and Very Low	10	16	6	No	Yes	No		Vacant Lot
148	446280016	N/A	1027 WILSHIRE ASSOC	VHDR	R-4	36	4.826896118	0	Yes	173	Yes	Low and Very Low	52	87	34	No	Yes	No		Vacant Lot
149	446280017	N/A	1027 WILSHIRE ASSOC	VHDR	R-4	36	4.80	0	Yes	172	Yes	Low and Very Low	52	86	34	Yes	Yes	No		Vacant Lot
150	446280005	N/A	1027 WILSHIRE ASSOC	VHDR	R-4	36	1.921210085	0	Yes	69	Yes	Low and Very Low	21	35	13	Yes	Yes	No		Vacant Lot
151	446321008	N/A	CARRASCO ROSALINDA	MDR	R-3	24	0.571641558	0	Yes	13	Yes	Low and Very Low	4	7	2	No	Yes	No		Vacant Lot
152	446300001	N/A	HUNING ROBERT	HDR	R-3	24	3.81	0	Yes	91	Yes	Low and Very Low	27	46	18	Yes	Yes	No		Vacant Lot
153	448270005	N/A	VALENTI JOSEPH	CC	R-3	24	3.131979111	0	Yes	75	Yes	Low and Very Low	23	38	14	No	Yes	No		Vacant Lot
154	446320064	N/A	HUANG PHILIP	MDR	R-3	24	0.649936175	0	Yes	15	Yes	Low and Very Low	5	8	2	No	Yes	No		Vacant Lot
155	446300002	N/A	HUNING ROBERT	HDR	R-3	24	0.698346077	0	Yes	16	Yes	Low and Very Low	5	8	3	Yes	Yes	No		Vacant Lot
156	448120010	N/A	HEMET 55 SP	HDR	R-3	24	12.33465923	0	Yes	296	No	Low and Very Low	89	148	59	Yes	Yes	No		Vacant Lot, surrounded by other vacant lots.
157	448240001	N/A	GVP	HDR	R-3	24	4.28	0	Yes	102	Yes	Low and Very Low	31	51	20	No	Yes	No		Vacant Lot with a storm drain in the middle of the lot.
158	448400020	N/A	R LAND CONSERVANCY	LMDR	SLR	6	0.15	0	Yes	0	N/A	Above Moderate	0	0	0	No	Yes	No		Vacant Lot
159	445150001	N/A	GARRETT PAUL	MDR	SLR	6	9.13	0	Yes	54	N/A	Above Moderate	0	0	54	No	Yes	No		Vacant Lot
160	445232018	N/A	ALAEI SUZANNE	HDR	R-2	6	0.74	0	Yes	4	N/A	Moderate	0	4	0	No	Yes	No		Vacant Lot
161	445232019	N/A	ALAEI SUZANNE	HDR	R-2	6	1.48	0	Yes	8	N/A	Moderate	0	8	0	No	Yes	No		Vacant Lot
162	439230018	N/A	ZHENG SHIZAO	LMDR	R-2	6	0.23	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
163	443172046	N/A	FARAH HANAN	LMDR	R-2	6	0.20	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
164	443172047	N/A	FARAH HANAN	LMDR	R-2	6	0.215698895	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
165	443172049	N/A	FERRARI CYNTHIA	LMDR	R-2	6	0.21	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
166	446300005	N/A	RIVER OAKS RIDGE LTD PARTNERSHIP	MDR	R-2	6	4.727577978	0	Yes	28	N/A	Moderate	0	28	0	Yes	Yes	No		Vacant Lot
167	443172048	N/A	ORTEGA LIZZET	LMDR	R-2	6	0.215700028	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
168	446300011	N/A	RIVER OAKS RIDGE LTD PARTNERSHIP	MDR	R-2	6	4.26	0												

Table B-4

Unique ID	APN	Street Address	Full Names	GLPU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
171	464312009		RIVER OAKS RIDGE	LDR	R-1-6	6	7.50	0	Yes	29	N/A	Above Moderate	0	0	29	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
172	464312008		RIVER OAKS RIDGE	LDR	R-1-6	6	0.25	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
173	464311009		RIVER OAKS RIDGE	LDR	R-1-6	6	7.76	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
174	464311007		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
175	464312007		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
176	464312003		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
177	464311006		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
178	464312004		RIVER OAKS RIDGE	LDR	R-1-6	6	0.237831311	0	Yes	0.914813043	N/A	Above Moderate	0	0	0.914813043	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
179	464312006		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
180	464311004		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
181	464311001		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
182	464311002		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
183	464311008		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
184	464311003		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
185	464312001		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
186	464312002		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
187	464312005		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
188	464311005		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
189	464270003		RIVER OAKS RIDGE	LDR	R-1-5	6	8.03	0	Yes	31	N/A	Above Moderate	0	0	31	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
190	464270008		RIVER OAKS RIDGE	LDR	R-1-5	6	7.20	0	Yes	28	N/A	Above Moderate	0	0	28	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
191	464270004		RIVER OAKS RIDGE	LDR	R-1-5	6	6.91	0	Yes	27	N/A	Above Moderate	0	0	27	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
192	464270009		RIVER OAKS RIDGE	LDR	R-1-5	6	6.33	0	Yes	24	N/A	Above Moderate	0	0	24	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
193	464270005		RIVER OAKS RIDGE	HDR	R-3	24	5.08	0	Yes	20	N/A	Above Moderate	0	0	20	Yes	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
194	464270006		RIVER OAKS RIDGE	HDR	R-3	24	4.99	0	Yes	19	N/A	Above Moderate	0	0	19	Yes	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
195	464300001		RIVER OAKS RIDGE	LDR	R-1-6	6	7.84	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
196	464300002		RIVER OAKS RIDGE	LDR	R-1-6	6	9.46	0	Yes	36	N/A	Above Moderate	0	0	36	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
197	464292020		RIVER OAKS RIDGE	LDR	R-1-6	6	3.40	0	Yes	13	N/A	Above Moderate	0	0	13	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
198	460020005		PAGE STRATA BP	LDR	PCD 79-93	0	15.49	0	Yes	61	N/A	Above Moderate	0	0	61	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
199	460010008		PAGE STRATA BP	LDR	PCD 79-93	0	5.85	0	Yes	23	N/A	Above Moderate	0	0	23	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
200	460010011		PAGE STRATA BP	LDR	PCD 79-93	0	4.18	0	Yes	16	N/A	Above Moderate	0	0	16	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
201	460010009		PAGE STRATA BP	LDR	PCD 79-93	0	5.75	0	Yes	23	N/A	Above Moderate	0	0	23	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
202	460010010		PAGE STRATA BP	LDR	PCD 79-93	0	8.22226235	0	Yes	32.27170123	N/A	Above Moderate	0	0	32.27170123	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
203	465100016		PAGE STRATA BP	LDR	PCD 79-93	0	19.3301791	0	Yes	46.7903377	N/A	Above Moderate	0	0	46.7903377	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
204	465110021		PAGE STRATA BP	LDR	PCD 79-93	0	38.12	0	Yes	92	N/A	Above Moderate	0	0	92	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
205	465110023		PAGE STRATA BP	LDR	PCD 79-93	0	39.91	0	Yes	97	N/A	Above Moderate	0	0	97	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
206	465110022		PAGE STRATA BP	LDR	PCD 79-93	0	39.91	0	Yes	97	N/A	Above Moderate	0	0	97	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
207	465110020		PAGE STRATA BP	LDR	PCD 79-93	0	39.68	0	Yes	96	N/A	Above Moderate	0	0	96	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
208	465110027		PAGE STRATA BP	LDR	PCD 79-93	0	62.07	0	Yes	150	N/A	Above Moderate	0	0	150	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
209	465100022		PAGE STRATA BP	LDR	PCD 79-93	0	3.08	0	Yes	7	N/A	Above Moderate	0	0	7	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
210	454020054		PAGE STRATA BP	LDR	PCD 79-93	0	16.59	0	Yes	70	N/A	Above Moderate	0	0	70	No	Yes	Yes	Saddlepoint	This site represents a vacant lot with a planned or in-progress project.
211	454020055		PAGE STRATA BP	LDR	PCD 79-93	0	23.41	0	Yes	99	N/A	Above Moderate	0	0	99	No	Yes	Yes	Saddlepoint	This site represents a vacant lot with a planned or in-progress project.
212	454020056		PAGE STRATA BP	LDR	PCD 79-93	0	33.42	0	Yes	141	N/A	Above Moderate	0	0	141	No	Yes	Yes	Saddlepoint	This site represents a vacant lot with a planned or in-progress project.
213	454020057		PAGE STRATA BP	LDR	PCD 79-93	0	31.13	0	Yes	131	N/A	Above Moderate	0	0	131	No	Yes	Yes	Saddlepoint	This site represents a vacant lot with a planned or in-progress project.
214	443131008	250 MEIER ST	CITY OF HEMET	MU-D	SP 16-001	0	4.59	0	Yes	126	Yes	Low and Very Low	126	0	0	No	Yes	Yes	Project No. 3	This site represents a vacant lot with a planned or in-progress project.
215	439060024		HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P	0	0.03	0	Yes	0	No	Low and Very Low	0	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
216	439060009	785 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P	0	1.779399138	0	Yes	31.73960338	Yes	Low and Very Low	31.73960338	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
217	439060015	160 MENLO AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P	0	0.254957763	0	Yes	4.415634562	No	Low and Very Low	4.415634562	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
218	439060013	723 N STATE ST	COUNTY OF RIVERSIDE	MU-D	O-P	0	0.95	0	Yes	17	Yes	Low and Very Low	17	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
219	443140003	401 JUANITA ST	CITY OF HEMET	MU-D	SP 16-001	0	4.12	0	Yes	113	Yes	Low and Very Low	113	0	0	No	Yes	Yes	Project No. 3	This site represents a vacant lot with a planned or in-progress project.
220	443140001		CITY OF HEMET	MU-D	SP 16-001	0	1.28	0	Yes	35	Yes	Low and Very Low	35	0	0	No	Yes	Yes	Project No. 3	This site represents a vacant lot with a planned or in-progress project.
221	439060010	260 MENLO AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P	0	2.92	0	Yes	51	Yes	Low and Very Low	51	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
222	439060011	761 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P	0	0.85	0	Yes	15	Yes	Low and Very Low	15	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
223	439281035	320 MENLO AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P	0	1.782695986	0	Yes	31.79841011	Yes	Low and Very Low	31.79841011	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
224	439060014		HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P	0	0.20	0	Yes	4	No	Low and Very Low	4	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
225	443140024		CITY OF HEMET	MU-D	SP 16-001	0	4.59	0	Yes	126	Yes	Low and Very Low	126	0	0	No	Yes	Yes	Project No. 3	This site represents a vacant lot with a planned or in-progress project.
226	443050028	664 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.57	0	Yes	14	Yes	Low and Very Low	14	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
227	443050029	678 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.57	0	Yes	14	Yes	Low and Very Low	14	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
228	443050003	605 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	1.09	0	Yes	27	Yes	Low and Very Low	27	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
229	443050023	608 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.31	0	Yes	8	No	Low and Very Low	8	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
230	443050004	25111 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.15	0	Yes	4	No	Low and Very Low	4	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
231	443050020	566 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.57	0	Yes	14	Yes	Low and Very Low	14	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
232	443050024	622 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.83	0	Yes	21	Yes	Low and Very Low	21	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
233	443050030	211 MENLO AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.14	0	Yes	3	No	Low and Very Low	3	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
234	443050039	573 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	1.28	0	Yes	32	Yes	Low and Very Low	32	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
235	443050025	636 ALESSANDRO ST	CHACON ROGER	MU-D	C-2	0	0.41	0	Yes	10	No	Low and Very Low	10	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
236	443050033	250 OAKLAND AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.54	0	Yes	14	Yes	Low and Very Low	14	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
237	443050007	541 STATE ST	WESSMAN JOHN	MU-D	C-2	0	0.33	0	Yes	8	No	Low and Very Low	8	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
238	443050027	647 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.32	0	Yes	8	No	Low and Very Low	8	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
239	443050017		HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	1.136365702	0	Yes	29.65826966	Yes	Low and Very Low	29.65826966	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
240	443050018	552 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.568178481	0	Yes	14.22295057	Yes	Low and Very Low	14.22295057	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
241	443050026	650 ALESSANDRO ST	JUSTUS MARY	MU-D																





























# Appendix C

## COMMUNITY OUTREACH SUMMARY



## Appendix C: Community Outreach Summary

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Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City has conducted virtual workshops, City Council and Planning Commission study sessions, and digital media, and digital information through the Housing Element Update webpage (<http://www.hemetca.gov/1029/Housing-Element-Update>).

