



## Appendix B

### CANDIDATE SITES ANALYSIS



## Adequate Sites

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA allocation. The sites identified within the Housing Element represent the City of Hemet's plan for housing at the designated income levels within the 6<sup>th</sup> Housing Cycle planning period (2021-2029). The identified sites are all currently residentially zoned and vacant. The development capacity of each site depends on permitted density and site-specific factors detailed in this appendix.

**Table B-1** shows the City's 2021-2029 RHNA need by income category, as well as a summary of the sites identified to meet the need. The analysis within this appendix shows that the City of Hemet has the capacity to meet its 2021-2029 RHNA allocation through a variety of methods, including:

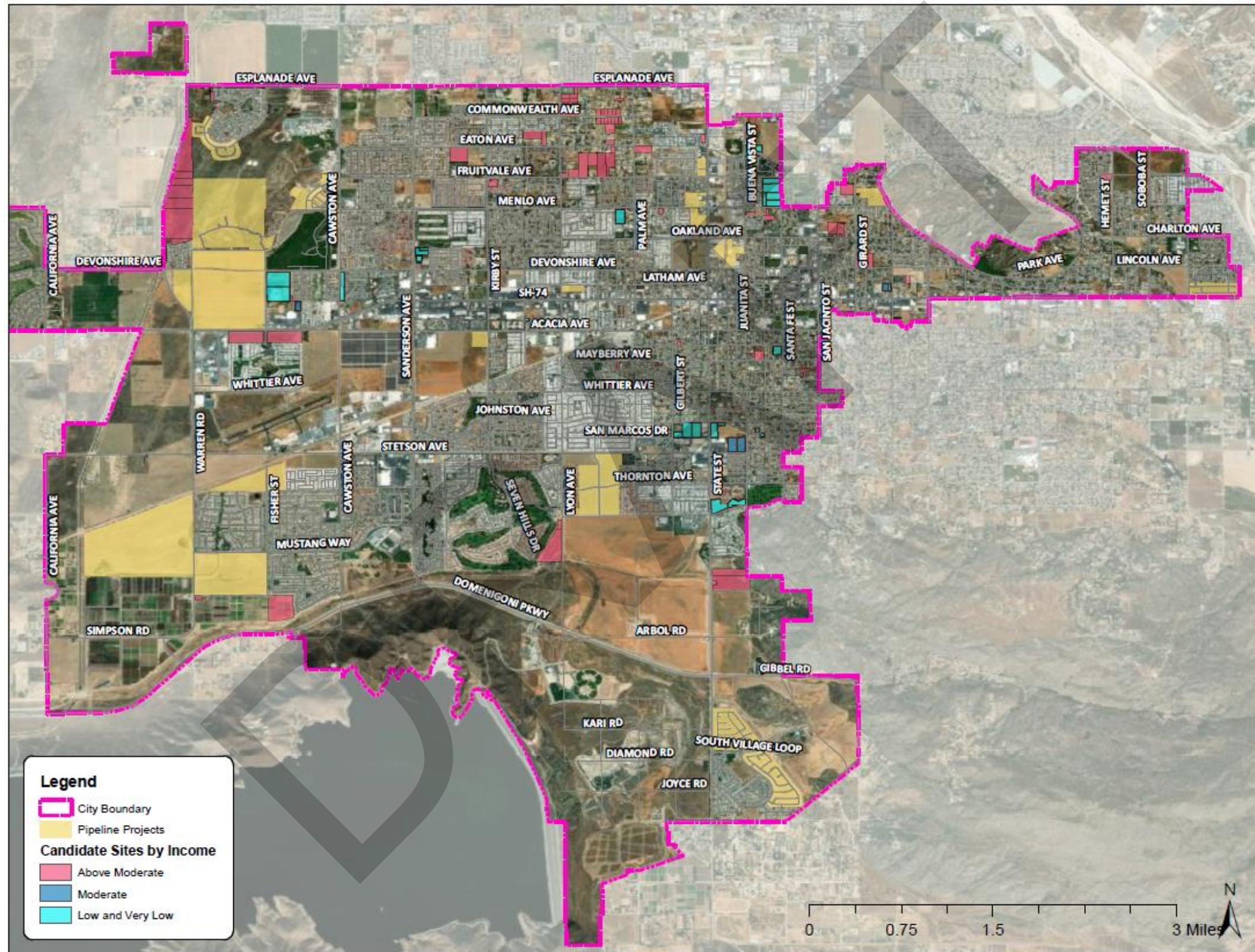
- Identification of development capacity on sites which permit development of residential uses at or above 30 dwelling units per acre;
- Development of projects in-the-pipeline which have not yet received certificates of occupancy;
- Future development of Accessory Dwelling Units (ADUs);

This appendix also contains **Table B-4**, which identifies each candidate housing site within Hemet's sites inventory. The sites are identified by assessor parcel number (APN), as well as unique identifier used to track sites within the inventory and on relevant maps. Additionally, the following information is provided for each parcel:

