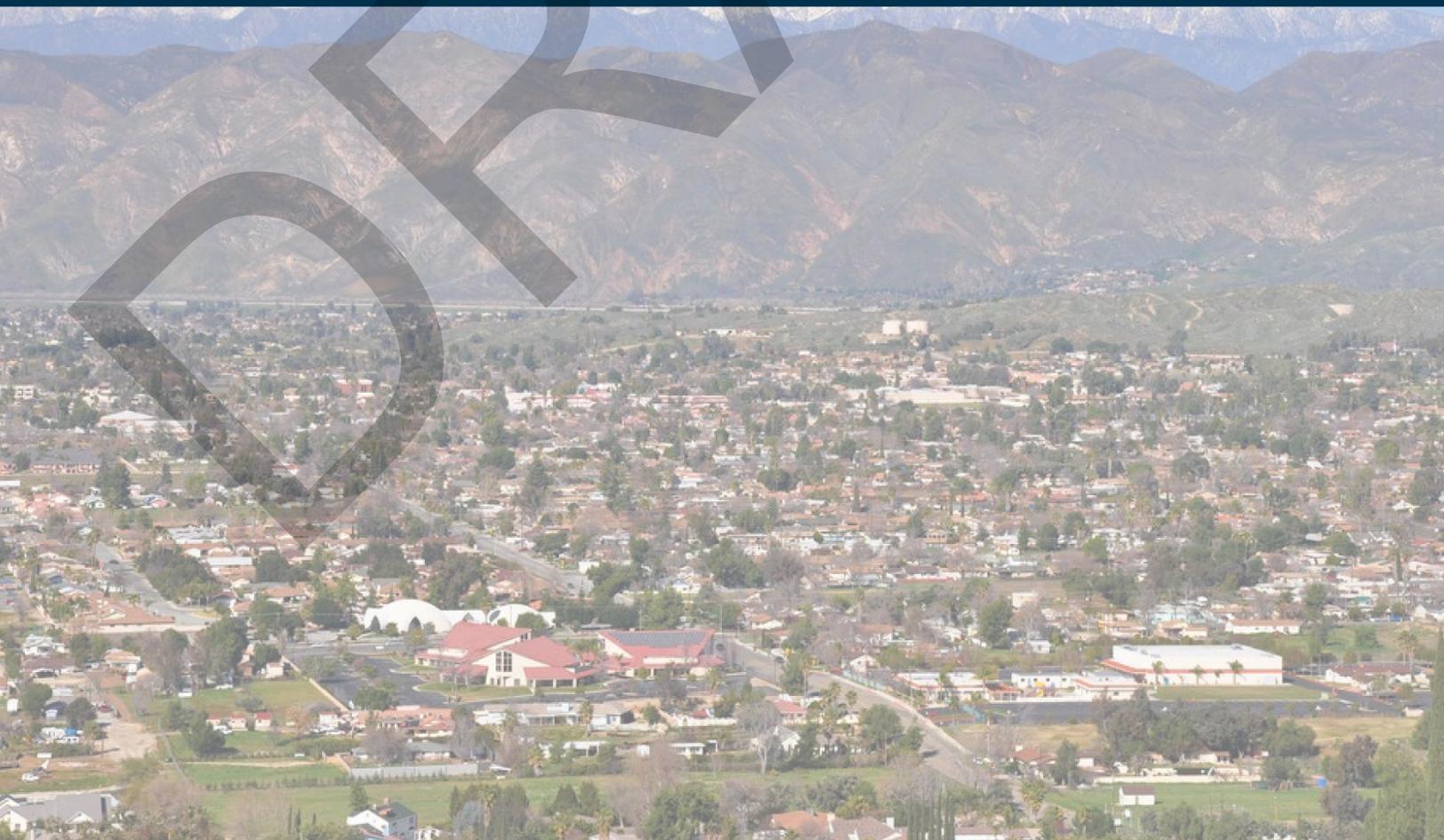




# Appendix C

## COMMUNITY OUTREACH SUMMARY



## Appendix C: Community Outreach Summary

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Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City has conducted virtual workshops, City Council and Planning Commission study sessions, and digital media, and digital information through the Housing Element Update webpage (<http://www.hemetca.gov/1029/Housing-Element-Update>).

Outreach for the 6th Cycle Housing Element to the community includes the following actions:

- **Housing Element Update Webpage:** A Housing Element Update webpage was created on the City's website to provide relevant background information and guide the public to outreach events and resources throughout the course of the update process. The website provides information about the update process, key features of the housing element, recorded meetings, a project timeline, and contact information.
- **Community Workshop #1:** On April 29, 2021, the City conducted a virtual community workshop to inform the community of the Housing Element Update, the required components, project schedule, and opportunities for public engagement. The workshop included a participant activity to gather initial feedback on housing in Hemet. A recording of the workshop presentation is available in English and Spanish on the City's Housing Element Webpage.
- **Joint City Council and Planning Commission Study Session:** On June 29, 2021, the City held a joint City Council and Planning Commission Study Session. The Study Session provided details on the legislative requirements of the Housing Element, the public engagement efforts to date, community demographics, and the sites inventory analysis and potential strategies. The community had the opportunity to make public comments prior to the Study Session. The recorded Study Session is available on the City's City Council website.
- **Community Workshop #2:** [to be updated as we proceed]

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

## C.1 Community Workshop #1

---

This section contains all materials created for the virtual community workshop and feedback from the participant activities. Participants had the opportunity to make public comments verbally or in written form through the Zoom chat. A recording of the workshop is available in both English and Spanish on the Housing Element Update webpage: <http://www.hemetca.gov/1029/Housing-Element-Update>.

DRAFT



# CITY OF HEMET

## 2021-2029 Housing Element Update Online Community Workshop

The City of Hemet is updating its 2021-2029 Housing Element, Safety Element, and adding a new Environmental Justice Element. The Housing Element is a plan to address the City's existing and future housing needs. The Safety Element update will address wildfire, climate adaptation and resiliency, and other risks to the community to ensure compliance with new State mandates. The Environmental Justice Element will promote policies to reduce health risks, environmental pollution, access to public facilities, food access, and safe and sanitary homes.