Outreach for the 6th Cycle Housing Element to the community includes the following actions:

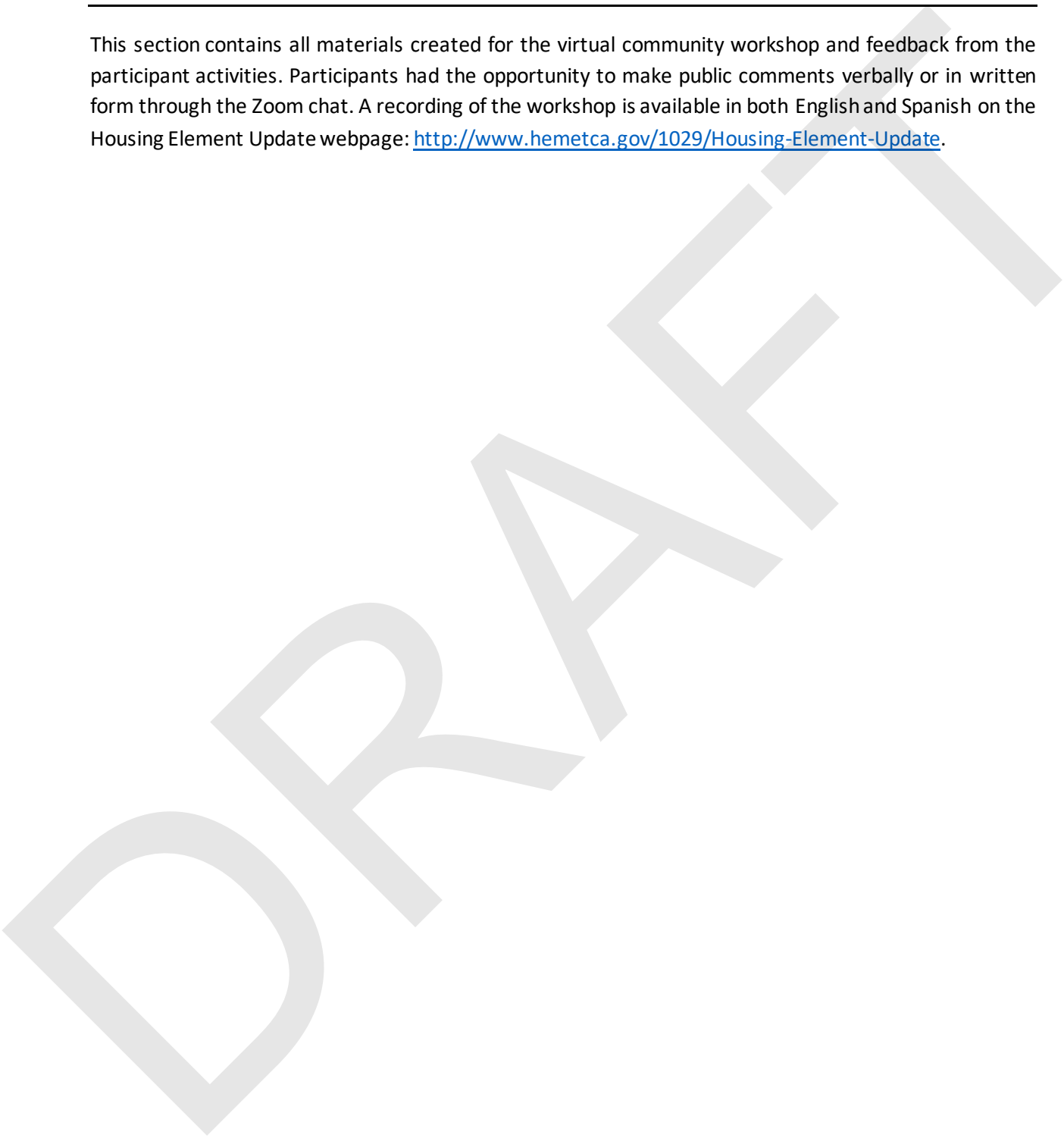
- **Housing Element Update Webpage:** A Housing Element Update webpage was created on the City's website to provide relevant background information and guide the public to outreach events and resources throughout the course of the update process. The website provides information about the update process, key features of the housing element, recorded meetings, a project timeline, and contact information.
- **Community Workshop #1:** On April 29, 2021, the City conducted a virtual community workshop to inform the community of the Housing Element Update, the required components, project schedule, and opportunities for public engagement. The workshop included a participant activity to gather initial feedback on housing in Hemet. A recording of the workshop presentation is available in English and Spanish on the City's Housing Element Webpage.
- **Joint City Council and Planning Commission Study Session:** On June 29, 2021, the City held a joint City Council and Planning Commission Study Session. The Study Session provided details on the legislative requirements of the Housing Element, the public engagement efforts to date, community demographics, and the sites inventory analysis and potential strategies. The community had the opportunity to make public comments prior to the Study Session. The recorded Study Session is available on the City's City Council website.
- **Community Workshop #2:** On October 7, 2021, the City conducted a second virtual community workshop to inform the community of the Housing Element Public Review Draft and request community feedback. The City presented attendants and viewers of the recorded workshop with a breakdown of the sections that make up the Public Review Draft and an overview of the identified candidate sites and proposed policy programs. A recording of the workshop presentation is available in English and Spanish on the City's Housing Element Webpage.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

## C.1 Community Workshop #1

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This section contains all materials created for the virtual community workshop and feedback from the participant activities. Participants had the opportunity to make public comments verbally or in written form through the Zoom chat. A recording of the workshop is available in both English and Spanish on the Housing Element Update webpage: <http://www.hemetca.gov/1029/Housing-Element-Update>.





# CITY OF HEMET

## 2021-2029 Housing Element Update Online Community Workshop

The City of Hemet is updating its 2021-2029 Housing Element, Safety Element, and adding a new Environmental Justice Element. The Housing Element is a plan to address the City's existing and future housing needs. The Safety Element update will address wildfire, climate adaptation and resiliency, and other risks to the community to ensure compliance with new State mandates. The Environmental Justice Element will promote policies to reduce health risks, environmental pollution, access to public facilities, food access, and safe and sanitary homes.

### The online meeting will focus on:

- City-Wide housing needs & services within the City of Hemet
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing
- Upcoming community engagement events and opportunities
- Snapshot on the safety Element Update and new Environmental Justice Element



**WHEN:** Thursday, April 29, 2021 at 6 PM



**WHERE:** Online via your computer or smartphone



**WEBSITE:** <http://www.hemetca.gov/1029/Housing-Element-Update>

*Spanish translation will be available at the meeting.*

*Sign language is available with at least 24 hour notification to the contact below.*

For questions, please contact:

Monique Alaniz-Flejter by email at [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov) or by phone at (951) 765-2370.



# C I U D A D D E H E M E T

## Actualización del Elemento de Vivienda

### Taller Comunitario Virtual

La ciudad de Hemet está actualizando el Elemento de Vivienda, el Elemento de Seguridad, y está añadiendo el nuevo Elemento de Justicia Ambiental 2021-2029. El Elemento de Vivienda es un plan para satisfacer las necesidades de vivienda existentes y futuras. La Actualización del Elemento de Seguridad abordará el problema de los incendios forestales, la adaptación y resistencia al clima y otros riesgos para la comunidad para garantizar el cumplimiento de los nuevos mandatos estatales. El Elemento de Justicia Ambiental promoverá normas para reducir los riesgos para la salud, la contaminación ambiental, el acceso a las instalaciones públicas, el acceso a los alimentos y los hogares seguros e higiénicos.

#### La reunión virtual se enfocará en lo siguiente:

- Necesidades y servicios de vivienda en toda la ciudad dentro de Hemet
- Oportunidades para proporcionar vivienda a todos los niveles de ingreso en la comunidad
- La identificación de las limitaciones para la construcción y el acceso a la vivienda
- Próximos eventos y oportunidades de participación comunitaria
- Un resumen de la Actualización del Elemento de Seguridad y el nuevo Elemento de Justicia Ambiental

 **FECHA:** Jueves 29 de Abril del 2021 a las 6 PM

 **LUGAR:** En línea a través de su computadora o su teléfono inteligente

 **WEBSITE:** <http://www.hemetca.gov/1029/Housing-Element-Update>

*La traducción al español estará disponible en la reunión.*

*El lenguaje por señas está disponible con una notificación mínima de 24 horas al correo electrónico o al teléfono a continuación.*

Si tiene preguntas, favor de comunicarse con:  
Monique Alaniz-Flejter por correo electrónico a [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov) o por teléfono al (951) 765-2370.

**From:** [Galmiche, Ines](#)  
**To:** [ines.galmiche@kimley-horn.com](mailto:ines.galmiche@kimley-horn.com)  
**Cc:** [Monique Alaniz-Flejter](#); [H.P. Kang](#); [Barquist, Dave](#)  
**Bcc:**



**Subject:** City of Hemet Housing Element Update - Community Workshop 4/29/2021  
**Date:** Monday, April 26, 2021 6:26:00 PM  
**Attachments:** [Hemet\\_Workshop\\_1\\_Flyer-UPDATE.pdf](#)  
[Hemet\\_Workshop\\_1\\_Flyer-Spanish.pdf](#)

---

Greetings Stakeholder,

The City of Hemet is in the process of kicking off its 2021-2029 Housing Element Update. The Housing Element is a long-term policy document that addresses housing issues city-wide. We are hosting a **Virtual Community Workshop** on **Thursday April 29th, 2021, at 6 PM**, to discuss the Housing Element Update process, State requirements, and upcoming community engagement opportunities. There will be participant engagement activities as part of the meeting to solicit input and allow time for questions. Community input into this Housing Element is critical to its success.

You have been identified as a key Stakeholder, so we are extending this invitation to you for Thursday's workshop. Your professional expertise and experience in Hemet will be helpful in developing and updating the City's Housing Element.

Attached you'll find a workshop flyer with the details on how to attend. You may also find this information (as well as upcoming workshop recordings and future events) on the City of Hemet's Housing Element Update webpage here: <https://www.hemetca.gov/1029/Housing-Element-Update>. Please help us get the word out by passing along information about this workshop and the Housing Element Update to colleagues, friends, family, and neighbors who may be interested.

For questions or comments, please contact **Monique Alaniz-Flejter** at [MFlejter@hemetca.gov](mailto:MFlejter@hemetca.gov), or myself, **Ines Galmiche**, at [ines.galmiche@kimley-horn.com](mailto:ines.galmiche@kimley-horn.com). Please also let us know if you wish to be notified prior to future City of Hemet Housing Element Update meetings or workshops.

Thank you for your consideration.

On Behalf of the City of Hemet,  
Ines Galmiche

**Ines Galmiche**

**Kimley-Horn** | 1100 W Town and Country Road, Suite 700, Orange, CA 92868

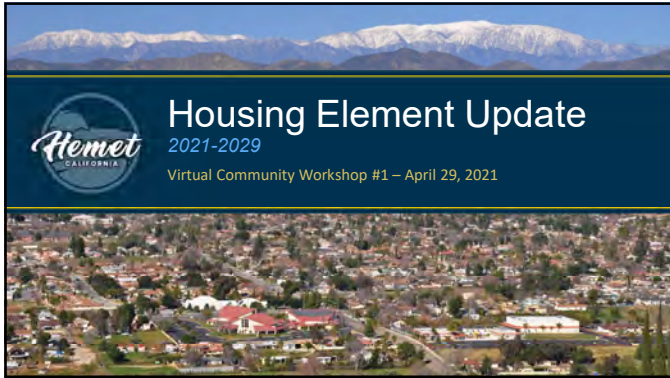
Direct: 714-475-2557

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

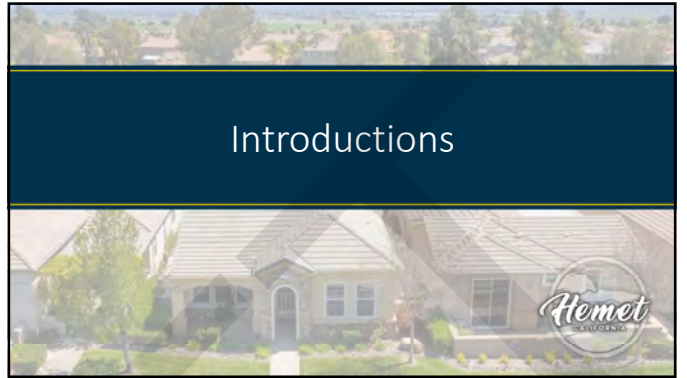
**Kimley»Horn**

Celebrating 10+ years as one of FORTUNE's 100 Best Companies to Work For

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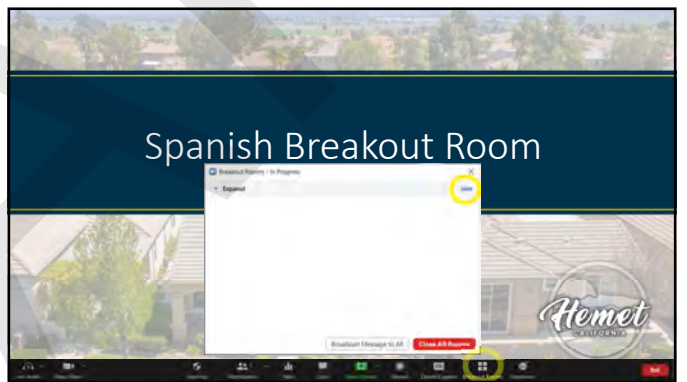
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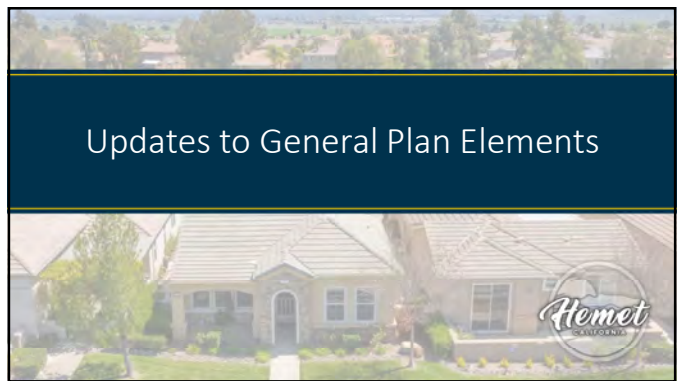
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## Updates to General Plan Elements

