



CHAPTER 11

HOUSING

The City is committed to ensuring an adequate supply of quality housing in a variety of types and prices to meet the needs of its residents and enhance its economic vitality. A mix of homes appropriate to a wide-range of income levels will facilitate both the provision of affordable housing through new construction and preservation, and the attraction and retention of a diverse employment base to support local economic development objectives.

Residential growth in Hemet will be approached in a manner that respects the City’s scenic, cultural, and historic heritage, while meeting the housing, recreation, and employment needs of its residents and businesses. Pursuing balanced growth enables the City to provide quality services to meet the long-term needs of the community.

Policies and programs in this element will ensure that as the City grows, new development will maintain or enhance the levels of public services and facilities enjoyed by current residents. The City is committed to providing safe, diverse, accessible, and well-maintained neighborhoods that instill a sense of community pride and identity. In addition to maintaining a high level of services for seniors and younger families, the City intends to create an economically sound community, boasting a diverse economy, expanded employment opportunities, and a balanced, but friendly approach to business and development. Opportunities for a variety of cultural and recreational activities will be provided for all ages.

Achieving the Vision. Hemet is committed to a vision of a diverse and sustainable community that increases housing choice for all current and future residents. This element outlines the City’s approach to achieving this vision by:

- ❖ matching housing supply with current and projected needs,
- ❖ facilitating and promoting a fair and balanced distribution of housing choices throughout the City,
- ❖ assisting in the provision of affordable housing through new construction and preservation,
- ❖ removing or mitigating governmental and other constraints to housing investment, and
- ❖ promoting fair and equal housing opportunities.

11.1 SCOPE AND CONTEXT

The housing market in California, particularly in Southern California, is extremely volatile. Market conditions, constraints, and opportunities change rapidly, necessitating periodic reassessment of our housing needs and strategies. Adjustments to implementing actions and objectives have been made in this element to ensure the City continues to move toward its



housing goals. Although other elements of the General Plan require updating less frequently, the Housing Element is required to be updated every eight years, at minimum, to satisfy the City's desire to track changes in the community and to respond to requirements of State law. This element covers planning period of October 15, 2013 through October 15, 2021.

11.2 STATE LAW REQUIREMENTS

Pursuant to State Housing Element law (Section 65580) of the Government Code, the Housing Element must contain local commitments to:

- ❖ provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's Regional Housing Needs Assessment (RHNA) for each income level;
- ❖ assist in the development of adequate housing to meet the needs of low and moderate income households;
- ❖ address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- ❖ conserve and improve the condition of the existing affordable housing stock;
- ❖ promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- ❖ preserve for lower income households the assisted housing developments.

The Housing Element must establish specific actions, objectives, and timelines for addressing the above requirements. The 2013-2021 Housing Element represents a revision of the City's 2006-2014 Housing Element. The revision was prepared to comply with Section 65583 of the Government Code and to address revisions of other state laws that address housing, planning, and zoning issues.

11.3 PUBLIC INVOLVEMENT

The City held a community and stakeholder workshop to discuss housing policy and the update to the Housing Element on November 15, 2012 at the Hemet Public Library from 2:30 to 4:00 pm. The meeting was advertised through a quarter-page ad in the Press-Enterprise newspaper and on the City's website. Notices were also mailed to 24 organizations working on housing issues in the community.

Workshop participants included residents, as well as representatives from organizations and agencies working in housing programs and development. A summary of the community input from the workshop is provided in Appendix C.



The Housing Element includes programs to address a number of the concerns expressed by community members and stakeholders:

- ❖ Program H-1a includes continued coordination with the Fair Housing Council of Riverside County to provide fair housing outreach, education and services.
- ❖ In Program H-1b, the City will continue to coordinate with applicable service providers such as Valley Restart to address homeless needs.
- ❖ Program H-4e addresses deteriorating conditions in mobile home parks and continues proactive surveys and inspections of mobile home parks.
- ❖ Program H-4f continues the City’s comprehensive neighborhood improvement and preservation efforts through programs like Hemet ROCS (Restoring Our Community Strategy).

11. 4 GENERAL PLAN CONSISTENCY

State law requires the Housing Element to contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (California Government Code, Section 65583[c] [6] [B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The elements of the new General Plan most closely related to housing issues are the Land Use, Community Design, Circulation, and Community Services and Infrastructure elements. Several of the goals of these elements relate to Housing Element goals and will affect implementation of the Housing Element.