### The online meeting will focus on:

- City-Wide housing needs & services within the City of Hemet
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing
- Upcoming community engagement events and opportunities
- Snapshot on the safety Element Update and new Environmental Justice Element



**WHEN:** Thursday, April 29, 2021 at 6 PM



**WHERE:** Online via your computer or smartphone



**WEBSITE:** <http://www.hemetca.gov/1029/Housing-Element-Update>

*Spanish translation will be available at the meeting.*

*Sign language is available with at least 24 hour notification to the contact below.*

For questions, please contact:

Monique Alaniz-Flejter by email at [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov) or by phone at (951) 765-2370.



# CIUDAD DE HEMET

## Actualización del Elemento de Vivienda

### Taller Comunitario Virtual

La ciudad de Hemet está actualizando el Elemento de Vivienda, el Elemento de Seguridad, y está añadiendo el nuevo Elemento de Justicia Ambiental 2021-2029. El Elemento de Vivienda es un plan para satisfacer las necesidades de vivienda existentes y futuras. La Actualización del Elemento de Seguridad abordará el problema de los incendios forestales, la adaptación y resistencia al clima y otros riesgos para la comunidad para garantizar el cumplimiento de los nuevos mandatos estatales. El Elemento de Justicia Ambiental promoverá normas para reducir los riesgos para la salud, la contaminación ambiental, el acceso a las instalaciones públicas, el acceso a los alimentos y los hogares seguros e higiénicos.

#### La reunión virtual se enfocará en lo siguiente:

- Necesidades y servicios de vivienda en toda la ciudad dentro de Hemet
- Oportunidades para proporcionar vivienda a todos los niveles de ingreso en la comunidad
- La identificación de las limitaciones para la construcción y el acceso a la vivienda
- Próximos eventos y oportunidades de participación comunitaria
- Un resumen de la Actualización del Elemento de Seguridad y el nuevo Elemento de Justicia Ambiental

 **FECHA:** Jueves 29 de Abril del 2021 a las 6 PM

 **LUGAR:** En línea a través de su computadora o su teléfono inteligente

 **WEBSITE:** <http://www.hemetca.gov/1029/Housing-Element-Update>

*La traducción al español estará disponible en la reunión.*

*El lenguaje por señas está disponible con una notificación mínima de 24 horas al correo electrónico o al teléfono a continuación.*

Si tiene preguntas, favor de comunicarse con:  
Monique Alaniz-Flejter por correo electrónico a [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov) o por teléfono al (951) 765-2370.



# Housing Element Update

2021-2029

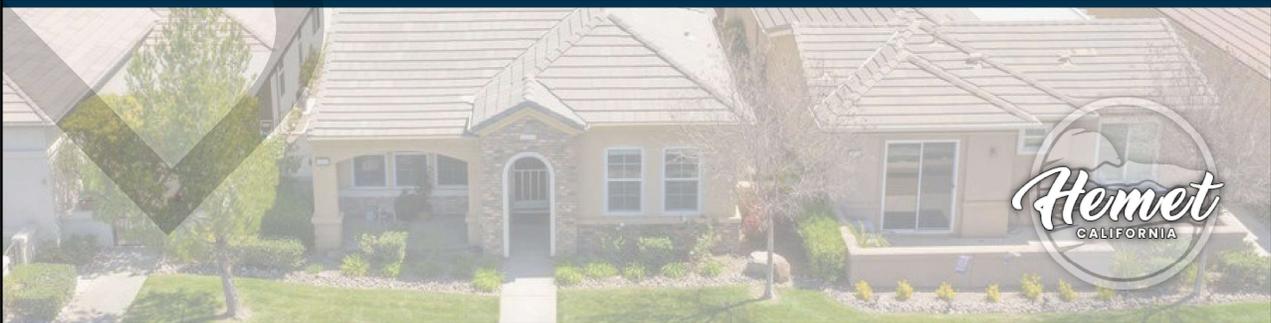
Virtual Community Workshop #1 – April 29, 2021



1



## Introductions



2



# Spanish Breakout Room



3



# Spanish Breakout Room

Breakout Rooms - In Progress

• Español Join

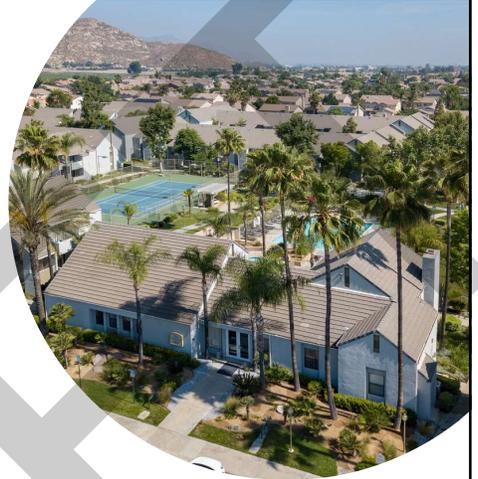
Broadcast Message to All Close All Rooms

Join Audio Stop Video Security Participants Polls Chat Share Screen Record Closed Caption Breakout Rooms Reactions End

4

# Agenda

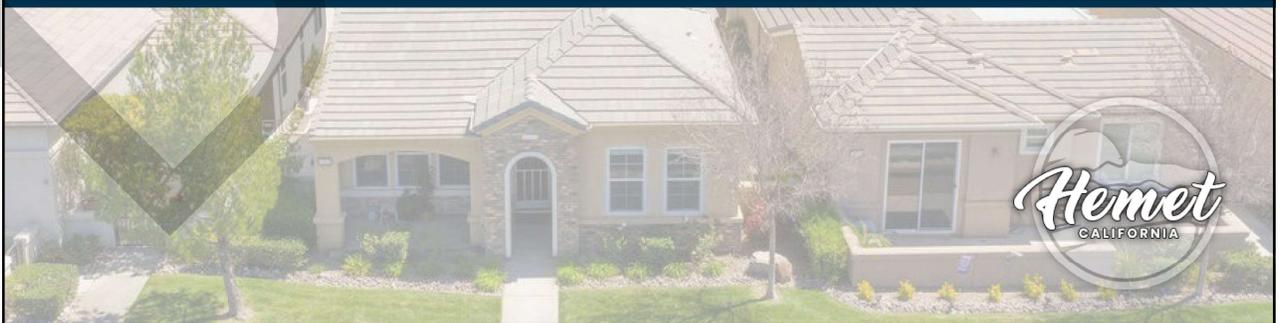
- Update to General Plan Elements
- Overview of Community Demographics
- What is a Housing Element?
- Overview of RHNA Process
- Community Engagement
- Participant Activity
- Q&A