- Address
- Ownership
- Zoning (including overlays if applicable)
- Size (net developable acres removing known development constraints)
- Assumed density
- Vacancy status
- Previous housing element identification
- Potential development capacity (dwelling units) by income category
- Description of existing use

Table B-1: Summary of RHNA Status and Sites Inventory					
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	812	732	1,174	3,748	6,466
RHNA Credit (In-the-Pipeline Projects)	900		0	4,301	5,201
Sites Available					
Existing, Vacant Residentially Zoned Properties	761	1,350	1,664	3,775	
Accessory Dwelling Unit Projections	51	30	7	88	
<b>Total Potential Development Capacity</b>	<b>1,712</b>	<b>1,380</b>	<b>5,972</b>	<b>9,064</b>	
Sites Surplus/Shortfall (%)	11%	18%	59%	-	
Sites Surplus/Shortfall (#)	168	206	2,224	2,598	

Figure B-1: Candidate Sites Map



## 1. Selection of Sites

The City of Hemet has identified 1,074 sites with capacity to accommodate the 2021-2029 RHNA. These sites are located within existing residentially zoned land at their existing densities. All identified sites were evaluated based on surrounding and existing on-site developments to determine the extent to which on-site uses have the potential to redevelop within the planning period.

## 2. Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process. These projects are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. The City currently has identified 21 projects with a total planned development of 5,201 units, including 900 units affordable to very low-/low-income households.

## 3. Development of Larger Site Parcels

Assembly Bill 1397 identifies general size requirements for candidate housing sites designated to accommodate low- and very low-income units of greater than half an acre and less than 10 acres in size. The City has identified 2 parcels that are larger than 10 acres.

These parcels have been identified as they are adjacent to one another and are also adjacent to existing residential neighborhoods and commercial amenities.

Additionally, the City has a history of developing of larger site parcels. There are 11 projects currently in-the-pipeline which are located on parcels ranging from 14.5 acres to 245 acres. The 2 larger site parcels identified as part of the sites analysis are located directly across the street from a pipeline project measuring over 10 acres.

## 4. Development of Smaller Site Parcels

Supplemental to the Sites identified to meet the City's RHNA allocation which fall within AB 1397 criteria, the City has identified 11 parcels smaller than half an acre designated to accommodate low- and very low-income units.

The parcels identified are all currently part of in-the-pipeline projects which will include plans for lot consolidations. Therefore, these smaller site parcels, as listed in **Table B-4**, are deemed appropriate to include as part of the City's Candidate Sites.

## 5. Accessory Dwelling Units

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Other ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications. In 2019, the City permitted 1 ADU, followed by 4 in 2020. Through August 2021,

the City has approved 38 ADUs. In accordance with State Law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (Jr. ADUs) are permitted only in single dwelling unit zones.

The City of Hemet has determined, based on past performance, that it is appropriate to anticipate the development of 88 ADUs from 2021 to 2029. **Table B-2** below displays the estimated projections for the 8-year planning period. To project the number of ADUs throughout the planning period, the City has taken the average of ADUs permitted between 2018 and 2021 and allocated that total to each year. This results in the projected development of 11 ADUs annually through the planning period.

Table B-2: ADU Assumptions	
Year	ADUs Permitted
2029	11
2028	11
2027	11
2026	11
2025	11
2024	11
2023	11
2022	11
2021	38
2020	4
2019	1
2018	0
<b>Projection Period Total</b>	<b>88</b>

Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see **Section 4: Housing Plan**). The City assumes an affordability breakdown for ADUs based on the ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG) for each county. Using the SCAG assumptions for Riverside County, the City has allocated the following ADU totals for each income category:

Table B-3: Accessory Dwelling Unit Projections by Income Category	
Income Category	Units
Low- and Very Low-Income	51 units
Moderate Income	30 units
Above Moderate Income	7 units
<b>TOTAL</b>	<b>88 units</b>

In accordance with State law, ADUs are allowed in all zones that allow for a single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (Jr. ADUs) are permitted only in zones where a single-family dwelling unit is allowed.

To assist the City's ADU development projections, programs have been included in **Section 4: Housing Plan** to promote and incentivize the development of ADUs during the planning period.

## 6. Vacant Land to Accommodate Lower-Income Need

The City of Hemet has identified sufficient land to accommodate at least 50 percent of the RHNA allocation for very low-income/low-income housing units on currently vacant parcels. A total of 31 parcels have been identified as part of the Sites Analysis as having propensity to develop 744 housing units affordable to very low-income/low-income households. Exactly 744 very low-/low-income units can be accommodated on currently vacant land, which amounts to be 100 percent of the very low-income and low-income RHNA.

Consequently, the existing uses on the three nonvacant sites identified in this appendix are not presumed to impeded additional residential development. Existing uses on the three nonvacant sites identified as part of the Sites Analysis have also been evaluated for propensity and represent two vacant lots with small structures/sheds and one recreational park.

## 7. Water, Sewer, and Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.