Relevant Land Use Element goals and policies include:

- ❖ **Revitalization through Infill Development** Goals, policies, and land use designations support the City’s desire to provide additional opportunities for infill development. These include providing higher densities in central areas, providing for a mix of uses that will encourage housing near employment and services, and locating new housing in areas already served by infrastructure and public services.
- ❖ **Balancing Jobs and Housing** Goals and policies support increased employment uses in or near Hemet, as well as additional support for existing businesses. The General Plan update includes policies to support high-quality jobs that will provide higher wages and better benefits to residents.



- ❖ **Encouraging Connections between Transportation Corridors and Housing** Goals and policies encourage the location of higher density housing along major transportation corridors that provide transit services as well as neighborhood commercial uses.

Relevant Community Design Element goals and policies include:

- ❖ **Creating Walkable Communities** Policies and goals emphasize creating residential areas where pedestrians are welcomed and encouraged.
- ❖ **Improving Community Safety** Goals and policies encourage utilizing safescape and defensible space design principles to improve community image, personal safety, and the use of public gathering spaces.

Relevant Circulation Element goals and policies include:

- ❖ **Maintaining the roadway network** Goals and policies guide how the roadway network is maintained so residential development is adequately served. This includes policies that direct the improvement of roads during new development, the collection of impact fees, and creative solutions to finding adequate capacity.
- ❖ **Transportation choices** Goals and policies support non-automobile transportation, emphasizing pedestrian pathways, bicycle facilities, and enhanced transit services.

Relevant Community Services and Infrastructure Element goals and policies include:

- ❖ **Schools** Goals and policies support linking the development of new schools with the needs of residents. The City will work with the school districts to enable timely planning and funding for schools.
- ❖ **Seniors and the physically disabled** Goals and policies provide for the appropriate placement of senior facilities, support affordable housing that is accessible for the disabled, and support other facilities and services for these populations. The City plans to use the Housing Element sites inventory to locate areas that would be appropriate for senior housing. Specifically, the City will seek sites that are close to public transportation, shopping, and services.
- ❖ **Facilities and Services** Goals and policies support the provision of services (water, sewer, and solid waste), facilities, and utilities for new development, adequate to serve the project sites.
- ❖ **Energy Efficiency** Goals and policies include energy conservation techniques that would use green building materials, methods, and operations. These, and other policies, are also referenced in the Energy Conservation section of the Housing Element.



The City has reviewed the Housing Element for consistency with the other General Plan Elements and found that the goals, policies, and implementation programs of the Housing Element are consistent with those of the other Elements. Implementation of the Housing Element will support the objectives of the City's other General Plan Elements in striving to meet the community's vision. Any future amendments to the Housing Element, or any other Element of the General Plan, will be reviewed for internal consistency at the time of the amendment proposal.

11.5 COMMUNITY PROFILE

The purpose of the Community Profile is to provide a comprehensive assessment of the characteristics and trends in Hemet's population, economy, and housing. Population and demographic data is key in determining housing needs, but economic trends and assessments of the local housing stock are essential in formulating predictions of how many and what kind of housing units will be in high demand in upcoming years. With Hemet's continuing evolution from a retirement community to a destination for younger families seeking affordable living, planning for housing must reflect the City's changing needs. Detailed community profile information is included in Appendix C, which includes Housing Data associated with the General Plan.

11.6 CONSTRAINTS

Governmental, market, infrastructure, and environmental factors may limit the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower- and moderate-income households, not readily available for households with special needs, or may cause certain types of residential construction to be economically infeasible for developers.

Private developers play a significant role in the provision of affordable housing. Nonprofit developers generally have access to a wider range of public funding to subsidize affordability than for-profit developers; however, the competition for such funding is usually tight. For-profit developers may have the financial capacity to provide affordable housing, but are generally not obligated to do so.

In recent years, recognizing that affordable housing cannot be provided by the market, local jurisdictions have created a variety of methods to facilitate and encourage the development of affordable housing. Effective methods include provision of subsidies, flexible development standards, regulatory concessions, and development agreements.

11.6.1 NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are those factors outside of local government control that limit the availability of housing and/or the feasibility of building affordable housing. The assessment of these constraints provides a basis for possible actions by the City to offset potential effects on housing supply and cost. However, the City has little or no control over many of the nongovernmental factors that influence the cost and availability of housing.