2021-2029 Housing Element Update

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## Updates to General Plan Elements



6

## Updates to General Plan Elements

Housing Element (Update)	Safety Element (Update)	Environmental Justice Element (New Element)
<p>The Housing Element Plans for the current and future needs of housing in Hemet.</p> <p>It examines the unique needs of the community and sets policies and programs.</p>	<p>The Safety Element plans for all potential emergency events to minimize risk of injury, loss/damage of property, and environmental damage from natural and man-made hazards.</p> <p>This update will include a review of the Fire/Wildfire section(s) and the addition of a Climate Change section.</p>	<p>The Environmental Justice Element addresses health risks in disadvantaged communities through decreasing pollution exposure, increasing community assets, and improving overall health.</p> <p>This is a new Element to the General Plan as required by Senate Bill 1000.</p>



2021-2029 Housing Element Update

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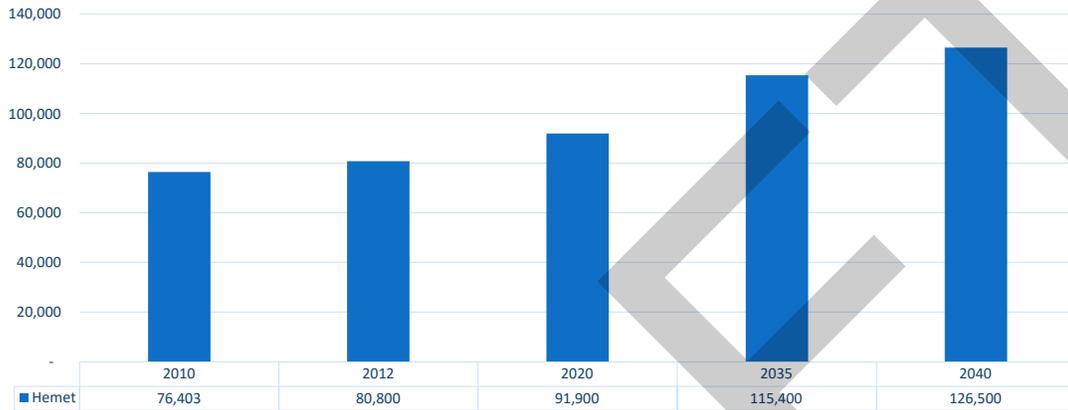
## Overview of Community Demographics



8

# The Hemet Community – Population Growth

**Estimated and Projected Hemet Population (2010-2040)**



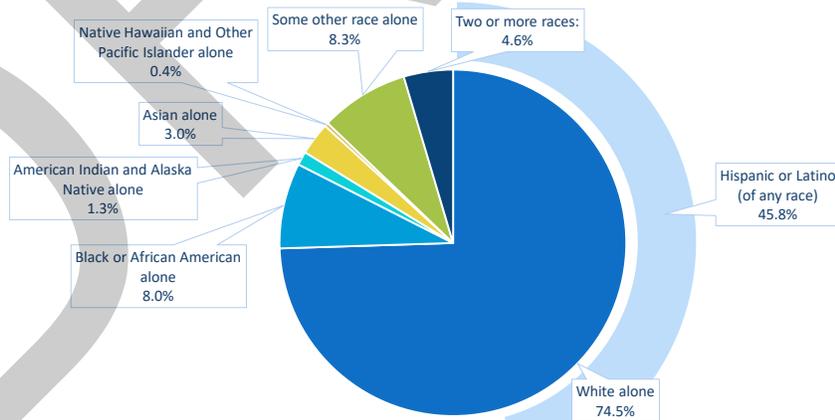
Source: American Community Survey, 5-Year Estimates, 2010 / 2016-2040 RTP/SCS Final Growth Forecast



2021-2029 Housing Element Update

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# The Hemet Community – Race and Ethnicity



Source: American Community Survey, 5-Year Estimates, 2019

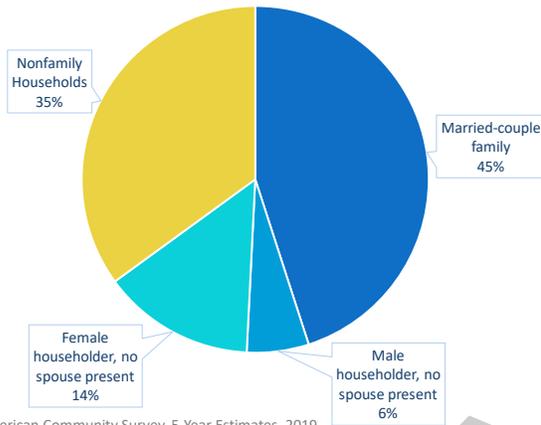


2021-2029 Housing Element Update

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# The Hemet Community– Household Characteristics

### Household Characteristics



### Household Tenure



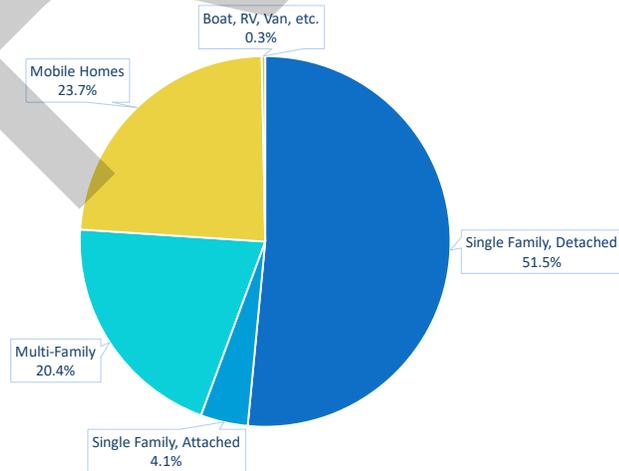
Source: American Community Survey, 5-Year Estimates, 2019



2021-2029 Housing Element Update

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# Housing in Hemet – Housing Types