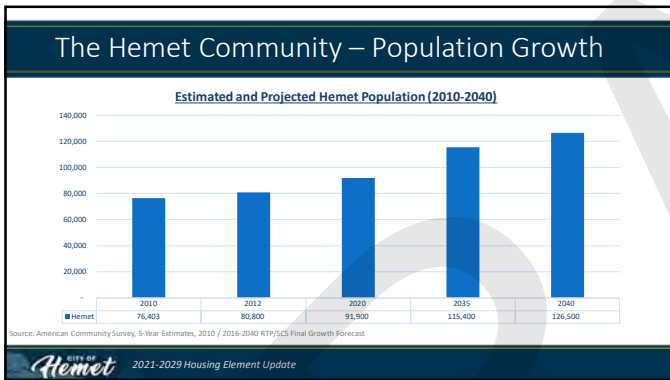
Housing Element (Update)	Safety Element (Update)	Environmental Justice Element (New Element)
<p>The Housing Element Plans for the current and future needs of housing in Hemet.</p> <p>It examines the unique needs of the community and sets policies and programs.</p>	<p>The Safety Element plans for all potential emergency events to minimize risk of injury, loss/damage of property, and environmental damage from natural and man-made hazards.</p> <p>This update will include a review of the Fire/Wildfire section(s) and the addition of a Climate Change section.</p>	<p>The Environmental Justice Element addresses health risks in disadvantaged communities through decreasing pollution exposure, increasing community assets, and improving overall health.</p> <p>This is a new Element to the General Plan as required by Senate Bill 1000.</p>

CITY OF Hemet 2021-2029 Housing Element Update

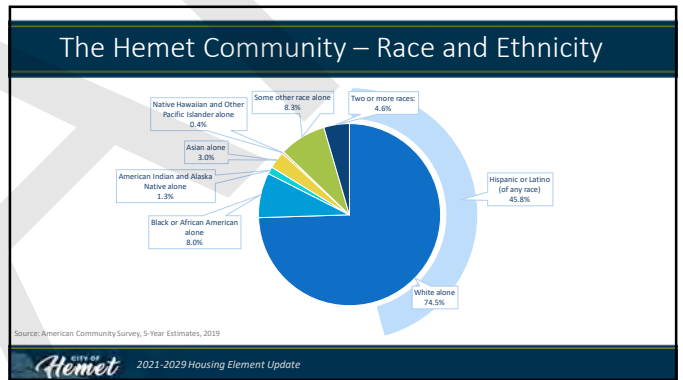
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## Overview of Community Demographics

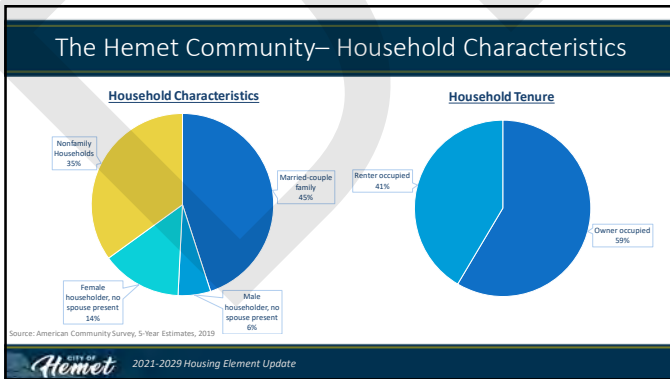
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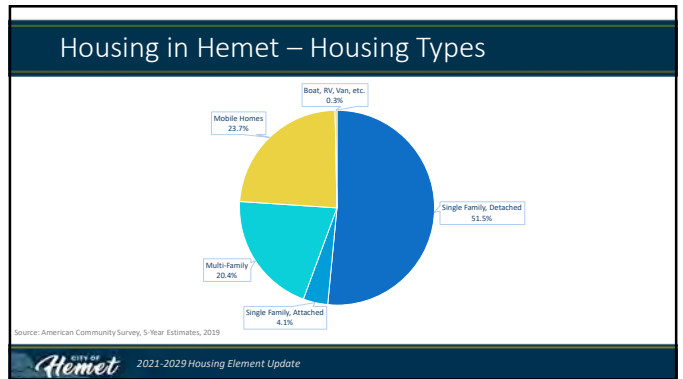
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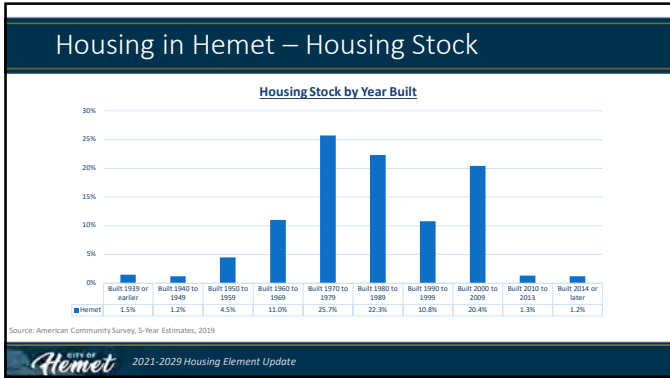
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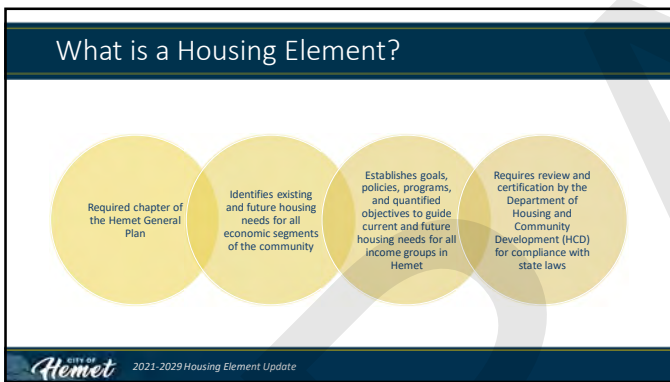
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- ### Why are Housing Elements Updated?
- State law requires the Housing Element to be updated every 8 years
  - Engages Hemet residents and stakeholders in the planning process
  - Demonstrates Hemet’s ability to meet current and future housing needs
  - Establishes policies and programs to address the housing needs of Hemet’s residents
  - Ensures the Housing Element complies with state housing laws
- 
- CITY OF Hemet** 2021-2029 Housing Element Update

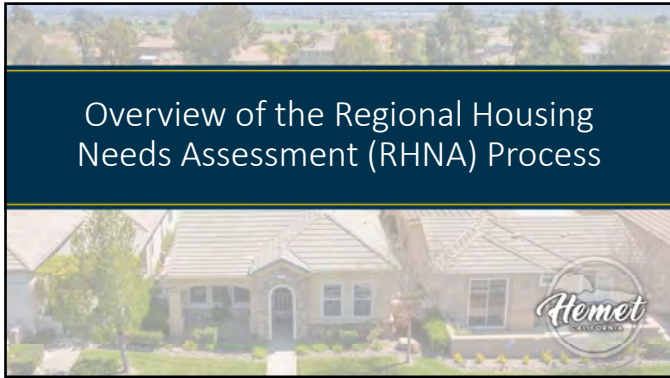
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- ### Housing Element Certification
- What Does it Mean to Have a “Certified” Housing Element?**
- Reviewed for compliance with state law by the Department of Housing and Community Development (HCD)
  - “Certification” demonstrates substantial compliance with state law
- Benefits of Certification**
- Access to state-sponsored grants and alternative funding sources
  - Protects the City from state penalties and fines due to non-compliance
- CITY OF Hemet** 2021-2029 Housing Element Update

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- ### Housing Element Features
- Population and housing profile
  - Analysis of housing constraints and resources
  - Evaluation of current adopted programs and policies
  - Analysis of potential sites to accommodate Hemet’s Regional Housing Needs Assessment (RHNA) allocation
  - Policies, programs, and objectives to support identified housing goals for Hemet
- 
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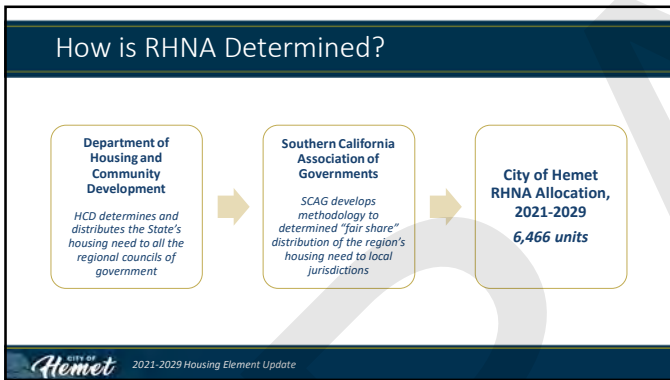
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### What is RHNA?

-  Statewide determination of units is split into regional allocations
-  Initiates the Housing Element Update process
-  Quantifies housing needs, by income category, within each County and City in California
-  Based on future growth in population, employment and households

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### Hemet RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	\$37,650	812 units
Low Income	51 - 80% AMI	\$37,651	\$60,250	732 units
Moderate Income	81 - 120% AMI	\$60,251	\$90,350	1,174 units
Above Moderate Income	>120% AMI	\$90,351	--	3,748 units
<b>TOTAL:</b>				<b>6,466 units</b>

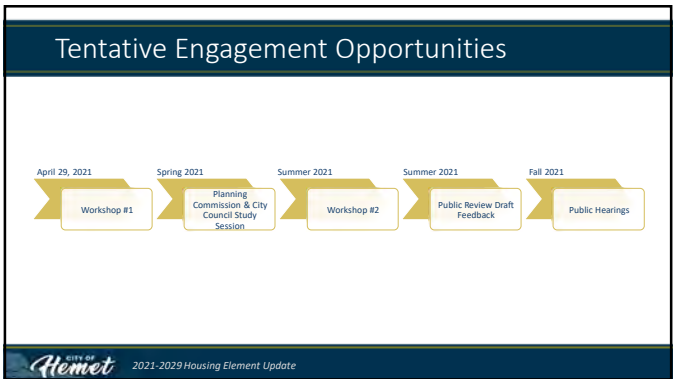
1. Income range is based on the 2020 HUD Area Median Income (AMI) for Riverside County of \$75,300 for a family of 4.

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## Participant Activities - Mentimeter



Using your phone  
or computer go to  
**www.Menti.com**




Insert the code:  
**63 84 56 8**

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## Q&A



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## Questions?

Thank you for participating in today's workshop!

To ask a question please:

1. Use the **Chat feature** to send your question to staff
2. Raise your hand, you will be asked to unmute and ask your question/provide your comment to staff

Both are found at the bottom of your screen (shown in the photo)



CITY OF Hemet 2021-2029 Housing Element Update

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## Thank you!

**Monique Alaniz-Flejter**, Principal Planner  
 Email: [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov)  
 Phone: (951) 765-2370

For more information, please visit the City's  
 Housing Element Update webpage:  
[www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)



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# In 3 words or less, how would you describe housing in Hemet?

scarce  
accountability  
senior housing  
new development  
single professional homes  
low income home ownership  
lack of high-end housing  
rehabilitation need  
affordable  
inventory  
options  
revenue  
change

# What are the top 3 constraints to housing in Hemet?

lack of infrastructure

Low income, lack of upkeep, can't find local jobs

job housing balance

Cost of Development  
Lack of Infrastructure

Limited Access

Lack of jobs, people move away looking for jobs in other City's

Options: we need to accommodate single professionals in the area. Smaller families and seniors

Investors pride of ownership is a major issue

Mobility & Road Capacity Constraints

# What are the top 3 constraints to housing in Hemet?

Commute Times

rental rate

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# What can the City do to address housing needs?

Be prepared for developers and investors with information

options of availability

Offer solutions when the City cannot approve something

work on section 8 and work on the crime that comes with low income for some.