Nongovernmental factors such as land, construction, and financing costs and availability are described in detail in Appendix C.

11.6.2 GOVERNMENTAL CONSTRAINTS

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of State and federal financial assistance for such housing.

While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Governmental constraints include land use controls and their enforcement, site improvements, fees, exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost of housing. Building codes set specific building standards that may add material costs, limit the amount of buildable area, or otherwise constrain housing production. Governmental constraints are described in detail in Appendix C.

11.7 HOUSING RESOURCES

This section of the Housing Element deals with those social and financial resources that aid the City in providing for the housing needs of its population. The following sub-sections include additional information on financial, and policy resources that the City will rely on for this planning period. A residential land inventory and discussion of the City's ability to meet its regional housing needs allocation (RHNA) are provided in Appendix C.

11.7.1 FINANCIAL RESOURCES

This section offers a summary of funding sources which are currently used by the City, as well as additional funding sources which are potentially available to support various housing programs.

Federal Sources of Funds

The primary source of federal funding for housing in Hemet is the United States Department of Housing and Urban Development (HUD). It supports public housing units, including operating subsidies and



rehabilitation. HUD also provides Housing Choice Vouchers (formerly Section 8 certificates), a tenant-based subsidy program. Housing Choice Vouchers funding can also be used to support homeownership and project-based rental assistance.

As an entitlement city under HUD regulations, Hemet is also eligible for Community Development Block Grants (CDBG), Home Investment Partnership (HOME) funds, Emergency Solutions Grants (ESG), and Housing for People with AIDS/HIV (HOPWA).

HOME funds are used for the new construction and rehabilitation of affordable housing, covering both homeownership and rental properties. HOME funds can be used to support homeownership programs, as “gap” loans for multifamily rental development and rehabilitation. CDBG funds designated for housing primarily support rehabilitation and First Time Homebuyer programs.

Mortgage Revenue Bonds (Federal)

Tax-exempt mortgage revenue bonds can be issued by the City for housing developments that restrict a portion of their units for very-low income and low income households. The basic federal requirements are that 20 percent of the units must be restricted to very-low income households (50 percent of area median income), or 40 percent of the units restricted to households at 60 percent of area median income. The funds raised as a result of the bond sales carry below market interest rates, but these favorable terms are often not sufficient to produce a feasible mixed income development. Under these conditions, developers may couple their bond applications with Low Income Housing Tax Credits to raise the equity needed for the project’s affordability and feasibility. Bond-funded developments with tax credits may have a longer affordability period (55 years) than the 30-year regulatory term on a project with bonds alone.

Proposition 1C Funding (State)

Proposition 1C authorized about \$2.85 billion in State funding for a variety of housing programs. Potential uses of Proposition 1C funds include brownfield cleanup and infill incentives, multifamily housing programs, implementation of Transit Oriented Development (TOD), the State’s Homeowner Downpayment Assistance program, supportive housing, farmworker housing, emergency housing assistance, and programs for homeless youth.

Mortgage Credit Certificates (Federal)

The Mortgage Credit Certificate (MCC) program provides financial assistance to first time homebuyers for the purchase of new or existing single-family homes. The MCC provides qualified first time homebuyers with a federal income tax credit. Income tax credits reduce an individual's tax payment(s) by an amount equal to the credit. The MCC program can be used to increase homeownership.

Multifamily Housing Program (State)

The Multifamily Housing Program (MHP) is used to assist the new construction, rehabilitation, and preservation of permanent and transitional



rental housing for lower income households. Special allocations have been made for supportive housing with associated health and social services for low income renters with disabilities, or individuals or households that are moving from emergency shelters or transitional housing, or are at risk of homelessness. MHP funding can be used by local governments, for-profit and nonprofit corporations, limited equity housing cooperatives, and individuals to construct, rehabilitate, or preserve permanent and transitional rental housing.

Affordable Housing Innovation Program (State)

Affordable Housing Innovation Program funds the creation of pilot programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing through grants and loans.

Building Equity and Growth in Neighborhoods (State)

Building Equity and Growth in Neighborhoods funding includes grants to local public agencies to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions. These grants are used to increase homeownership among low- and moderate income residents.

HOME (Federal)

HOME provides formula grants to states and localities that communities use-often in partnership with local nonprofit groups-to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

CalHOME (State)

CalHOME funding includes grants to local public agencies and nonprofit corporations to assist individual households through deferred-payment loans, as well as direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. These grants are used to enable low and very-low income residents to become or remain homeowners.