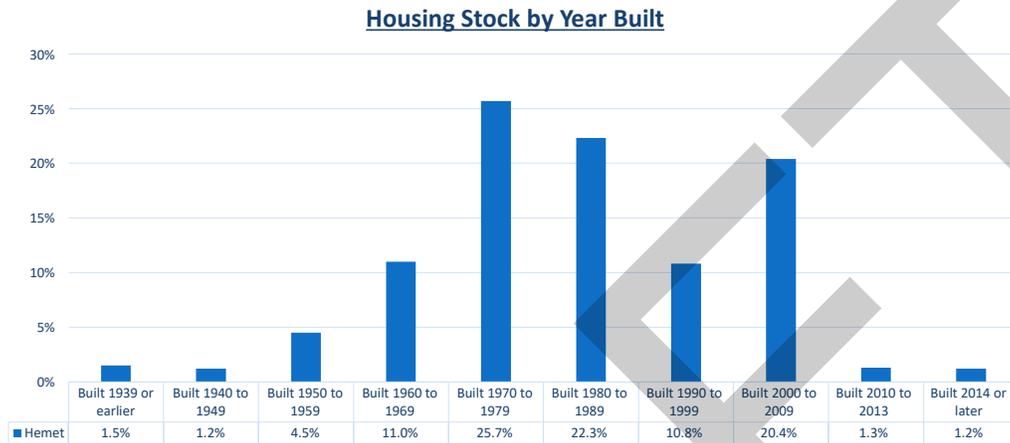
Source: American Community Survey, 5-Year Estimates, 2019



2021-2029 Housing Element Update

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# Housing in Hemet – Housing Stock



Source: American Community Survey, 5-Year Estimates, 2019



2021-2029 Housing Element Update

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## What is a Housing Element?



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## What is a Housing Element?



## Why are Housing Elements Updated?

- State law requires the Housing Element to be updated every 8 years
- Engages Hemet residents and stakeholders in the planning process
- Demonstrates Hemet's ability to meet current and future housing needs
- Establishes policies and programs to address the housing needs of Hemet's residents
- Ensures the Housing Element complies with state housing laws



# Housing Element Certification

## What Does it Mean to Have a “Certified” Housing Element?

- Reviewed for compliance with state law by the Department of Housing and Community Development (HCD)
- “Certification” demonstrates substantial compliance with state law

## Benefits of Certification

- Access to state-sponsored grants and alternative funding sources
- Protects the City from state penalties and fines due to non-compliance



2021-2029 Housing Element Update

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# Housing Element Features

- Population and housing profile
- Analysis of housing constraints and resources
- Evaluation of current adopted programs and policies
- Analysis of potential sites to accommodate Hemet’s Regional Housing Needs Assessment (RHNA) allocation
- Policies, programs, and objectives to support identified housing goals for Hemet

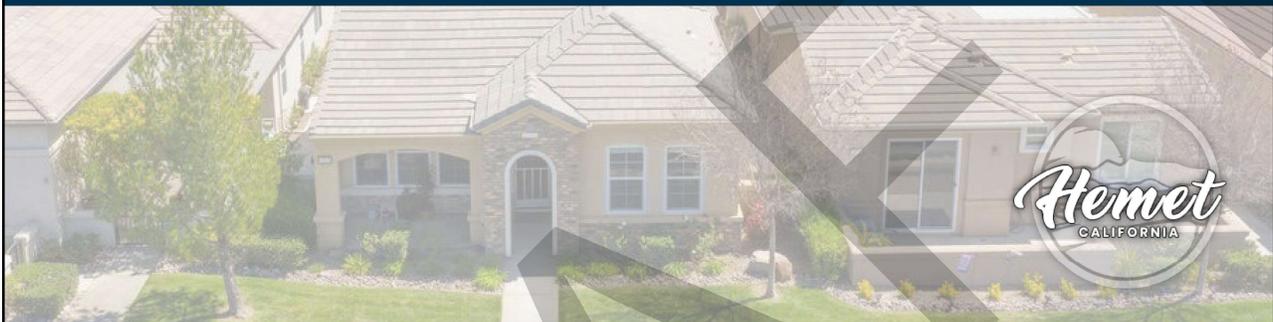


2021-2029 Housing Element Update

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# Overview of the Regional Housing Needs Assessment (RHNA) Process



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## What is RHNA?



Statewide determination of units is split into regional allocations



Initiates the Housing Element Update process



Quantifies housing needs, by income category, within each County and City in California



Based on future growth in population, employment and households

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## How is RHNA Determined?



## Hemet RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	\$37,650	812 units
Low Income	51 – 80% AMI	\$37,651	\$60,250	732 units
Moderate Income	81 – 120% AMI	\$60,251	\$90,350	1,174 units
Above Moderate Income	>120% AMI	\$90,351	--	3,748 units
<b>TOTAL:</b>				<b>6,466 units</b>

1. Income range is based on the 2020 HUD Area Median Income (AMI) for Riverside County of \$75,300 for a family of 4.



# Community Engagement



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## Tentative Engagement Opportunities



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## Participant Activities - Mentimeter



Using your phone  
or computer go to  
**[www.Menti.com](http://www.Menti.com)**

Insert the code:  
**63 84 56 8**

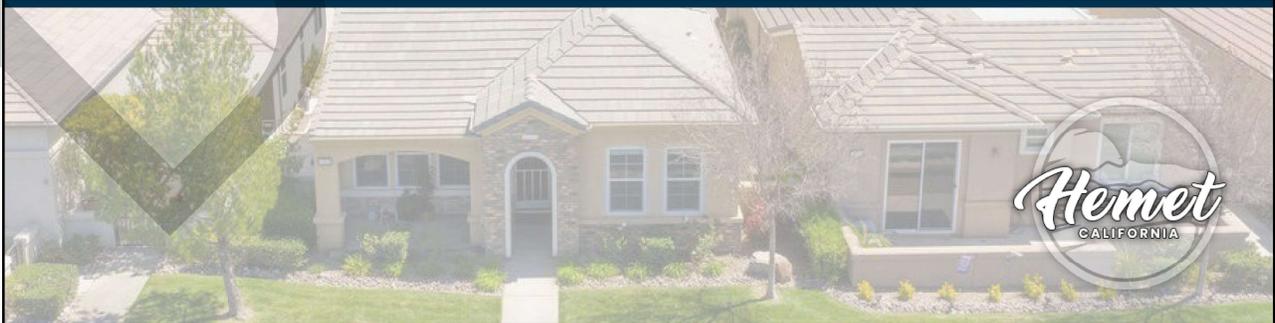


2021-2029 Housing Element Update

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## Q&A



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# Questions?

Thank you for participating in today's workshop!

To ask a question please:

1. Use the **Chat feature** to send your question to staff
2. Raise your hand, you will be asked to unmute and ask your question/provide your comment to staff

Both are found at the bottom of your screen (shown in the photo)



2021-2029 Housing Element Update

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# Thank you!