Grant programs to offset costs for developers.

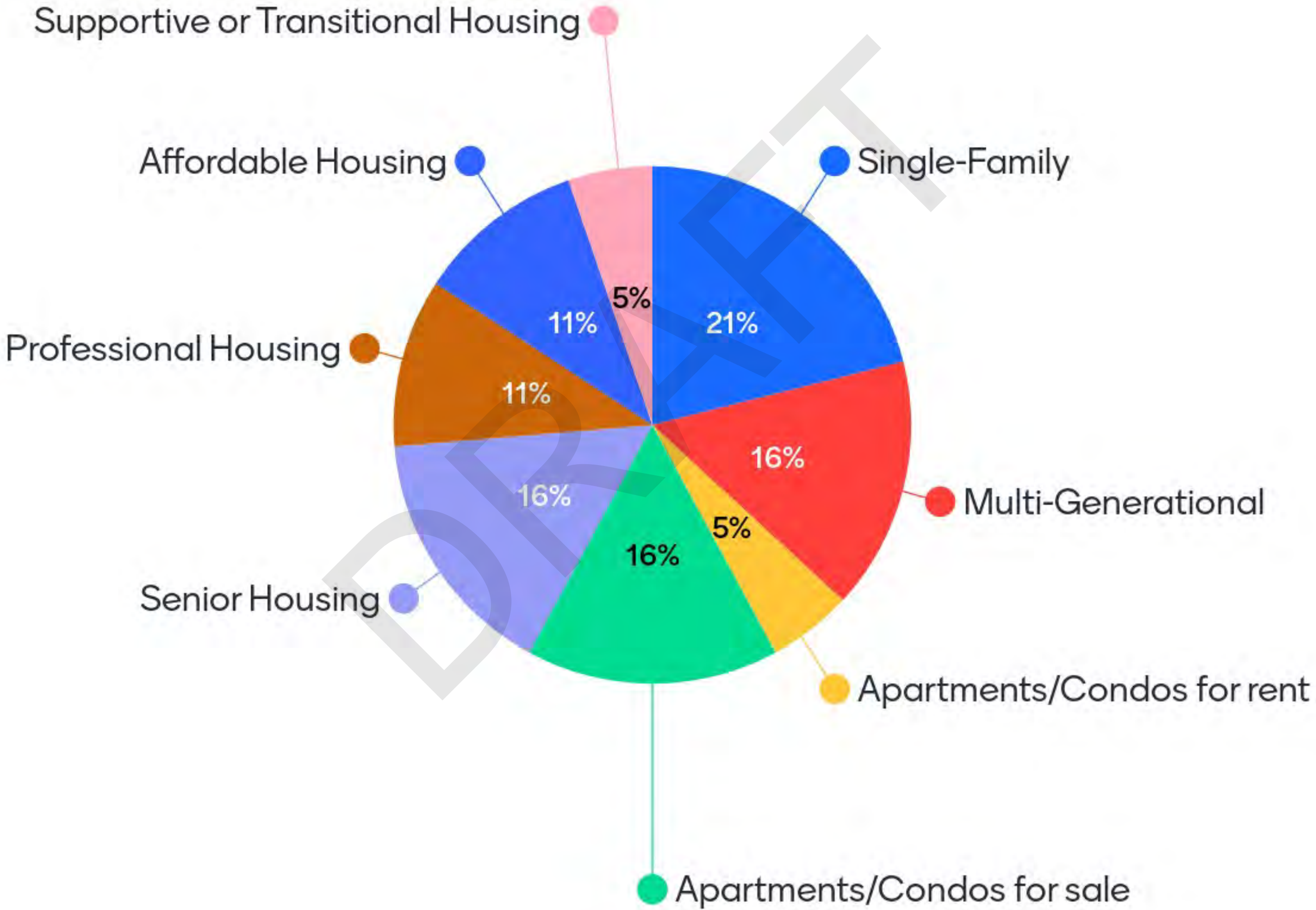
optional housing container homes

need economic development to assist

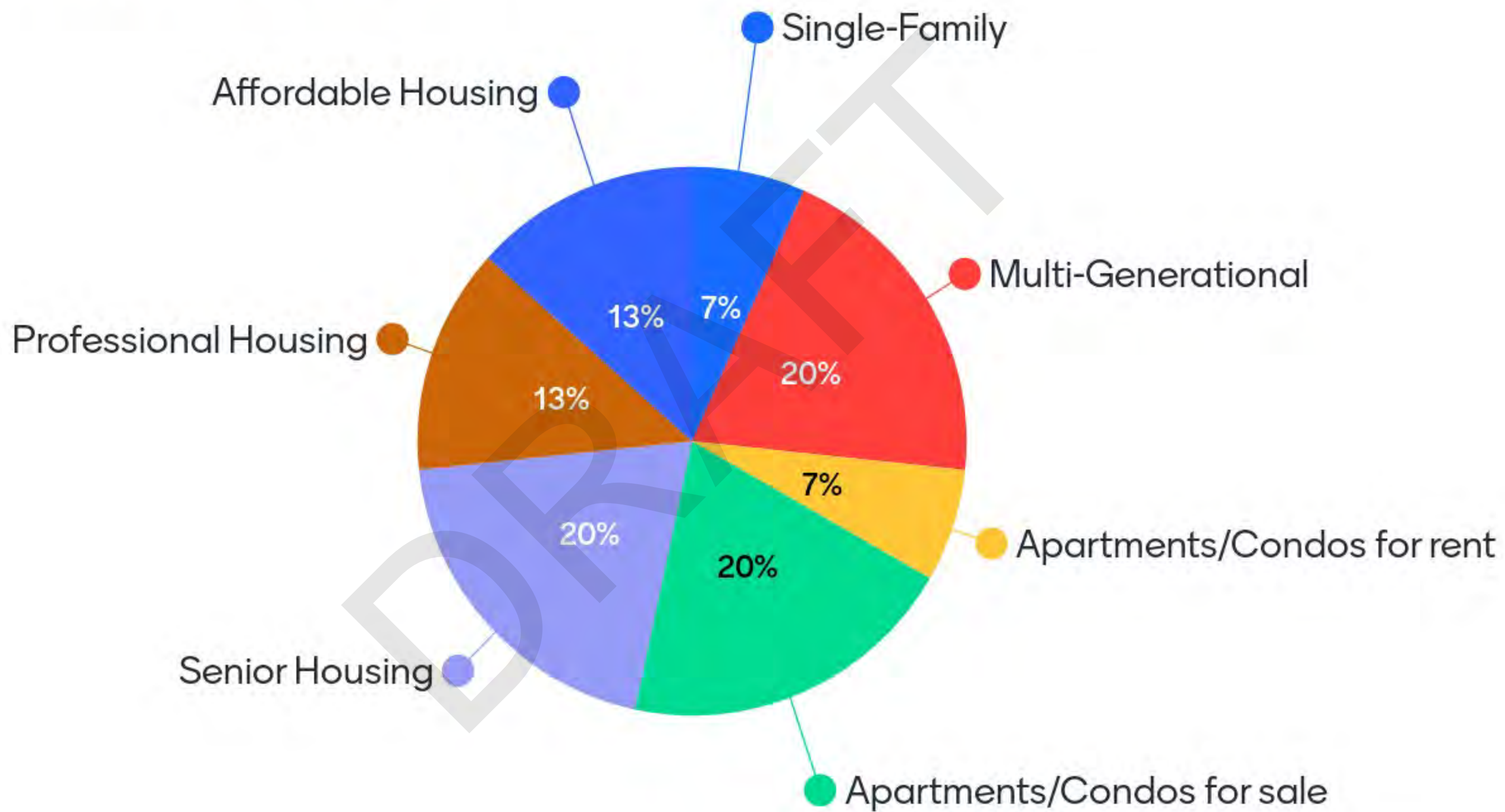
address homeless problem



# What housing types would you like to see in Hemet? Choose all that apply.



# Of those previous housing types, which 3 would you like the City to prioritize?



## Housing in Hemet

What are some challenges to housing in your community?  
 What are some opportunities for housing in your community?

### Challenges

Inventory - for a variety of users; need "cool" options for professionals, quality smaller spaces	Gap between housing choices and types of jobs in the City	Displaced/ Homeless housing options; tiny homes or smaller units

### Opportunities

Engage developers to deliver specific product	Grant funding - where is the money and what would qualify Hemet for more grant funding
Identifying alt. sites such as vacant retail to create walkable housing options next to resources	Advertise and target those working at home to explore Hemet - SoCal living at more affordable prices

## Vision of Housing in Hemet in the Future

What is your vision for the future of Hemet? What do you want to see for the current and next generations?

Displaced/ Homeless Resources	Recreation around the reservoir (Lake D/Diamond Valley Lake)	Downtown - shops and places to eat on first floor of mixed use developments
Microcommunities - with support to flourish	Youth facilities and activities; recreation. Arcades, theaters, non-sport activities	Historic preservation program - beautification
Incorporation of art elements into communities, destinations; all forms of art (music, sculpture, paint)		

## New or Innovative Ideas/ Trends for Housing

What are some creative housing ideas you have for your community?

Tiny Homes Smart Modular Homes	Mixed Use - retail with apartments above or behind; downtown and beyond with outdoor community spaces	Downtown revitalization - living and working and playing; incorporating a variety of uses into development
Co-Housing	Connection between health and housing; partner with health care groups	

18:49:42 From Monique (City of Hemet) : Can you post the question for the group?  
19:05:32 From Cyndi Lemke, HSJVC : recreation for YOUTH and families, we have over 20k youngsters in town with "nothing to do" sharing for a friend, lol  
19:06:17 From Jacob Beamesderfer : I agree the kids need more to do. When I grew up here we were limited.  
19:08:06 From H. P. Kang : Agreed  
19:08:46 From Jacob Beamesderfer : Future  
19:10:59 From Cyndi Lemke, HSJVC : retail with apartments above!!! I love that trend!!  
19:16:31 From H. P. Kang : Yes, That is correct.  
19:17:24 From Monique (City of Hemet) : co-housing  
19:17:42 From Cyndi Lemke, HSJVC : Oh Monique....do tell!  
19:18:12 From Ines Galmiche : Workshop recordings and answers to your questions will be available on the City's Housing Element Update webpage here: <https://www.hemetca.gov/1029/Housing-Element-Update>  
19:19:18 From Cyndi Lemke, HSJVC : Great job everyone!!! Thank you!!  
19:19:19 From Ines Galmiche : Details for future meetings and engagement opportunities will be posted to the webpage as they are scheduled - thank you for joining us live tonight!  
19:22:53 From H. P. Kang : Great point!!!

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## C.2 City Council/Planning Commission Study Session

This section contains all materials created for the joint City Council and Planning Commission Study Session. The community had the opportunity to make public comments verbally in-person or through Zoom, as well as through the Zoom chat. The Study Session recording is available on the City's website.

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# CITY OF HEMET

## 2021-2029 Housing Element Update


### City Council & Planning Commission

### Study Session

The City of Hemet is hosting a City Council and Planning Commission Joint Study Session to discuss the updates to the Housing Element, Safety Element, and Environmental Justice Element. The Study Session will provide information on community engagement efforts, community demographics, and potential strategies to provide housing for all income levels. Please join us to learn more about these important updates and provide public comments.