CalHOME Self-Help Housing Technical Assistance Allocation (State)

CalHOME Self-Help funding includes grants to local public agencies and nonprofit corporations for programs that assist low and moderate income families to build their homes with their own labor. These grants are used to increase homeownership and asset-building among low- and moderate income residents.

Emergency Housing and Assistance Program (State)

Emergency Housing and Assistance Program funding includes both operating grants and deferred loans for capital development. Grants can be used for facility operations of emergency shelters, transitional housing projects, and supported services for homeless individuals and families. Loans to local public agencies and nonprofit developers may be used for capital development activities for emergency shelters, transitional housing



and safe havens that provide shelter and supportive services for homeless individuals and families.

Predevelopment Loan Program (State)

Predevelopment Loan Program funding includes short term loans to provide capital to finance the start of low income housing projects. These loans can fund redevelopment costs of projects to construct, rehabilitate, convert or preserve assisted housing, including manufactured housing and mobile home parks.

Workforce Housing Reward Program (State)

This program provides financial incentives to cities and counties that issue building permits for new housing affordable to very-low or low income households. Grants can be used for construction or acquisition of capital assets.

Federal Tax Credits

Tax credits enable low-income housing developers to raise project equity through the sale of tax benefits to investors. Two types of federal tax credits are available: 9% credits and 4% credits. The program is administered by the California Tax Credit Allocation Committee.

11.7.2 POLICY RESOURCES

Energy Conservation

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. According to HCD, the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Housing Element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

According to the U.S. Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide, although homes in the Pacific region, with its milder climate, use up to 35 percent less energy than homes in other parts of the country. Space heating and cooling account for about 43 percent of residential energy use, followed by water heating (12 percent), and lighting (11 percent). Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use.

Opportunities for residential energy conservation exist at all levels: the individual dwelling unit, the residential project, the neighborhood, the community, and the region. As described in this chapter, the City of Hemet has adopted or will adopt strategies, policies, and programs to address opportunities for energy conservation, including residential energy conservation, at all of these levels. Opportunities for residential energy conservation include:



- ❖ Compliance with minimum energy conservation standards for residential construction and operations (heating, cooling, cooking, refrigeration, etc.). California requires cities and counties to enforce minimum energy efficiency standards through State building code standards (Title 24 of the California Code of Regulations) and through energy efficiency standards for household appliances.
- ❖ Retrofitting of existing homes that are energy inefficient through weatherization, rehabilitation, and the replacement of older appliances.
- ❖ Energy efficient project site planning that takes maximum advantage of natural systems (sun, shade, wind) for lighting, heating, cooling, and generation of electricity.
- ❖ Neighborhood design and layout that encourage alternatives to automobile use through higher density, mixing of uses, greater connections, and street design for all types of mobility.
- ❖ Community and regional growth strategies that emphasize infill development; higher intensity and mixed-use development along transportation corridors.
- ❖ Neighborhood, community, and regional centers with a mix of employment, housing, retail, and services.
- ❖ The placement of housing for a variety of households and income levels as close as possible to job centers and services.
- ❖ Water conservation, water conserving landscaping, and stormwater management systems that reduce energy use.

The City's strategies and policies related to energy conservation are shaped by several State, regional, and local initiatives and programs. Among the most important initiatives and programs described in this chapter are:

- ❖ State building code standards for energy efficiency (Title 24);
- ❖ The State's climate change strategies focused on reductions in greenhouse gas emissions, as required by AB 32, the California Global Warming Solutions Act of 2006; and
- ❖ The City of Hemet General Plan.

State Energy Efficiency Requirements for New Construction

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods. The Energy Commission estimates that California's building efficiency



standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013.

California Green Building Standards Code

The 2010 California Green Building Standards Code (CALGreen) took effect January 1, 2011. CALGreen is the first statewide mandatory green building code in the nation. It sets minimum standards for all new structures as part of a broad effort to significantly reduce California's carbon emissions. The code has approximately 52 mandatory measures and an additional 130 optional provisions. The code addresses compliance verification by using the existing building code enforcement structure. Public agencies incorporate CALGreen code provisions into their building inspection procedures.