Monique Alaniz-Flejter, Principal Planner  
Email: [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov)  
Phone: (951) 765-2370

For more information, please visit the City's  
Housing Element Update webpage:  
[www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)



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# In 3 words or less, how would you describe housing in Hemet?

scarce senior housing  
accountability new development  
single professional homes  
low income home ownership  
lack of high-end housing  
rehabilitation need affordable  
options revenue change  
inventory

# What are the top 3 constraints to housing in Hemet?

lack of infrastructure

Low income, lack of upkeep, can't find local jobs

job housing balance

Cost of Development  
Lack of Infrastructure

Limited Access

Lack of jobs, people move away looking for jobs in other City's

Options: we need to accommodate single professionals in the area. Smaller families and seniors

Investors pride of ownership is a major issue

Mobility & Road Capacity Constraints

# What are the top 3 constraints to housing in Hemet?

Commute Times

rental rate

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# What can the City do to address housing needs?

Be prepared for developers and investors with information

options of availability

Offer solutions when the City cannot approve something

work on section 8 and work on the crime that comes with low income for some.

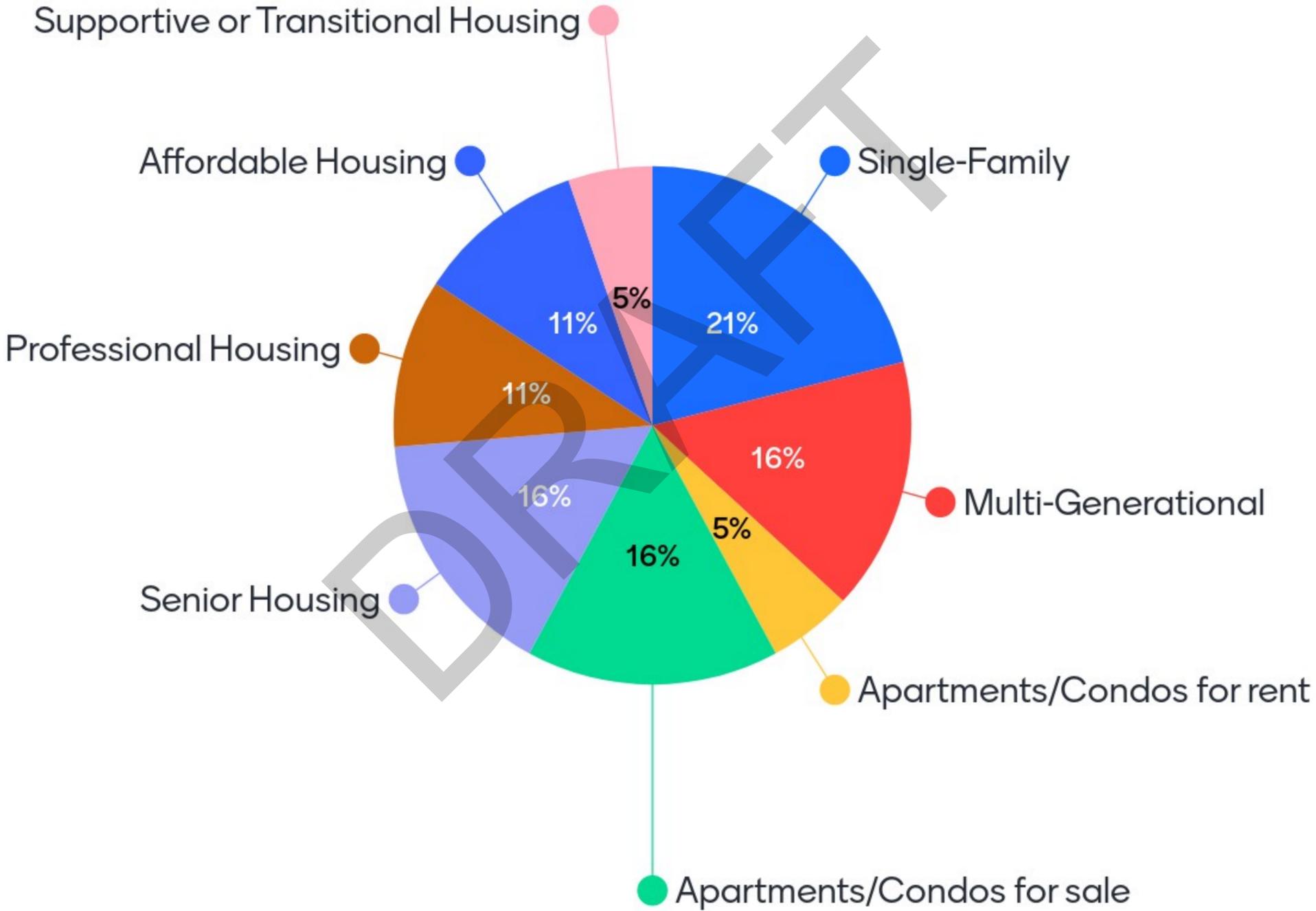
Grant programs to offset costs for developers.