---

 **WHEN:** Tuesday, June 29, 2021 at 6 PM

 **WHERE:** In person at City Hall, or online via your computer or smartphone

 **WEBSITE:** <http://www.hemetca.gov/1029/Housing-Element-Update>

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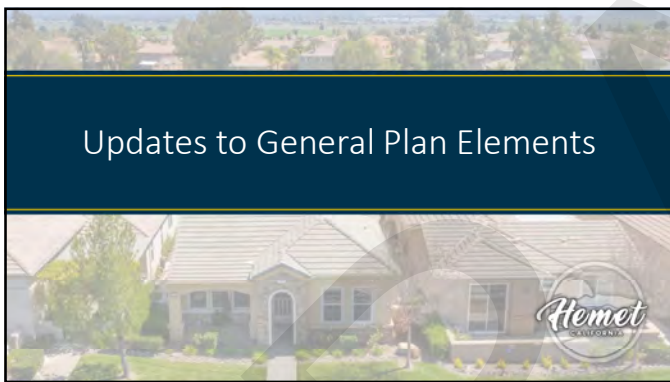
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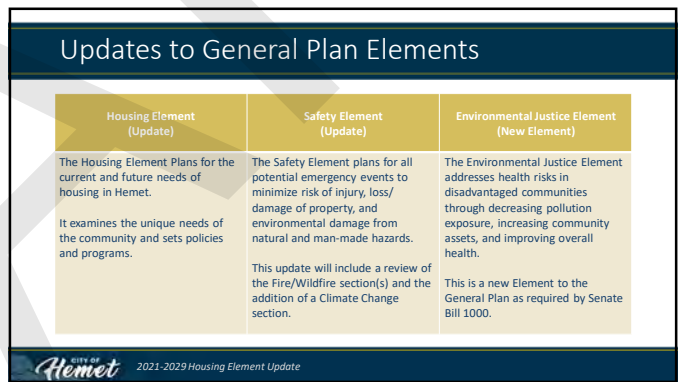
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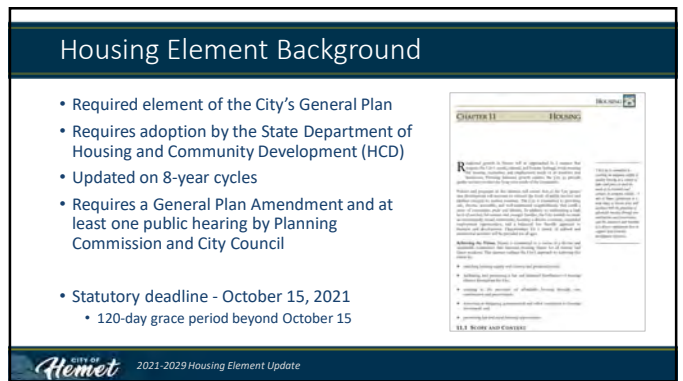
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## Housing Element Components

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of current programs and policies
- Analysis and identification of sites to accommodate the City's RHNA allocation
- Policies, programs, and quantified objectives to achieve the City's identified housing goals



**CITY OF Hemet** 2021-2029 Housing Element Update

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## 2021-2029 Hemet RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	\$38,750	812 units
Low Income	51 - 80% AMI	\$38,751	\$62,000	732 units
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Above Moderate Income	>120% AMI	\$93,001	--	3,748 units
<b>TOTAL:</b>				<b>6,466 units</b>

1. Income range is based on the 2021 HUD Area Median Income (AMI) for Riverside County of \$77,500 for a family of 4.

**CITY OF Hemet** 2021-2029 Housing Element Update

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## Housing Element Certification

**What Does it Mean to Have a "Certified" Housing Element?**

- Reviewed for compliance with state law by the Department of Housing and Community Development (HCD)
- "Certification" demonstrates substantial compliance with state law

**Benefits of Certification**

- Access to state-sponsored grants and alternative funding sources
- Protects the City from state penalties and fines due to non-compliance

**CITY OF Hemet** 2021-2029 Housing Element Update

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## Certification Non-Compliance

- Non-compliance risks:
  - Potential loss of eligibility for certain future State grant funds
  - Potential loss of some level of local control over development
  - A court may suspend the City's authority to issue building permits or other approvals
  - HCD may forward a noncompliance case to the California Office of the Attorney General
  - Outside groups may sue the City for a non-compliant Housing Element

**CITY OF Hemet** 2021-2029 Housing Element Update

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## New Legislation for Housing Elements

- **Funding Measures:**
  - SB 2
  - SB 3
- **Streamlining Measures:**
  - SB 35
  - SB 540
  - AB 73
  - AB 2753
  - SB 765
  - SB 330
  - AB 1485
  - SB 744
- **Accountability Measures:**
  - AB 167
  - AB 678
  - AB 1515
- **ADU Measures:**
  - AB 68
  - AB 881
  - SB 13
  - AB 587
  - AB 670
  - AB 671
- **Other Measures:**
  - AB 1505
  - AB 879
  - AB 1397
  - AB 72
  - AB 2372
  - SB 1227
  - AB 2797
  - AB 3194
  - SB 765
  - And more

**CITY OF Hemet** 2021-2029 Housing Element Update

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## Affirmatively Furthering Fair Housing (AFFH)

- Fair and equitable distribution of housing throughout the community
- Protects against communities being overburdened
- Considers:
  - A variety of housing types (single-family house, apartment, townhome, etc.)
  - Mix of affordability levels
  - Access to transportation and employment
- Considers access to public transit and community resources



**CITY OF Hemet** 2021-2029 Housing Element Update

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### Summary of Engagement Efforts

- Completed Outreach:
  - Housing Element Update Webpage on the City's website
  - Virtual community workshop
    - Recordings are available on the webpage
  - Email outreach to local stakeholders
  - Spanish translation available for all materials and presentations
  - Online engagement - social media and City's website



*CITY OF Hemet* 2021-2029 Housing Element Update

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### Virtual Community Workshop

- Date: April 29, 2021
- Spanish translation available
- Overview:
  - Housing Element Update Process
  - Baseline demographics and housing data
  - Participant activities
- Feedback received:
  - Imbalance of jobs and housing
  - Need for multi-generational and senior housing
  - High cost of development
  - Downtown revitalization needed
  - Mixed-use housing is a solution to jobs and revitalization



*CITY OF Hemet* 2021-2029 Housing Element Update

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### Tentative Upcoming Engagement Opportunities



- Workshop #1 (April 29, 2021)
- Planning Commission & City Council Study Session (July 2021)
- Workshop #2 (August 2021)
- Public Review Draft (August 2021)
- Public Hearings (October 2021)

*CITY OF Hemet* 2021-2029 Housing Element Update


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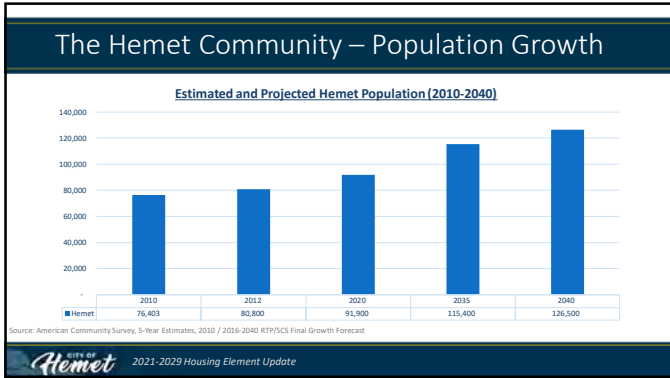
### Community Profile

- Describes:
  - Current community demographics
  - Economic characteristics
  - Housing characteristics
- Data comes from U.S. Census projection data
- Informs programs and policies within the Housing Element

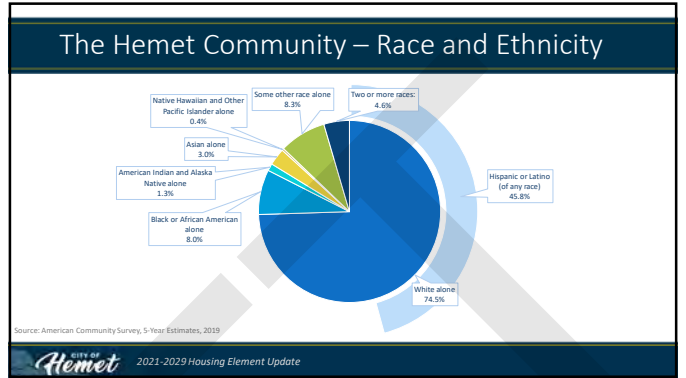


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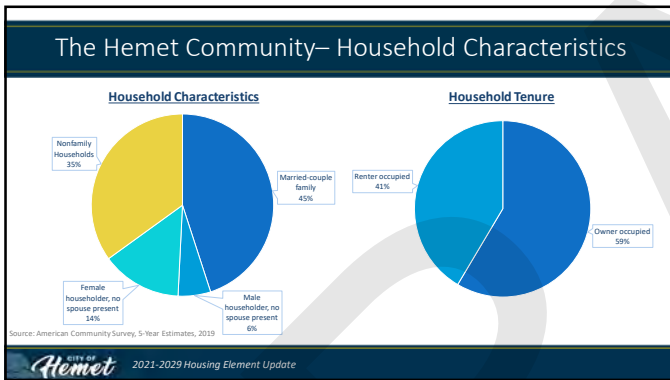
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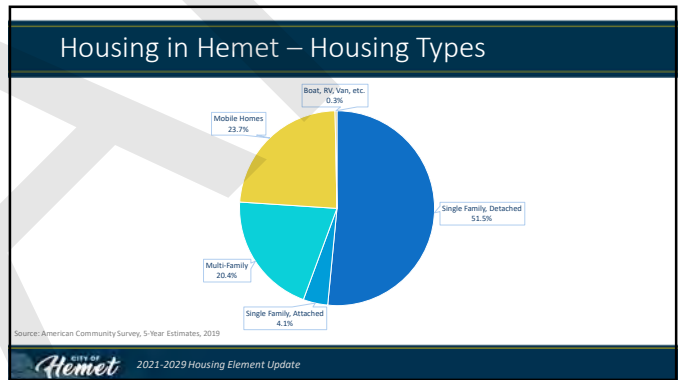
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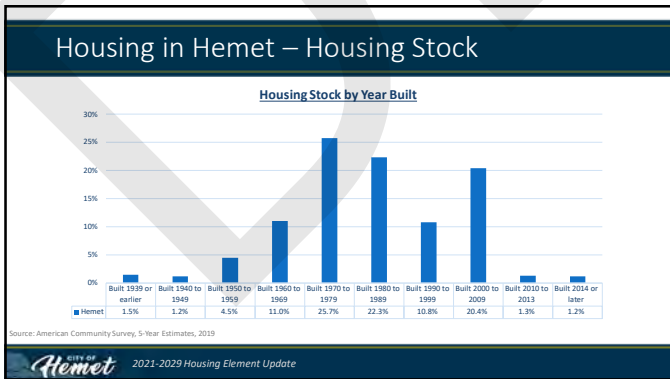
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## Site Selection Requirements

- Requirements:**
  - Identification of sites
  - Sites to accommodate low and very low-income RHNA
  - Capacity analysis
  - Nonvacant sites
  - Determination of adequate sites
- Inventory of sites must include:**
  - APNs
  - Parcel size
  - General Plan/Zoning designations
  - Existing use
  - Whether publicly owned or lease
  - Number of units to accommodate
  - Availability of accessible infrastructure
  - RHNA income category
  - Whether identified in past Cycles

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## Sites Selection Process



- Site selection criteria:**
  - Vacant sites
  - Underutilized parcels
  - Existing residential sites capable of developing at higher density
  - City-owned properties
  - Existing non-residential sites capable of rezoning for residential use
- Consider the existing use and its realistic likelihood to redevelop for residential uses within the planning period.

*CITY OF Hemet* 2021-2029 Housing Element Update

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## Potential Strategies

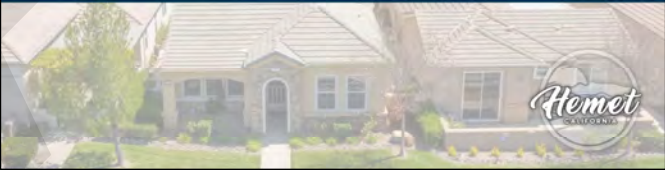
- Existing residentially-zoned vacant properties
- Non-residentially zoned vacant properties
- In-the-Pipeline Projects
- Specific Plan capacity
- Accessory Dwelling Unit (ADU) Production
  - Estimated: 20 units over 8 years



*CITY OF Hemet* 2021-2029 Housing Element Update

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## Next Steps



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## Next Steps



- Finalize Housing Constraints, Resources, Sites Analysis, and Housing Plan
- Workshop #2
- Release Public Review Draft Housing Element
- Review Public Feedback
- HCD Review Draft Housing Element
- Local Adoption of the Housing Element

*CITY OF Hemet* 2021-2029 Housing Element Update

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## Thank you!