Greenhouse Gas Emissions Reduction

The California Legislature adopted the California Global Warming Solutions Act in 2006 (Assembly Bill 32) and declared that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California." In adopting the act, the Legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other "greenhouse gases" (GHGs). The State has declared that these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of AB 32 is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels). Executive Order S-03-05 requires further reduction of GHGs to 80 percent below 1990 levels by 2050.

AB 32 is being implemented by the California Air Resources Board and local air pollution control districts. The California Air Pollution Control Officers Association (CAPCOA), which represents local air districts, recently released a report describing ways to measure and reduce GHGs at the local level, including steps that cities and counties can take to contribute to the goals of AB 32. An important local strategy recommended by CAPCOA is the adoption of general plan policies and implementation measures that encourage energy conserving community layout and design. Many of the recommendations are relevant for residential energy conservation. Among the suggestions are:

- ❖ Promote walkability through a highly connected street system with small blocks;
- ❖ Promote mixed-use neighborhood centers and transit-oriented development;
- ❖ Reduce the amount of water used for landscaping and encourage the use of recycled water for landscaping;
- ❖ Promote the use of fuel-efficient heating and cooling equipment and other appliances;



- ❖ Encourage green building designs in both new construction and building renovation;
- ❖ Encourage building orientations and landscaping that enhance natural lighting and sun exposure;
- ❖ Encourage the expansion of neighborhood-level products and services and public transit opportunities throughout the area to reduce automobile use;
- ❖ Promote energy-efficient design features, including appropriate site orientation, use of light color, roofing, and building materials;
- ❖ Encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low and moderate income households near public transportation services; and
- ❖ Ensure that a portion of future residential development is affordable to low and very-low income households.

Hemet General Plan

The City of Hemet recently updated its General Plan in 2012. The updated General Plan includes goals and policies in several elements which support energy conservation in order to comply with AB 32. Goals and policies include:

- ❖ Make use of federal, State, and utility energy conservation incentive and education programs.
- ❖ Support conversion of asphalt to green space where possible to help reduce urban heat island effects.
- ❖ Coordinate the locations of new public facilities with mass transit services to encourage alternative transportation use.
- ❖ Encourage increased use of passive solar design and day-lighting in new and rehabilitated structures, as well as new developments.
- ❖ Encourage installation and use of cogeneration facilities.
- ❖ Promote mixed-use development. The General Plan Update includes mixed-use designations, and development standards associated with these zones that seek to facilitate energy-efficient development patterns.
- ❖ The City will review its Zoning Code to ensure that provisions encourage and facilitate infill development, especially development of infill sites that might otherwise remain undeveloped or under-used due to economic or physical site constraints.



- ❖ The City will encourage more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power during the preliminary subdivision design evaluation process.

11.7.3 CITY ORGANIZATIONAL RESOURCES FOR HOUSING

Successor Agency to the Hemet Redevelopment Agency

Prior to 2012, the City of Hemet Redevelopment Agency was involved with a number of housing-related activities, including the purchase of land for new housing development, partnering with other agencies and organizations to provide financial assistance for new housing development, and providing funds for housing programs including housing rehabilitation. Much of the funds for housing-related activities were provided through a required Housing Set-Aside, an obligation of the Redevelopment Agency to provide a minimum of 20 percent of the tax increment on activities to support affordable housing.

In January 2012, the Redevelopment Agency was dissolved, consistent with State legislation (ABx1 26). As part of the dissolution process, the City Council confirmed that the City of Hemet will serve as the Successor Agency to the Hemet Redevelopment Agency. All assets, properties, and contracts were transferred to the Successor Agency. An Oversight Board has been established to assist the Successor Agency in the close out and wind down of affairs of the dissolved Redevelopment Agency. The Oversight Board is generally intended to supervise the activities of the Successor Agency. Once obligations of the former Redevelopment Agency are met, the Successor Agency will be discontinued. The Successor Agency cannot enter into any new contracts or other obligations. The Successor Agency is charged with monitoring the continued affordability of projects previously developed using Redevelopment Agency funds based on the affordability requirements of each project.

Hemet Housing Authority

The City of Hemet Housing Authority is an independent agency, separate from the City of Hemet and the former Hemet Redevelopment Agency. The Housing Authority is able to undertake a number of housing-related activities including the development of new affordable housing and administering programs to provide housing opportunities for lower and moderate income households. Prior to 2012, the Housing Authority worked alongside the Hemet Redevelopment Agency to develop new affordable housing. In the future, the Hemet Housing Authority may partner with outside organizations and agencies to implement policies and programs identified in the Housing Element.