optional housing container homes

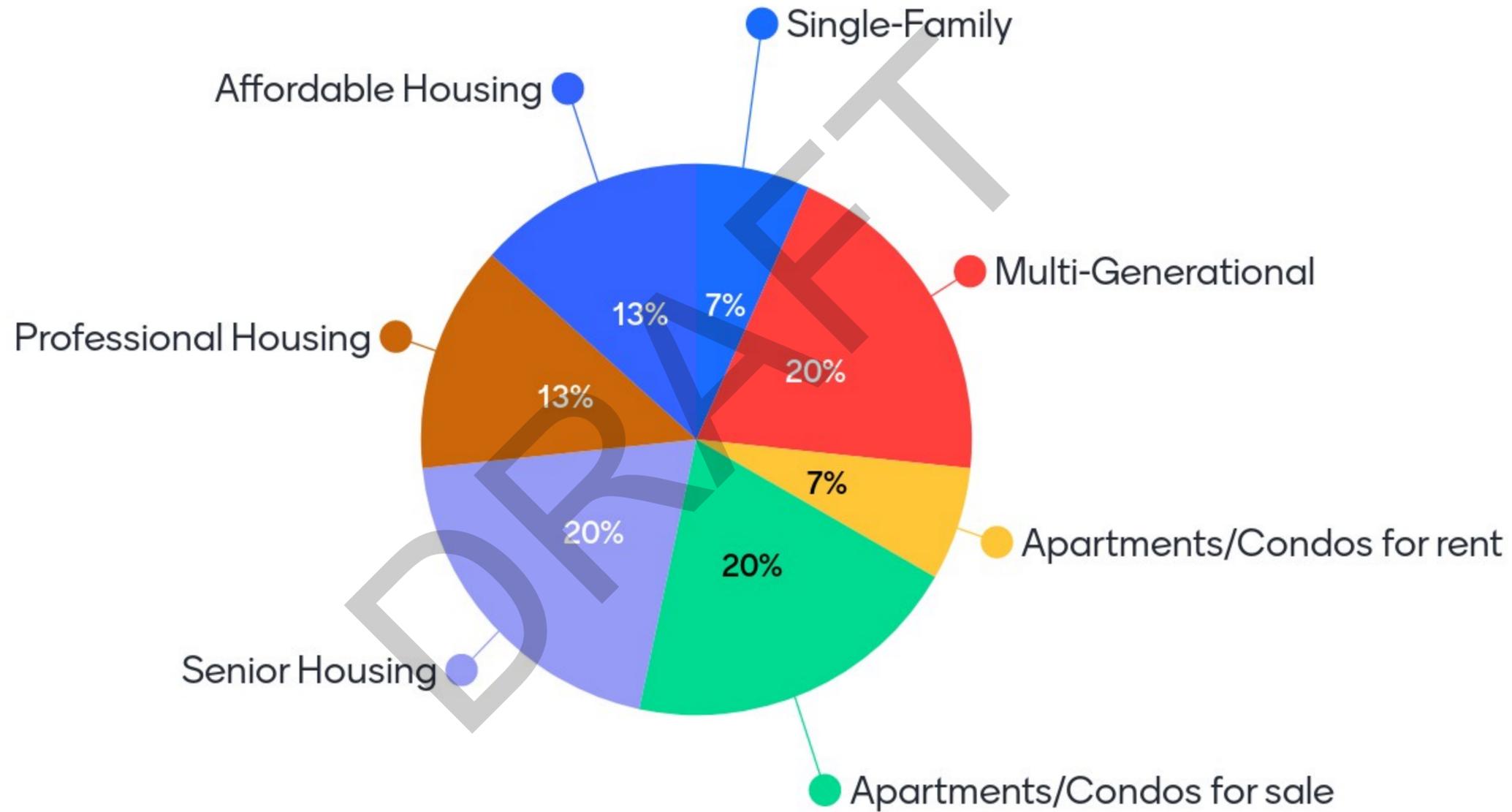
need economic development to assist

address homeless problem

# What housing types would you like to see in Hemet? Choose all that apply.



# Of those previous housing types, which 3 would you like the City to prioritize?



## Housing in Hemet

What are some challenges to housing in your community?  
 What are some opportunities for housing in your community?

### Challenges

Inventory - for a variety of users; need "cool" options for professionals, quality smaller spaces	Gap between housing choices and types of jobs in the City	Displaced/ Homeless housing options; tiny homes or smaller units

### Opportunities

Engage developers to deliver specific product	Grant funding - where is the money and what would qualify Hemet for more grant funding
Identifying alt. sites such as vacant retail to create walkable housing options next to resources	Advertise and target those working at home to explore Hemet - SoCal living at more affordable prices

## Vision of Housing in Hemet in the Future

What is your visions for the future of Hemet? What do you want to see for the current and next generations?

Displaced/ Homeless Resources	Recreation around the reservoir (Lake D/Diamond Valley Lake)	Downtown - shops and places to eat on first floor of mixed use developments
Microcommunities - with support to flourish	Youth facilities and activities; recreation. Arcades, theaters, non-sport activities	Historic preservation program - beautification
Incorporation of art elements into communities, destinations; all forms of art (music, sculpture, paint)		

## New or Innovative Ideas/ Trends for Housing

What are some creative housing ideas you have for your community?

Tiny Homes Smart Modular Homes	Mixed Use - retail with apartments above or behind; downtown and beyond with outdoor community spaces	Downtown revitalization - living and working and playing; incorporating a variety of uses into development
Co-Housing	Connection between health and housing; partner with health care groups	

18:49:42 From Monique (City of Hemet) : Can you post the question for the group?  
19:05:32 From Cyndi Lemke, HSJVC : recreation for YOUTH and families, we have over 20k youngsters in town with "nothing to do" sharing for a friend, lol  
19:06:17 From Jacob Beamesderfer : I agree the kids need more to do. When I grew up here we were limited.  
19:08:06 From H. P. Kang : Agreed  
19:08:46 From Jacob Beamesderfer : Future  
19:10:59 From Cyndi Lemke, HSJVC : retail with apartments above!!! I love that trend!!  
19:16:31 From H. P. Kang : Yes, That is correct.  
19:17:24 From Monique (City of Hemet) : co-housing  
19:17:42 From Cyndi Lemke, HSJVC : Oh Monique....do tell!  
19:18:12 From Ines Galmiche : Workshop recordings and answers to your questions will be available on the City's Housing Element Update webpage here: <https://www.hemetca.gov/1029/Housing-Element-Update>  
19:19:18 From Cyndi Lemke, HSJVC : Great job everyone!!! Thank you!!  
19:19:19 From Ines Galmiche : Details for future meetings and engagement opportunities will be posted to the webpage as they are scheduled - thank you for joining us live tonight!  
19:22:53 From H. P. Kang : Great point!!!

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## C.2 City Council/Planning Commission Study Session

This section contains all materials created for the joint City Council and Planning Commission Study Session. The community had the opportunity to make public comments verbally in-person or through Zoom, as well as through the Zoom chat. The Study Session recording is available on the City's website.

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# CITY OF HEMET

## 2021-2029 Housing Element Update

### City Council & Planning Commission

### Study Session

The City of Hemet is hosting a City Council and Planning Commission Joint Study Session to discuss the updates to the Housing Element, Safety Element, and Environmental Justice Element. The Study Session will provide information on community engagement efforts, community demographics, and potential strategies to provide housing for all income levels. Please join us to learn more about these important updates and provide public comments.

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 **WHEN:** Tuesday, June 29, 2021 at 6 PM

 **WHERE:** In person at City Hall, or online via your computer or smartphone

 **WEBSITE:** <http://www.hemetca.gov/1029/Housing-Element-Update>

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For questions, please contact:  
Monique Alaniz-Flejter by email at [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov) or by phone at (951) 765-2370.



