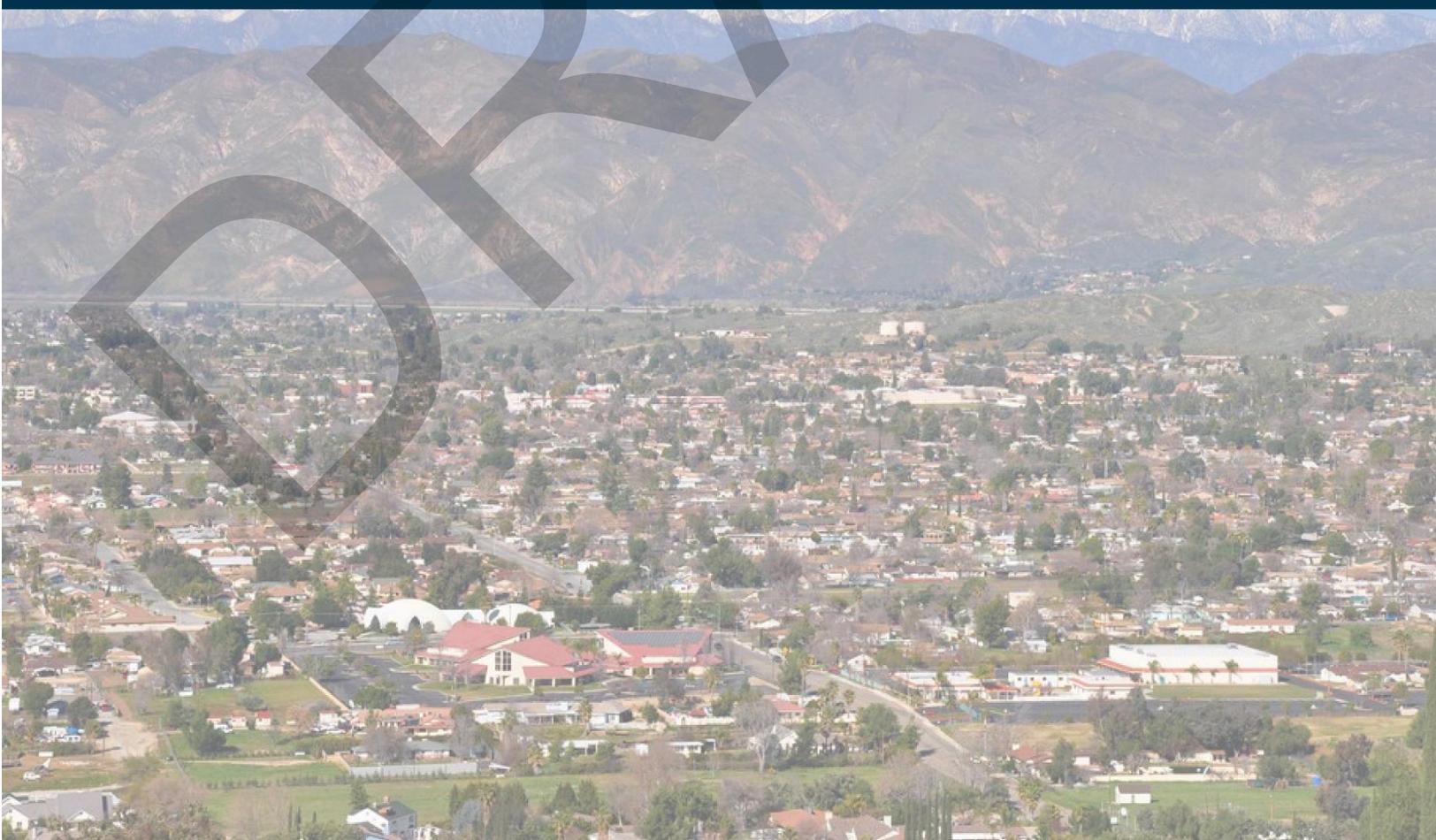




Section 4

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 5th 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>Timing: Annually Responsible Agency: Community Investment Department; City of Hemet Housing Authority Funding Source: 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>Timing: Ongoing, 2021 – 2029 Responsible Agency: Community Development Department, Planning Division; Community Investment Department; City of Hemet Housing Authority Funding Source: General Fund</p>

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 6th 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>Timing: Ongoing, 2021-2029 Responsible Agency: Planning Division Funding Source: General Fund</p>

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>Timing: Ongoing</p> <p>Responsible Agency: Community Development Department, Code Enforcement Division; Police Department; Fire Department</p> <p>Funding Source: General Fund; CDBG; Other State and Federal funds, as available</p>

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