11.8 HOUSING PLAN

11.8.1 EVALUATION OF ACHIEVEMENTS

Appendix C, Section C.3 includes a description of the City's accomplishments in implementing the existing Housing Element. State law requires that the Housing Element include:



- ❖ An evaluation of the “effectiveness of the element,” including a review of the actual results of the previous element’s goals, objectives, policies, and programs (Government Code 65588(a)(2)).
- ❖ An evaluation of “progress in implementation” of the Housing Element programs, including an analysis of the significant difference between what was projected or planned in the previous element and what was achieved (Government Code 65588(a)(3)).
- ❖ An evaluation of the “appropriateness of goals, objectives and policies” of the existing element. This includes a description of how the goals, objectives, policies, and programs of the updated element incorporate lessons learned from the results of the previous element (Government Code 65588(a)(1)).

Appendix C, Section C.3 briefly describes the programs contained within the existing element. The objective of each program is identified, and the results of each program are evaluated. Based on the results and the requirements of State law (Government Code 65583(c)(1) through 65583(c)(6)(d)), programs were continued, modified or deleted.

11.8.2 QUANTIFIED OBJECTIVES

The City anticipates achieving the objectives outlined in Table 11.1 for the RHNA planning period from January 1, 2014 through October 31, 2021.

Table 11.1
Quantified Objectives
January 1, 2014 through October 31, 2021

Objective	New Construction	Rehabilitation	Conservation
Extremely-Low Income	67	105	--
Very-Low Income	67	150	--
Low Income	96	369	158
Moderate income	112	--	--
Above-Moderate Income	262	--	--
Total	604	624¹	158²

Notes:

¹ Includes 75 loans/grants per year (20% for extremely-low income, 20% for very-low income, and 60% for low income); 5 senior ramp grants per year (all very-low income); 20 CalHOME loans (10 for very-low income and 10 for low income); Mobley Lane Apartment rehabilitation (44 low income units).

² Includes 18 units at Ability First, 65 units at Oasis Senior and 75 units at Sahara Senior.



11.9 GOALS AND POLICIES

HOUSING

This chapter contains Hemet’s housing goals, policies, and programs. Goals were developed in direct response to the observed needs for Hemet identified in the analyses conducted during the preparation of this Housing Element.

The goals of the Housing Element aim to provide: 1) equitable access to housing; 2) adequate provision of housing; 3) adequate housing sites; 4) neighborhood preservation, rehabilitation of the existing housing stock, and maintenance of affordable housing costs; and 5) reduced constraints to the provision of housing.

The broad goals of the Housing Element provide a framework for compliance with California Government Code Section 65583, which requires that the Housing Element contain a “statement of the community’s goals, quantified objectives, and policies relative to the maintenance, improvement, and development of 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.
---------------------	---

POLICIES

- H-1.1:** Promote fair housing practices throughout the City.
- H-1.2:** Promote a variety of housing types to meet the special needs of persons with disabilities, elderly households, and others who may need assisted living, group home, institutional care, and other alternative residential environments.
- 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.

IMPLEMENTATION

Program H-1a:	Implement Fair Housing Laws
Program Description:	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.

Objective: Continue to support the Fair Housing Council of Riverside County and provide referral services.

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Current and ongoing

Funding: CDBG funds

Program H-1b: Emergency Shelters and Homeless Facilities

Program Description: 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.

Objective: Provide for the housing needs of homeless persons

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Ongoing

Funding: General Fund; CDBG; Riverside City and County Continuum of Care

Program H-1c: Accessibility for Persons with Disabilities

Program Description: 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.



HOUSING

- ❖ 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.

Objective: Increase accessibility in housing for persons with disabilities.

Responsible Agency: Community Development Department, Building Division; Community Investment Department; City of Hemet Housing Authority

Timeframe: Current and ongoing implementation of State requirements and housing programs

Funding: General Fund; CDBG funds

Program H-1d: Special Housing Needs

Program Description: 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.



Objective: 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.

Responsible Agency: Community Investment Department, Housing Division; Community Development Department, Planning Division; City of Hemet Housing Authority

Timeframe: Current and ongoing.

Funding: General Fund, HOME funds, County tax allocation bonds

Program H-1e: Zoning Code Revision to Comply with State Law Regarding Emergency Shelters and Transitional and Supportive Housing

Program Description: 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.