# Housing Element Update

2021-2029

City Council/Planning Commission Study Session – June 29, 2021



1

## Agenda

- Updates to the General Plan Elements
- Summary of Housing Element Update Process
- Community Engagement
- Community Profile
- Sites Inventory Analysis
- Next Steps



2021-2029 Housing Element Update

2



# Updates to General Plan Elements



3

# Updates to General Plan Elements

Housing Element (Update)	Safety Element (Update)	Environmental Justice Element (New Element)
<p>The Housing Element Plans for the current and future needs of housing in Hemet.</p> <p>It examines the unique needs of the community and sets policies and programs.</p>	<p>The Safety Element plans for all potential emergency events to minimize risk of injury, loss/damage of property, and environmental damage from natural and man-made hazards.</p> <p>This update will include a review of the Fire/Wildfire section(s) and the addition of a Climate Change section.</p>	<p>The Environmental Justice Element addresses health risks in disadvantaged communities through decreasing pollution exposure, increasing community assets, and improving overall health.</p> <p>This is a new Element to the General Plan as required by Senate Bill 1000.</p>

4



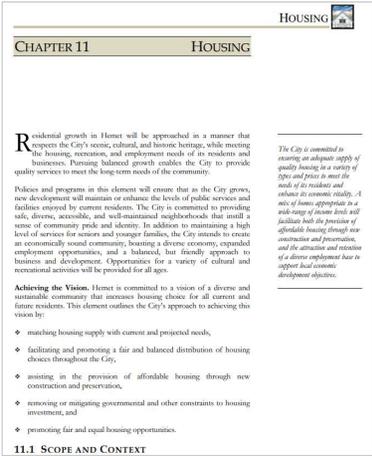
# Summary of Housing Element Update Process



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## Housing Element Background

- Required element of the City’s General Plan
- Requires adoption by the State Department of Housing and Community Development (HCD)
- Updated on 8-year cycles
- Requires a General Plan Amendment and at least one public hearing by Planning Commission and City Council
- Statutory deadline - October 15, 2021
  - 120-day grace period beyond October 15



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# Housing Element Components

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of current programs and policies
- Analysis and identification of sites to accommodate the City’s RHNA allocation
- Policies, programs, and quantified objectives to achieve the City’s identified housing goals



2021-2029 Housing Element Update

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# 2021-2029 Hemet RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	\$38,750	812 units
Low Income	51 – 80% AMI	\$38,751	\$62,000	732 units
Moderate Income	81 – 120% AMI	\$62,001	\$93,000	1,174 units
Above Moderate Income	>120% AMI	\$93,001	--	3,748 units
<b>TOTAL:</b>				<b>6,466 units</b>

1. Income range is based on the 2021 HUD Area Median Income (AMI) for Riverside County of \$77,500 for a family of 4.



2021-2029 Housing Element Update

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# Housing Element Certification

## What Does it Mean to Have a “Certified” Housing Element?

- Reviewed for compliance with state law by the Department of Housing and Community Development (HCD)
- “Certification” demonstrates substantial compliance with state law

## Benefits of Certification

- Access to state-sponsored grants and alternative funding sources
- Protects the City from state penalties and fines due to non-compliance

# Certification Non-Compliance

- Non-compliance risks:
  - Potential loss of eligibility for certain future State grant funds
  - Potential loss of some level of local control over development
  - A court may suspend the City’s authority to issue building permits or other approvals
  - HCD may forward a noncompliance case to the California Office of the Attorney General
  - Outside groups may sue the City for a non-compliant Housing Element

## New Legislation for Housing Elements

- **Funding Measures:**
  - SB 2
  - SB 3
- **Streamlining Measures:**
  - SB 35
  - SB 540
  - AB 73
  - AB 2753
  - SB 765
  - SB 330
  - AB 1485
  - SB 744
- **Accountability Measures:**
  - AB 167
  - AB 678
  - AB 1515
- **ADU Measures:**
  - AB 68
  - AB 881
  - SB 13
  - AB 587
  - AB 670
  - AB 671
- **Other Measures:**
  - AB 1505
  - AB 879
  - AB 1397
  - AB 72
  - AB 2372
  - SB 1227
  - AB 2797
  - AB 3194
  - SB 765
  - And more

## Affirmatively Furthering Fair Housing (AFFH)

- Fair and equitable distribution of housing throughout the community
- Protects against communities being overburdened
- Considers:
  - A variety of housing types (single-family house, apartment, townhome, etc.)
  - Mix of affordability levels
  - Access to transportation and employment
- Considers access to public transit and community resources





# Community Engagement



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## Summary of Engagement Efforts

- Completed Outreach:
  - Housing Element Update Webpage on the City's website
  - Virtual community workshop
    - Recordings are available on the webpage
  - Email outreach to local stakeholders
  - Spanish translation available for all materials and presentations
  - Online engagement - social media and City's website



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## Virtual Community Workshop

- Date: April 29, 2021
- Spanish translation available
- Overview:
  - Housing Element Update Process
  - Baseline demographics and housing data
  - Participant activities
- Feedback received:
  - Imbalance of jobs and housing
  - Need for multi-generational and senior housing
  - High cost of development
  - Downtown revitalization needed
  - Mixed-use housing is a solution to jobs and revitalization

scarce senior housing  
accountability new development  
single professional homes  
low income home ownership  
lack of high-end housing  
rehabilitation need affordable  
options revenue change inventory



2021-2029 Housing Element Update

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## Tentative Upcoming Engagement Opportunities

Workshop #1  
(April 29, 2021)

Planning  
Commission &  
City Council Study  
Session  
(July 2021)

Workshop #2  
(August 2021)

Public Review  
Draft  
(August 2021)

Public Hearings  
(October 2021)