**Monique Alaniz-Flejter**, Principal Planner  
 Email: [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov)  
 Phone: (951) 765-2370

For more information, please visit the City's Housing Element Update webpage:  
[www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)



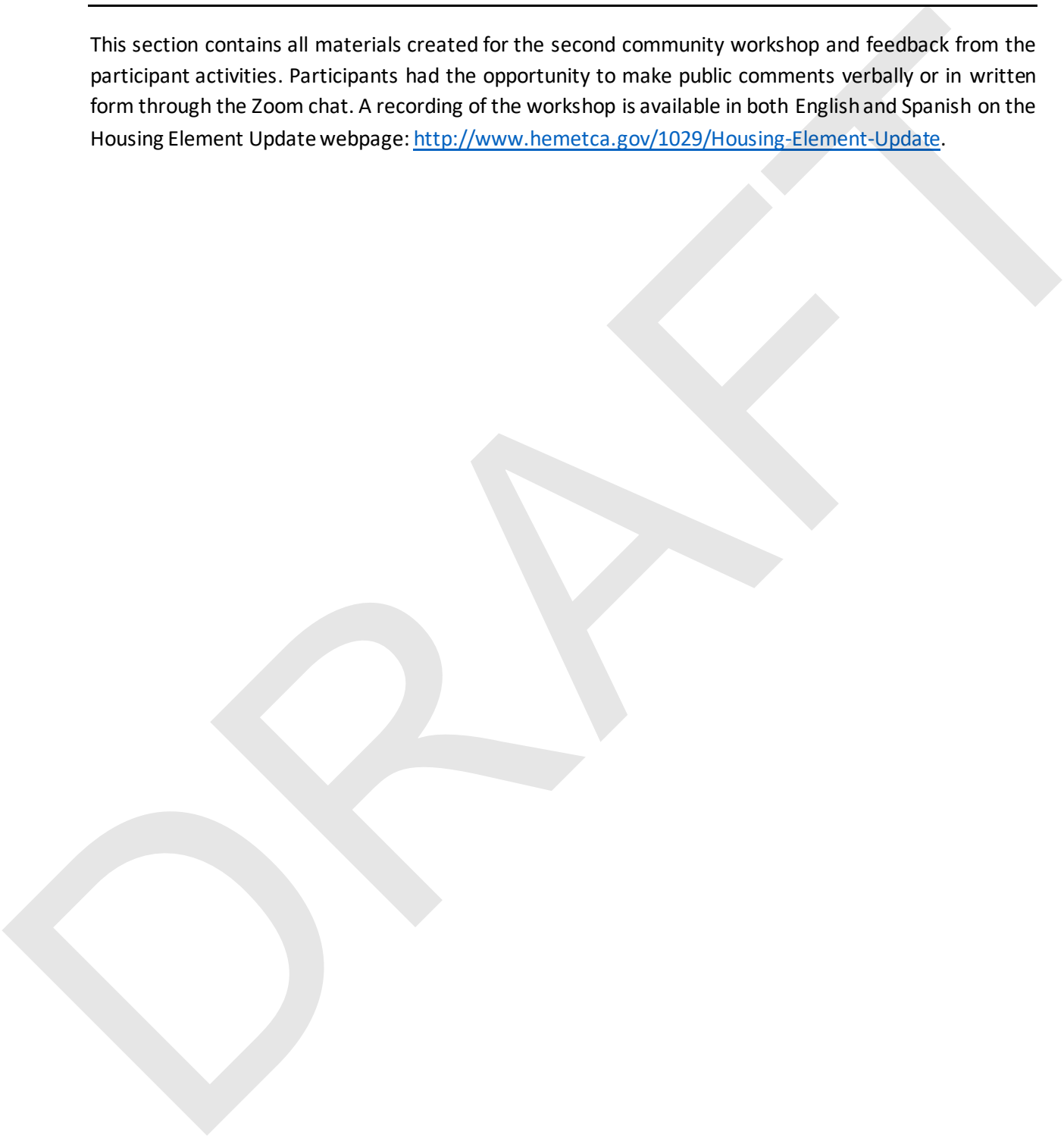
*CITY OF Hemet* CALIFORNIA

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## C.3 Community Workshop #2

---

This section contains all materials created for the second community workshop and feedback from the participant activities. Participants had the opportunity to make public comments verbally or in written form through the Zoom chat. A recording of the workshop is available in both English and Spanish on the Housing Element Update webpage: <http://www.hemetca.gov/1029/Housing-Element-Update>.






# CITY OF HEMET

## 2021-2029 Housing Element Update Online Community Workshop #2

The City of Hemet has released the Public Review Draft of the 2021-2029 Housing Element. The Housing Element is a plan to address the City's existing and future housing needs. Please join us for a virtual workshop to learn about how you can provide meaningful community participation on the City's housing needs.

### Learn more about:

- Hemet's population and housing needs
- Planning for growth in the next 8 years
- What is affordable housing?
- How you can shape the City policies on housing by providing feedback
- Housing constraints, resources, and fair housing
- Where to review a copy of the Draft Housing Element

 **WHEN:** Thursday, October 7, 2021 at 6:00 PM (Via Zoom)

 **WHERE:** Zoom - <https://bit.ly/3ASn0qY>

 **WEBSITE:** [www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)

*Spanish translation will be available at the meeting.  
Sign language is available with at least 24-hour notification to the contact below.*

For questions, please contact:  
Monique Alaniz-Flejter by email at [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov) or by phone at (951) 765-2370.



# C I U D A D D E H E M E T

## Actualización del Elemento de Vivienda 2021-2029

### Taller Comunitario Virtual #2

La Ciudad de Hemet ha publicado el documento preliminar de la Revisión Pública del Elemento de Vivienda 2021-2029. El Elemento de Vivienda es un plan para abordar las necesidades de vivienda actuales y futuras de la ciudad. Únase a nosotros en un taller virtual para aprender cómo puede brindar una participación comunitaria significativa en las necesidades de vivienda de la ciudad.

#### Infórmese más acerca de:

- La población y las necesidades de vivienda de Hemet
- Planificación del crecimiento en los próximos 8 años
- ¿Qué es la vivienda asequible?
- Cómo puede dar forma a las políticas de vivienda de la ciudad al proporcionar sus comentarios
- Restricciones de vivienda, recursos y vivienda justa
- En dónde revisar una copia del documento preliminar del Elemento de Vivienda

 **FECHA:** Jueves 7 de octubre a las 6:00 PM (a través de Zoom)

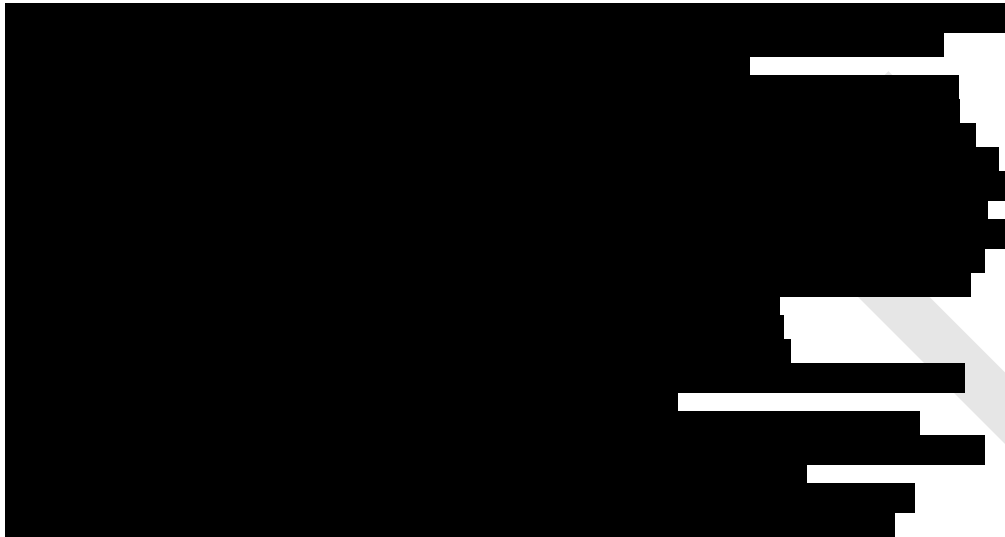
 **LUGAR:** Zoom - <https://bit.ly/3ASn0qY>

 **SITIO WEB:** [www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)

*La traducción al español estará disponible durante la reunión.  
El lenguaje de señas está disponible con una notificación de 24 horas mínimo.*

Si tiene alguna pregunta, por favor comuníquese con:  
Monique Alaniz-Flejter por correo electrónico a [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov)

**From:** [Galmiche, Ines](#)  
**Cc:** "Monique Alaniz-Flejter"; [H.P. Kang](#); [Barquist, Dave](#)  
**Bcc:**



**Subject:** City of Hemet - 2021-2029 Housing Element Public Review Draft  
**Date:** Friday, October 1, 2021 9:38:00 AM  
**Attachments:** [Hemet\\_Workshop 2\\_Spanish\\_Flyer\\_9.27.21.pdf](#)  
[Hemet\\_Workshop 2\\_Flyer\\_9.27.21.pdf](#)

Hello Hemet Stakeholders,

We are pleased to announce the Public Review Draft of the City of Hemet's 2021-2029 Housing Element is now available for your review and feedback.

Please join us for a second virtual **Community Workshop on Thursday, October 7<sup>th</sup>, at 6PM**, to learn about the Housing Element Public Review Draft. We will be discussing the proposed candidate sites, policy programs, and how you can provide feedback. The Workshop will be held on Zoom – the link can be found on the attached fliers. Spanish translation will be provided and sign language is available upon request.


The Housing Element Public Review Draft is available on the City's Housing Element Update [webpage](#). A [feedback form](#) is also available for your input on each section of the Housing Element.

If you have any questions, or would like to submit any public comments, please email Monique Alaniz-Flejter at [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov). We thank you for your continued support and encourage you to share this with other community members.

**Ines Galmiche**  
**Kimley-Horn** | 1100 W Town and Country Road, Suite 700, Orange, CA 92868  
Direct: 714-475-2557  
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

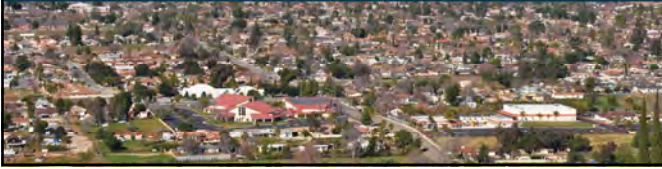


Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For



# Housing Element Update

2021-2029  
Virtual Community Workshop #2 – October 7, 2021



1

## Agenda

- Housing Element Update Background
- Community Engagement Efforts To-Date
- Candidate Sites Strategy
- Policies and Programs
- Feedback Opportunities




2

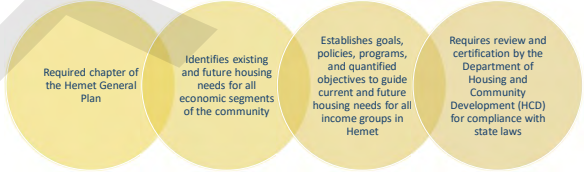
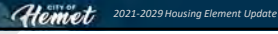
## Housing Element Update Background





3


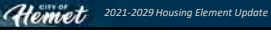
## What is a Housing Element?

4

## Why are Housing Elements Updated?


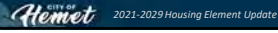
- State law requires the Housing Element to be updated every 8 years
- Engages Hemet residents and stakeholders in the planning process
- Demonstrates Hemet's ability to meet current and future housing needs
- Establishes policies and programs to address the housing needs of Hemet's residents
- Ensures the Housing Element complies with state housing laws

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## Housing Element Content

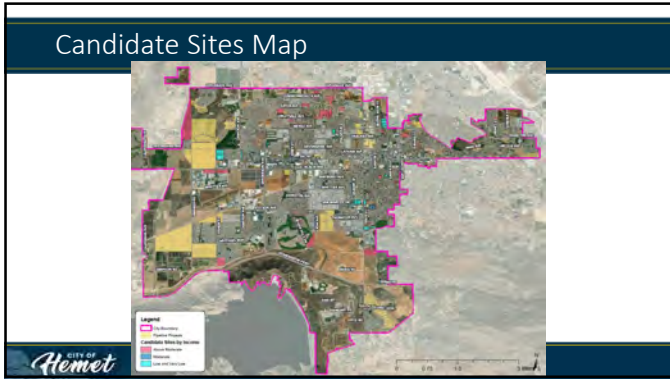
- Population and housing profile
- Analysis of housing constraints and resources
- Evaluation of current adopted programs and policies
- Analysis of potential sites to accommodate Hemet's Regional Housing Needs Assessment (RHNA) allocation
- Policies, programs, and objectives to support identified housing goals for Hemet

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### Overall Housing Goals

- **Housing Goal #1:** Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.
- **Housing Goal #2:** Facilitate the provision and improvement of affordable housing to meet the needs of the community.
- **Housing Goal #3:** Provide adequate sites for housing.
- **Housing Goal #4:** Preserve existing neighborhoods and rehabilitate the existing housing stock.
- **Housing Goal #5:** Preserve affordable housing opportunities.

*CITY OF Hemet 2021-2029 Housing Element Update*

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### Policy Program Topics

- Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development
- Objective Development Standards
- SB 35 Streamlining
- Emergency Shelters, Transitional and Supportive Housing, and Lower Barrier Navigation Centers
- Housing for Persons with Developmental Disabilities

*CITY OF Hemet 2021-2029 Housing Element Update*

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### Policy Program Topics

- Farmworker Housing
- Funding and Rental Assistance Programs
- Preserve and Monitor At-Risk Units
- Mobile Home Park Preservation
- Housing Voucher Program
- Density Bonus
- Remove Development Constraints
- Fair Housing

*CITY OF Hemet 2021-2029 Housing Element Update*

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### Example Policy Program

**Program H-3a: Compliance with Regional Housing Needs Allocation**

The City has a sufficient inventory of available sites to ensure capacity to accommodate the City's 2021-2029 RHNA allocation. This includes existing zoning for sites which are adequate to accommodate the City's allocation of 406 units affordable to extremely low-income households, 406 units affordable to very-low-income households, 732 units affordable to low-income households, 1,174 units affordable to moderate income households, and 3,748 units affordable to above-moderate income households. The City will continue to monitor development of current projects to meet its RHNA allocation.