Objective: Accommodate the development of emergency shelters and transitional and supportive housing in compliance with State law

Responsible Agency: Community Development Department, Planning Division



HOUSING

Timeframe: Within one year of adoption of the Housing Element

Funding: General Fund

GOAL H-2 Facilitate the provision and improvement of affordable housing to meet the needs of the community.

POLICIES

H-2.1: Encourage the participation and financial commitment of private entities (both non-profit and for-profit) in attaining housing goals.

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.

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.

H-2.4: Encourage supportive services for special needs populations through implementation of the City's Consolidated Plan.

IMPLEMENTATION

Program H-2a: Facilitate Development of Affordable Ownership and Rental Housing through Regulatory Incentives

Program Description: 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 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.

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:

- ❖ 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.

Objective: Continue to work with housing developers and the County of Riverside to pursue various funding mechanisms.

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Current and ongoing

Funding: HOME funds, CDBG funds, and other State and federal opportunities as available.

Program H-2b: Participate in Regional Solutions to Housing Issues

Program Description: 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.

Objective: Support legislative activities that promote the goals and objectives of the City’s Housing Element.

Responsible Agency: City Council, City of Hemet Housing Authority; City Manager; City Staff

Timeframe: Current and ongoing



HOUSING

Funding: General Fund

Program H-2c: Provide Dedicated Staff for Coordination of the City’s Housing Programs

Program Description: 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.

Objective: Maintain program oversight and smooth coordination with other City departments and agencies providing housing programs.

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Current and ongoing

Funding: CDBG funds; General Fund

Program H-2d: Development Permit System Review

Program Description: To ensure that the City can accommodate its 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.

Objective: Continue expediting the permit process.

Responsible Agency: Community Development Department, Planning and Building Divisions; Engineering Department; Fire Department



Timeframe	Current and ongoing
Funding:	General Fund; Development permit fees
Program H-2e:	Address Flooding Issues
Program Description:	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.
Objective:	Ensure that new residential developments are protected from flooding, and improve flood protection for existing homes.
Responsible Agency:	Engineering Department
Timeframe:	Develop Master Drainage Plan for West Hemet by 2015; Ongoing improvements
Funding:	General Fund and Development Impact Fees for Drainage
Program H-2f:	Coordination for Entitlement Funding
Program Description:	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.
Objective:	Interdepartmental coordination for Consolidated Plan process.
Responsible Agency:	Community Investment Department, City of Hemet Housing Authority
Timeframe:	Annually
Funding:	General Fund; CDBG; HOME



GOAL	Provide adequate sites for housing.
H-3	

POLICIES

- H-3.1:** Locate appropriate residential uses with convenient access to employment centers and services.
- H-3.2:** Plan for residential land uses that accommodate anticipated growth of new employment opportunities.
- H-3.3:** Plan for residential land uses to support development of housing affordable to all income levels.
- 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.
- H-3.5:** Continue to permit second units in single-family residential areas by right in accordance with State law.
- H-3.6:** Promote the inclusion of a percentage of affordable units in market-rate development projects.

IMPLEMENTATION

Program	Compliance with Regional Housing Needs Allocation
H-3a:	

Program Description: 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 will continue to monitor development of current projects to meet its RHNA allocation.



Objective: Meet the 2014-2021 RHNA

Responsible Agency: Community Development Department, Planning Division; Community Investment Department; City of Hemet Housing Authority

Timeframe: 2021

Funding: General Fund

Program H-3b: Maintain Inventory of Housing Sites, Including Infill Sites

Program Description: 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.

Objective: Provide inventory of residential sites to housing developers.

Responsible Agency: Community Development Department

Timeframe: Ongoing maintenance of sites inventory

Funding: General Fund

Program H-3c: Coordinate with Annual Capital Improvement Program

Program Description: 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.

Objective: Ensure infrastructure availability to accommodate housing needs.

Responsible Agency: Public Works Department; Engineering Department

Timeframe: Current and ongoing



Funding: General Fund, Development Impact Fees, State and federal infrastructure grants

Program H-3d: Encourage the Use of Density Bonuses

Program Description: 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.

Objective: Encourage use of density bonuses for affordable housing

Responsible Agency: Community Development Department

Timeframe: Current and ongoing

Funding: General Fund

Program H-3e: Monitoring Potential Constraints

Program Description: 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.