**Timing:** 2021 – 2029  
**Responsible Agency:** Community Development Department, Planning Division; Community Investment Department; City of Hemet Housing Authority  
**Funding Source:** General Fund

*CITY OF Hemet 2021-2029 Housing Element Update*



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### Public Review Draft Feedback Form

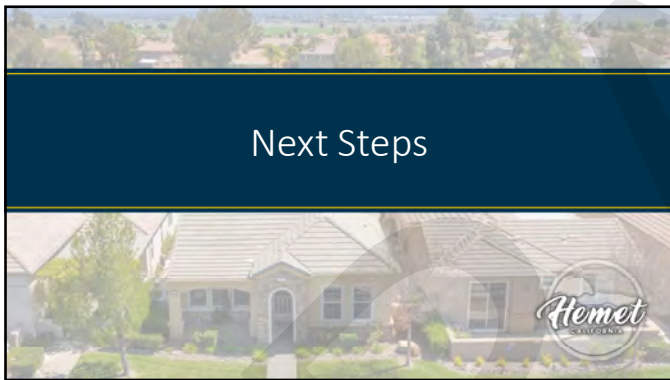
- Submit comments on the Housing Element within the 30-day review period
- Available in English and Spanish
- Survey form available on the City's website  
[forms.office.com/r/Cc3Bvr7Sbf](https://forms.office.com/r/Cc3Bvr7Sbf)

Link to Housing Element Public Review Draft: [www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)

**CITY OF Hemet** 2021-2029 Housing Element Update

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### Next Steps



**Safety Element and Environmental Justice Element Updates:**

- Upcoming Community Workshop: January/February 2022  
*(Workshop date will be posted to the City's website when scheduled)*

**CITY OF Hemet** 2021-2029 Housing Element Update

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## Thank you!

**Monique Alaniz-Flejter**, Principal Planner  
 Email: [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov)  
 Phone: (951) 765-2370

Housing Element Public Review Draft:  
[www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)



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18:27:03 From Ines Galmiche : [www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)  
18:27:06 From Dave Barquist : [www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)  
18:40:05 From Jacob Beamesderfer : Can you give me some examples of Transitional and Supportive Housing? I have an idea but wanted clarification. Also, another program / policies with Fair Housing can you give me a quick definition from your point of view.  
18:45:05 From Jacob Beamesderfer : Thank you  
18:46:01 From Juan Munoz IPad : R the housing cycle?  
18:47:46 From Juan Munoz IPad : Oh Thank You ðŸ‘ ðŸ ½

DRAFT

## C.4 Public Review Draft Comments

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This section contains all public comments gathered during the 30-day Public Review period of the Draft Housing Element. An online feedback form was made available in English and Spanish on the Housing Element Update webpage and presented at the Second Community Workshop to collect feedback. Comments were also received via email by City Staff.

DRAFT



# City of Hemet

## 2021-2029 Housing Element

### Public Review Draft

Please use this survey to submit comments on the various sections of the City's Public Review Draft of the 2021-2029 Housing Element Update. Comments for each section are not required and the survey can be completed with as many or as few responses as you would like.

If you have questions, please submit them to Monique Alaniz-Flejter at [MFlejter@hemetca.gov](mailto:MFlejter@hemetca.gov) (<mailto:MFlejter@hemetca.gov>).

1. Please submit comments on Section 1 (Introduction) here.

2. Please submit comments on Section 2 (Community Profile) here.

A large, empty rectangular box with a thin black border, intended for submitting comments on Section 2 (Community Profile). A large, light gray watermark reading "DRAFT" is overlaid diagonally across the page, passing through this box.

3. Please submit comments on Section 3 (Housing Constraints, Resources, and Fair Housing) here.

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4. Please submit comments on Section 4 (Housing Plan) here.

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5. Please submit comments on Appendices here.

6. Please submit any additional comments here.

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This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

 Microsoft Forms



# Rincon Band of Luiseño Indians

## CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082  
(760) 749-1092 | Fax: (760) 749-8901 | [rincon-nsn.gov](http://rincon-nsn.gov)



May 28, 2021

Sent via email: [ines.galmiche@kimley-horn.com](mailto:ines.galmiche@kimley-horn.com); [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov)

**Re: City of Hemet 2021-2029 Housing Element Update**

Dear ladies,

This letter is written on behalf of Rincon Band of Luiseño Indians, (“Rincon Band” or “Band”), a federally recognized Indian Tribe and sovereign government.

The Band has received the notification for the above referenced project. The location identified within project documents is not within the Band’s specific Area of Historic Interest (AHI).

At this time, we have no additional information to provide. We recommend that you directly contact a Tribe that is closer to the project and may have pertinent information.

Thank you for submitting this project for Tribal review. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635 or via electronic mail at [crd@rincon-nsn.gov](mailto:crd@rincon-nsn.gov).

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

***Deneen Pelton***

Administrative Assistant II for  
Cheryl Madrigal  
Tribal Historic Preservation Officer



P: (626) 381-9248  
F: (626) 389-5414  
E: [info@mitchtsailaw.com](mailto:info@mitchtsailaw.com)

**Mitchell M. Tsai**  
Attorney At Law

155 South El Molino Avenue  
Suite 104  
Pasadena, California 91101

---

**VIA E-MAIL**

June 29, 2021

John Paul Maier  
City Clerk  
City of Hemet  
445 East Florida Avenue  
Hemet, CA 92543  
Em: [jmaier@hemetca.gov](mailto:jmaier@hemetca.gov)

Monique Alaniz-Flejter  
Principal Planner  
City of Hemet  
445 East Florida Avenue  
Hemet, CA 92543  
Em: [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov)

RE: City of Hemet's 6th Cycle RHNA Housing Element Update

Dear Mr. Maier and Ms. Alaniz-Flejter,

On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Carpenter**”), my Office is submitting these comments on the City of Hemet’s (“**City**”) City Council Study Session for its 6th Cycle RHNA Housing Element Update (“**Project**”).

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.



P: (626) 381-9248  
F: (626) 389-5414  
E: [info@mitchtsailaw.com](mailto:info@mitchtsailaw.com)

**Mitchell M. Tsai**  
Attorney At Law

139 South Hudson Avenue  
Suite 200  
Pasadena, California 91101

---

**VIA E-MAIL**

October 7, 2021

Monique Alaniz-Flejter  
Principal Planner  
City of Hemet  
445 East Florida Avenue  
Hemet, CA 92543  
Em: [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov)

RE: City of Hemet 2021-2029 Draft Housing Element

Dear Monique Alaniz-Flejter,

On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Southwest Carpenters**”), my Office is submitting these comments on the City of Hemet’s (“**City**” or “**Lead Agency**”) October 7, 2021 Community Workshop regarding the draft 2021-2029 update to the City’s General Plan Housing Element (“**Draft HEU,**” or “**Project**”).

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

Commenters expressly reserve the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters expressly reserve the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens*

*for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporate by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenters requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“**CEQA**”), Cal Public Resources Code (“**PRC**”) § 21000 *et seq*, and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

The City should require housing projects developed pursuant to the final Housing Element Update to provide additional community benefits such as requiring local hire and use of a skilled and trained workforce to build such projects. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of a project site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of a project site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

. . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California’s workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.<sup>1</sup>

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area’s jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the “[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component” can result in air pollutant reductions.<sup>2</sup>

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to “promote local hiring . . . to help achieve a more

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<sup>1</sup> California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, available at <https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf>

<sup>2</sup> South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, available at <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>

positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions.”<sup>3</sup>

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City “[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . .”<sup>4</sup> In addition, the City of Hayward requires all projects 30,000 square feet or larger to “utilize apprentices from state-approved, joint labor-management training programs.”<sup>5</sup>

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.<sup>6</sup>

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.<sup>7</sup> Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing.” The

<sup>3</sup> City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, available at [https://www.hayward-ca.gov/sites/default/files/documents/General\\_Plan\\_FINAL.pdf](https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf).

<sup>4</sup> City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, available at <https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf>.

<sup>5</sup> City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

<sup>6</sup> California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, available at <https://cprounhtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf>.

<sup>7</sup> Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, available at <http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf>.

city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider requiring the utilization of skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,



---

Mitchell M. Tsai

Attorneys for Southwest Regional  
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

DRAFT

**EXHIBIT A**





Technical Consultation, Data Analysis and  
Litigation Support for the Environment

2656 29<sup>th</sup> Street, Suite 201  
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.  
(949) 887-9013  
[mhagemann@swape.com](mailto:mhagemann@swape.com)

Paul E. Rosenfeld, PhD  
(310) 795-2335  
[prosenfeld@swape.com](mailto:prosenfeld@swape.com)

March 8, 2021

Mitchell M. Tsai  
155 South El Molino, Suite 104  
Pasadena, CA 91101

**Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling**

---

Dear Mr. Tsai,

Soil Water Air Protection Enterprise (“SWAPE”) is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas (“GHG”) emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

### Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model (“CalEEMod”) is a “statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects.”<sup>1</sup> CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.<sup>2</sup>

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.<sup>3</sup>

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<sup>1</sup> “California Emissions Estimator Model.” CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

<sup>2</sup> “California Emissions Estimator Model.” CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

<sup>3</sup> “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled (“VMT”) associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.<sup>4</sup>

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

$$\text{“VMT}_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$$

Where:

$n$  = Number of land uses being modeled.”<sup>5</sup>

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

$$\text{“Emissions}_{\text{pollutant}} = \text{VMT} * \text{EF}_{\text{running,pollutant}}$$

Where:

$\text{Emissions}_{\text{pollutant}}$  = emissions from vehicle running for each pollutant

VMT = vehicle miles traveled

$\text{EF}_{\text{running,pollutant}}$  = emission factor for running emissions.”<sup>6</sup>

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

## Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.<sup>7</sup> In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act (“CEQA”) requires that such changes be justified by substantial evidence.<sup>8</sup> The default number of construction-related worker trips is calculated by multiplying the

<sup>4</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 14-15.

<sup>5</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 23.

<sup>6</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 15.

<sup>7</sup> “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 34.

<sup>8</sup> CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.<sup>9</sup> Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively.”<sup>10</sup> Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.<sup>11</sup> The operational home-to-work vehicle trip lengths are:

“[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings” (emphasis added).<sup>12</sup>

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).<sup>13</sup>

Worker Trip Length by Air Basin		
Air Basin	Rural (miles)	Urban (miles)
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
<b>Average</b>	<b>16.47</b>	<b>11.17</b>
<b>Minimum</b>	<b>10.80</b>	<b>10.80</b>
<b>Maximum</b>	<b>19.80</b>	<b>14.70</b>
<b>Range</b>	<b>9.00</b>	<b>3.90</b>

<sup>9</sup> “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 34.

<sup>10</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 15.

<sup>11</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 14.

<sup>12</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 21.

<sup>13</sup> “Appendix D Default Data Tables.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/05\\_appendix-d2016-3-2.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4), p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8- miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7- miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

### Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan (“Project”) located in the City of Claremont (“City”). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.<sup>14</sup> In an effort to evaluate the potential for a local hire provision to reduce the Project’s construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

<b>Local Hire Provision Net Change</b>	
<b>Without Local Hire Provision</b>	
Total Construction GHG Emissions (MT CO <sub>2</sub> e)	3,623
Amortized Construction GHG Emissions (MT CO <sub>2</sub> e/year)	120.77
<b>With Local Hire Provision</b>	
Total Construction GHG Emissions (MT CO <sub>2</sub> e)	3,024
Amortized Construction GHG Emissions (MT CO <sub>2</sub> e/year)	100.80
<b>% Decrease in Construction-related GHG Emissions</b>	<b>17%</b>

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project’s urbanization level and location.

<sup>14</sup> “Appendix D Default Data Tables.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/05\\_appendix-d2016-3-2.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4), p. D-85.

## Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

DRAFT

**EXHIBIT B**



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## ***Paul Rosenfeld, Ph.D.***

*Principal Environmental Chemist*

**Chemical Fate and Transport & Air Dispersion Modeling**

**Risk Assessment & Remediation Specialist**

### **Education**

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

### **Professional Experience**

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

## **Professional History:**

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner  
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)  
UCLA School of Public Health; 2003 to 2006; Adjunct Professor  
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator  
UCLA Institute of the Environment, 2001-2002; Research Associate  
Komex H<sub>2</sub>O Science, 2001 to 2003; Senior Remediation Scientist  
National Groundwater Association, 2002-2004; Lecturer  
San Diego State University, 1999-2001; Adjunct Professor  
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager  
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager  
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor  
King County, Seattle, 1996 – 1999; Scientist  
James River Corp., Washington, 1995-96; Scientist  
Big Creek Lumber, Davenport, California, 1995; Scientist  
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist  
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

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**Rosenfeld, P.E.** (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

**Rosenfeld, P.E.** (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E.,** and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

**Rosenfeld, P.E.,** C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.

**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E.,** C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

### **Teaching Experience:**

UCLA Department of Environmental Health (Summer 2003 through 2010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

### **Academic Grants Awarded:**

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

## **Deposition and/or Trial Testimony:**

- In the United States District Court For The District of New Jersey  
Duarte et al, *Plaintiffs*, vs. United States Metals Refining Company et. al. *Defendant*.  
Case No.: 2:17-cv-01624-ES-SCM  
Rosenfeld Deposition. 6-7-2019
- In the United States District Court of Southern District of Texas Galveston Division  
M/T Carla Maersk, *Plaintiffs*, vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS “Conti Perdido”  
*Defendant*.  
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237  
Rosenfeld Deposition. 5-9-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants  
Case No.: No. BC615636  
Rosenfeld Deposition, 1-26-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants  
Case No.: No. BC646857  
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19
- In United States District Court For The District of Colorado  
Bells et al. Plaintiff vs. The 3M Company et al., Defendants  
Case: No 1:16-cv-02531-RBJ  
Rosenfeld Deposition, 3-15-2018 and 4-3-2018
- In The District Court Of Regan County, Texas, 112<sup>th</sup> Judicial District  
Phillip Bales et al., Plaintiff vs. Dow Agrosiences, LLC, et al., Defendants  
Cause No 1923  
Rosenfeld Deposition, 11-17-2017
- In The Superior Court of the State of California In And For The County Of Contra Costa  
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants  
Cause No C12-01481  
Rosenfeld Deposition, 11-20-2017
- In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois  
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants  
Case No.: No. 0i9-L-2295  
Rosenfeld Deposition, 8-23-2017
- In The Superior Court of the State of California, For The County of Los Angeles  
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC  
Case No.: LC102019 (c/w BC582154)  
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018
- In the Northern District Court of Mississippi, Greenville Division  
Brenda J. Cooper, et al., *Plaintiffs*, vs. Meritor Inc., et al., *Defendants*  
Case Number: 4:16-cv-52-DMB-JVM  
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish  
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants  
Case No.: No. 13-2-03987-5  
Rosenfeld Deposition, February 2017  
Trial, March 2017

In The Superior Court of the State of California, County of Alameda  
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants  
Case No.: RG14711115  
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County  
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants  
Case No.: LALA002187  
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County  
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants  
Law No.: LALA105144 - Division A  
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County  
Doug Pauls, et al., et al., Plaintiffs vs. Richard Warren, et al., Defendants  
Law No.: LALA105144 - Division A  
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia  
Robert Andrews, et al. v. Antero, et al.  
Civil Action NO. 14-C-30000  
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico  
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward  
DeRuyter, Defendants  
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County  
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant  
Case No 4980  
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17<sup>th</sup> Judicial Circuit, in and For Broward County, Florida  
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.  
Case Number CACE07030358 (26)  
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma  
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City  
Landfill, et al. Defendants.  
Case No. 5:12-cv-01152-C  
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas  
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant*.  
Case Number cc-11-01650-E  
Rosenfeld Deposition: March and September 2013  
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio  
John Michael Abicht, et al., *Plaintiffs*, vs. Republic Services, Inc., et al., *Defendants*  
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)  
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division  
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs*, vs. BP Products North America, Inc., *Defendant*.  
Case 3:10-cv-00622  
Rosenfeld Deposition: February 2012  
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland  
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants  
Case Number: 03-C-12-012487 OT  
Rosenfeld Deposition: September 2013



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**EXHIBIT C**



Technical Consultation, Data Analysis and  
Litigation Support for the Environment

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## **Matthew F. Hagemann, P.G., C.Hg., QSD, QSP**

**Geologic and Hydrogeologic Characterization  
Industrial Stormwater Compliance  
Investigation and Remediation Strategies  
Litigation Support and Testifying Expert  
CEQA Review**

### **Education:**

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.

B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

### **Professional Certifications:**

California Professional Geologist

California Certified Hydrogeologist

Qualified SWPPP Developer and Practitioner

### **Professional Experience:**

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989– 1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

**Senior Regulatory and Litigation Support Analyst:**

With SWAPE, Matt’s responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt’s duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

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- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

### **Executive Director:**

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

### **Hydrogeology:**

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

**Policy:**

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

### **Geology:**

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

### **Teaching:**

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

### **Invited Testimony, Reports, Papers and Presentations:**

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

**Hagemann, M.F.**, 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

**Hagemann, M.F.**, 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

**Hagemann, M.F.**, 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

**Hagemann, M.F.**, 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

**Hagemann, M.F.**, 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

**Hagemann, M.F.**, 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

**Hagemann, M.F.**, 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

**Hagemann, M.F.**, 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.



**Hagemann, M.F.**, 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

**Hagemann, M.F.**, 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

**Hagemann, M.F.**, and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

**Hagemann, M.F.**, 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

**Hagemann, M.F.**, 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

**Hagemann, M.F.**, and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

**Hagemann, M.F.**, Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

**Hagemann, M. F.**, Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

**Hagemann, M.F.**, 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

**Hagemann, M.F.** and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

**Hagemann, M.F.**, 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

**Hagemann, M.F.**, 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

**Other Experience:**

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.



# Appendix D

## Glossary of Housing Terms



## Appendix D: Glossary of Housing Terms

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**Above Moderate-Income Household.** A household with an annual income usually greater than 120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 Housing Program.

**Accessory Dwelling Unit.** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

**Affirmatively Furthering Fair Housing (AFFH):** Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

**Apartment.** An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by Federal, State, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), Community Development Block Grant (CDBG), Farmers Home Administration (FmHA) Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Below-Market-Rate (BMR).** Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” The financing of housing at less than prevailing interest rates.

**Build-Out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Down Payment.** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

**Duplex.** A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit (DU).** A building or portion of a building containing one or more rooms, designed for, or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Elderly Housing.** Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

**Extremely Low-Income Household.** A household with an annual income equal to or less than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for the purpose of administering the Section 8 Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor’s Office of Planning and Research, General Plan Guidelines].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

**Historic Preservation.** The preservation of historically significant structures through restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

**Housing and Community Development, California Department of (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

**Housing Element.** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance, and utilities. For rental housing this is defined as rent and utilities.

**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementing Policies.** The City's statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low-Income Household.** A household with an annual income usually no greater than 51 percent to 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Low-income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See “Mobile home” and “Modular Unit.”)

**Mixed-Use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Moderate-Income Household.** A household with an annual income usually no greater than 81 percent to 120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**No Net Loss.** Requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction’s remaining unmet housing needs for each income category. To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowded Housing Unit.** A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Parcel.** A lot or tract of land.

**Planning Area.** The area directly addressed by the general plan. A city’s planning area typically encompasses the City limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)



**Poverty Level.** As used by the U.S. Census Bureau, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

**Regional Housing Needs Assessment (RHNA).** A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and Zoning Code for buildings consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Shared Living Facility.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

**Single-Family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

**Single-Family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist 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 adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

**Target Areas.** Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing.

**Tenure.** A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

**Transitional Housing.** Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Homeless” and “Emergency Shelter.”)

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

**Underutilized.** Areas in the City that are capable of being developed at a higher density which may include: nonvacant publicly owned surplus or excess land; portions of blighted areas with abandoned or vacant buildings; existing high opportunity developed areas with mixed-used potential; nonvacant substandard or irregular lots that could be consolidated; and any other suitable underutilized land.

**Vacant.** A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot or income production improvements such as crops, high voltage power lines, oil-wells, etc.) or structures on a property that are permanent and add significantly to the value of the property.

## Acronyms Used

**ACS:** American Community Survey  
**BMPs:** Best Management Practices  
**CALTRANS:** California Department of Transportation  
**CEQA:** California Environmental Quality Act  
**CHAS:** Comprehensive Housing Affordability Strategy  
**CIP:** Capital Improvement Program  
**DDS:** Department of Developmental Services  
**DIF:** Development Impact Fee  
**DU/AC:** Dwelling Units Per Acre  
**EDD:** California Employment Development Department  
**FAR:** Floor Area Ratio  
**FEMA:** Federal Emergency Management Agency  
**HCD:** Department of Housing and Community Development  
**HOA:** Homeowners Association  
**HUD:** Department of Housing and Urban Development  
**LAFCO:** Local Agency Formation Commission  
**MFI:** Median Family Income  
**NPDES:** National Pollutant Discharge Elimination System  
**RTFH:** Regional Task Force on the Homeless  
**RTP:** Regional Transportation Plan  
**SCAG:** Southern California Association of Governments  
**SPA:** Sectional Planning Area  
**STF:** Summary Tape File (U.S. Census)  
**TOD:** Transit-Oriented Development  
**TDM:** Transportation Demand Management  
**TSM:** Transportation Systems Management  
**WCP:** Water Conservation Plan

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# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



December 9, 2021

**CHAIR**  
Steven Stewart  
Palm Springs

**VICE CHAIR**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Russell Betts  
Desert Hot Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

**STAFF**

**Director**  
Paul Rull

Simon Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Russell Brady, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

File No.: ZAP1057RG21  
Related File No.: CZ2100131 (Change of Zone)  
APN: Countywide

Dear Mr. Brady,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside Change of Zone (CZ2100131), a proposal to amend Ordinance No. 348 to correct a recent modification to the permitted uses within the Mixed Use (MU) zone to include “Motor vehicle fuel services stations, with or without the concurrent sale of beer and wine for off-premises consumption” as permitted use with a Conditional Use Permit.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File





**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
December 16, 2021**

**DRAFT**

12-20-21

**COMMISSIONERS PRESENT** Arthur Butler, John Lyon, Steve Manos, Steven Stewart, Richard Stewart, Larry Smith (alternate for Russell Betts), Maartin Rossouw (alternate for Michael Geller).

**COMMISSIONERS ABSENT:** Russell Betts, Michael Geller

**2.0 PUBLIC HEARING: CONTINUED ITEMS**  
None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended: **ZAP1493MA21 – Phelan Development Company (Representative: EPD Solutions)** – County of Riverside Case Nos. CZ2100120 (Change of Zone), PP210133 (Plot Plan). A proposal to construct a 350,481 square foot industrial building with mezzanines on 17.50 acres located on the southeast corner of Cajalco Expressway and Seaton Avenue. The applicant also proposes to change the site’s zoning from Light Agriculture 1-acre lot minimum (A-1-1), Rural Residential 1-acre lot minimum (R-R-1), and Rural Agricultural 1-acre lot minimum (R-A-1) to Manufacturing-Service Commercial (M-SC). The applicant also proposes rooftop solar panels on the building (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Richard Stewart**  
**Second: Larry Smith**

3.2 Staff report recommended: **ZAP1499MA21- Clean Energy (Representative: Pamela Pullen)** – County of Riverside Case No. CUP3370R2 (Conditional Use Permit). A proposal to establish a 183 space clean energy fleet vehicle parking facility including natural gas fueling stations on 5.37 acres, located southerly of Cajalco Expressway, northerly of Cajalco Road, and westerly of Harvill Avenue. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Steve Manos**  
**Second: Maartin Rossouw**

**VIDEO:** 1  
A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
December 16, 2021**

- 3.3 Staff report recommended: **ZAP1044BA21 – Maria Miramontes (Representative: Elite Planning and Permitting)** – City of Banning Case Nos. CUP21-8016 (Conditional Use Permit), DR21-7012 (Design Review). A proposal to establish a truck terminal facility including a 7,194 square foot truck shop building and a 5,549 square foot office building with mezzanine on 3.57 acres located at 1450 E. Lincoln Street, westerly of Hathaway Street, northerly of Barbour Street, and easterly of Juarez Street (Airport Compatibility Zones B1 and D of the Banning Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Steve Manos**  
**Second: Richard Stewart**

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**

None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information only

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, Project Director of the March CUS informed the Commission that as of last October the Department of Defense decided to implement a new Department of Defense instruction number which then created new restrictions, limitations and labeling requirements on information provided by the base, causing some uncertainty and a two-month delay by the March Air Reserve Base. Mr. Housman is working with staff members at the Base to get the process moving.

5.3 Update to the FAA Interim Glare Policy

Paul Rull, ALUC Director, presented a Power Point presentation seeking guidance from the Commission on how to proceed and move forward regarding solar projects based on the update to the FAA's Interim Glare Policy. Commissioner Steve Manos motioned to maintain the current ALUC review process regarding solar projects. Seconded by Richard Stewart. (Vote 7-0).

6.0 **APPROVAL OF MINUTES**

Commissioner Steve Manos motioned to approve the October 14, 2021 minutes. Seconded by Chair Steven Stewart. Abstained: Richard Stewart and Larry Smith. (Vote 5-0)

7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Paul Rull, ALUC Director presented a Power Point presentation to the Commission regarding off field landings in Flabob and Bermuda Dunes Airport.

8.0 **COMMISSIONER'S COMMENTS**

Richard Stewart advised staff to keep in touch with the March Air Reserve Base regarding the disposition of the KC46 Tanker. Larry Smith alternate for Russell Betts thanked staff for their warm welcome and efficiency.

9.0 **ADJOURNMENT**

Chair Steven Stewart, adjourned the meeting at 10:24 a.m.

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**VIDEO:**

2

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)