Objective: Ensure that City regulations, procedures and fees do not unreasonably constrain production and maintenance of housing

Responsible Agency: Community Development Department, Planning Division

Timeframe: Ongoing

Funding: General Fund



GOAL H-4	Preserve existing neighborhoods and rehabilitate the existing housing stock.
---------------------	---

POLICIES

- H-4.1:** Encourage the maintenance and repair of existing housing to prevent deterioration within the City.
- H-4.2:** Strive to abate substandard housing conditions.
- H-4.3:** Provide and maintain an adequate level of community facilities and municipal services in all community areas.
- H-4.4:** Improve and upgrade community facilities and municipal services where necessary and feasible.

IMPLEMENTATION

Program H-4a: Provide Rehabilitation Loans and Senior Repair Grants

Program Description: 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 home owners).
- ❖ Mobile home repair loans.

Objective: Support the rehabilitation of approximately 75 single family dwellings per year through loans/grants, 5 senior homes per year through handicap ramp grants, 20 CalHOME loans for owner-occupied units, and the 44 units at the Mobley Lane Apartments.

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Annually

Funding: CDBG funds, HOME funds, CalHOME funds, other State and federal funds as appropriate.



Program H-4b: Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations

Program Description: 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.

Objective: Deliver home repair and rehabilitation programs through cooperation with other public and private nonprofit organizations.

Responsible Agency: City of Hemet Community Investment Department

Timeframe: Current and ongoing

Funding: General Fund, CDBG

Program H-4c: Rental Registration and Inspection Program

Program Description: 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.

Objective: Evaluate developing a rental registration and inspection program.

Responsible Agency: Community Development Department

Timeframe: Evaluate program development by 2014

Funding: General Fund



Program H-4d: Use Tax Exemptions to Encourage Maintenance of Rental Housing

Program Description: 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.

Objective: Improve condition of rental housing by preventing owners of rental housing from claiming tax benefits from substandard units.

Responsible Agency: Community Development Department, Code Enforcement and Building Divisions

Timeframe: Develop guidelines by 2015

Funding: General Fund

Program H-4e: Health and Safety Inspections of Mobile Home Parks

Program Description: 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.

Objective: 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.

Responsible Agency: Community Development Department, Code Enforcement and Building Divisions; Fire Department

Timeframe: Annually

Funding: General Fund, CDBG, other State funding programs



Program H-4f:	Neighborhood Preservation
Program Description:	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).
Objective:	Neighborhood preservation and improvement
Responsible Agency:	Community Development Department, Code Enforcement Division; Police Department; Fire Department
Timeframe:	Current and ongoing
Funding:	General Fund, CDBG and other State and federal funding sources as available

GOAL H-5 **Preserve affordable housing opportunities.**

POLICIES

- 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.
- H-5.2:** Enforce energy efficiency standards in new construction and increase energy efficiency in older neighborhoods.
- H-5.3:** Promote compact, mixed-use development patterns that use land efficiently, reduce pollution and increase energy and resource efficiency.

IMPLEMENTATION

Program H-5a:	Improve Residential Energy Efficiency
Program Description:	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.

Objective: Increase energy efficiency of new and existing housing

Responsible Agency: Community Development Department, Planning and Building Divisions; Engineering Department; Public Works Department



Timeframe: Continue ongoing implementation of existing programs

Funding: General Fund, State and federal grant programs

Program H-5b: Preserve Existing Assisted Units

Program Description: 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.

Objective: Preserve 158 units of housing affordable to lower income households.

Responsible Agency: Successor Agency; Community Investment Department, Housing Division

Timeframe: Ongoing

Funding: Successor Agency Administration Budget

Program H-5c: Riverside County Housing Choice Vouchers

Program Description: 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.

Objective: Continue to report potential fraudulent use vouchers, substandard housing conditions, and other concerns to the Riverside County Housing Authority.

Responsible Agency: Riverside County Housing Authority

Timeframe: As needed

Funding: County of Riverside; HUD

Program H-5d: Evaluate Development Impact Fees

Program Description: 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.

Objective: Ensure that development impact fees are no higher than they must be to cover costs.

Responsible Agency: Community Development Department, Engineering Department, Finance Department

Timeframe: As needed

Funding: General Fund

Program H-5e: Mobile Home Rent Review Commission

Program Description: 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.

Objective: Maintain a process to conduct hearings on mobile rent issues.

Responsible Agency: City Manager; Community Investment Department

Timeframe: Current and ongoing

Funding: Application fees; General Fund