2021-2029 Housing Element Update

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# Community Profile



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# Community Profile

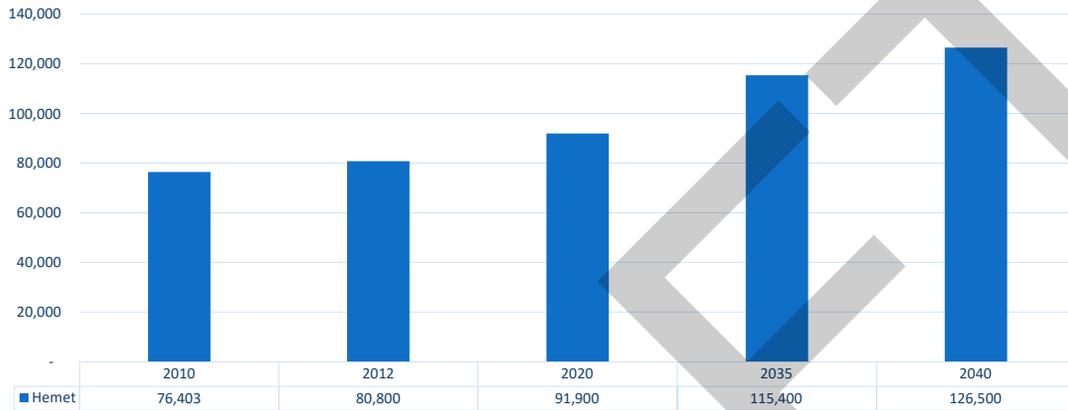
- Describes:
  - Current community demographics
  - Economic characteristics
  - Housing characteristics
- Data comes from U.S. Census projection data
- Informs programs and policies within the Housing Element



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# The Hemet Community – Population Growth

**Estimated and Projected Hemet Population (2010-2040)**

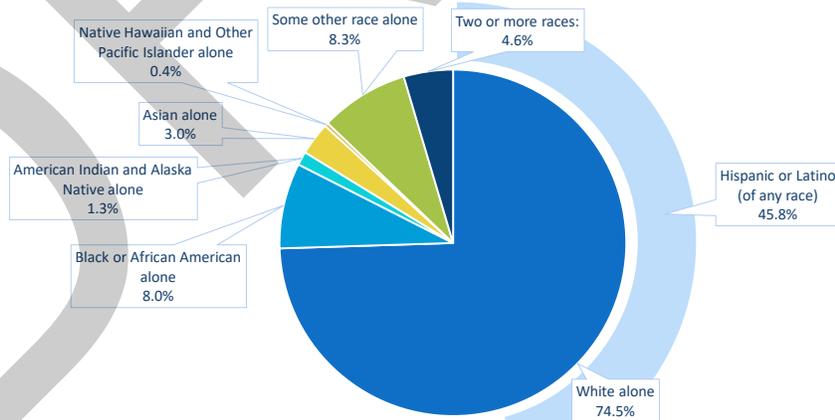


Source: American Community Survey, 5-Year Estimates, 2010 / 2016-2040 RTP/SCS Final Growth Forecast



2021-2029 Housing Element Update

# The Hemet Community – Race and Ethnicity



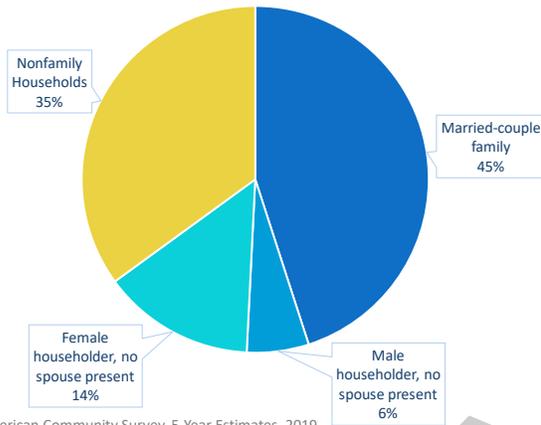
Source: American Community Survey, 5-Year Estimates, 2019



2021-2029 Housing Element Update

# The Hemet Community— Household Characteristics

### Household Characteristics



### Household Tenure



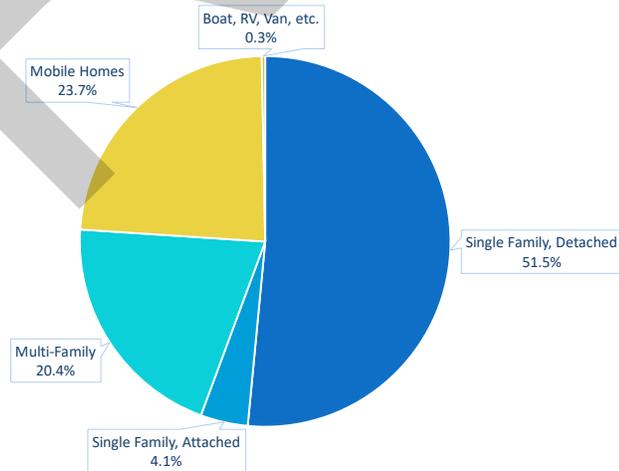
Source: American Community Survey, 5-Year Estimates, 2019



2021-2029 Housing Element Update

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# Housing in Hemet – Housing Types



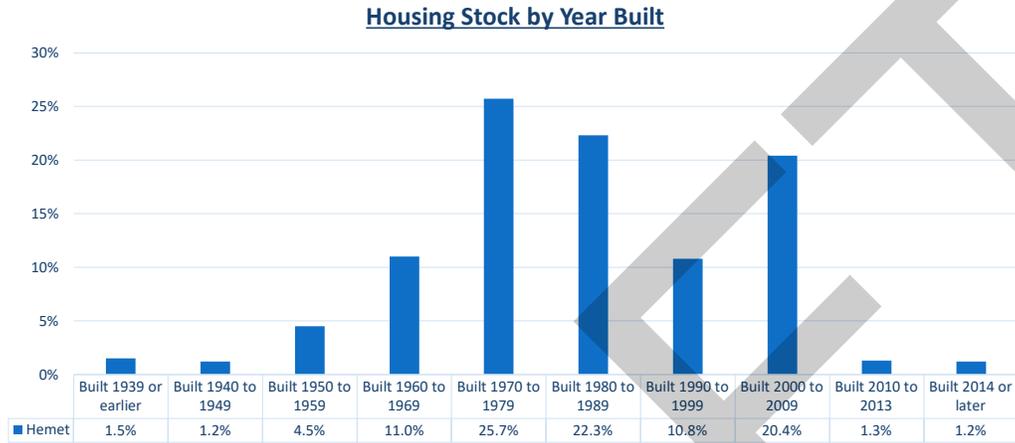
Source: American Community Survey, 5-Year Estimates, 2019



2021-2029 Housing Element Update

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# Housing in Hemet – Housing Stock



Source: American Community Survey, 5-Year Estimates, 2019

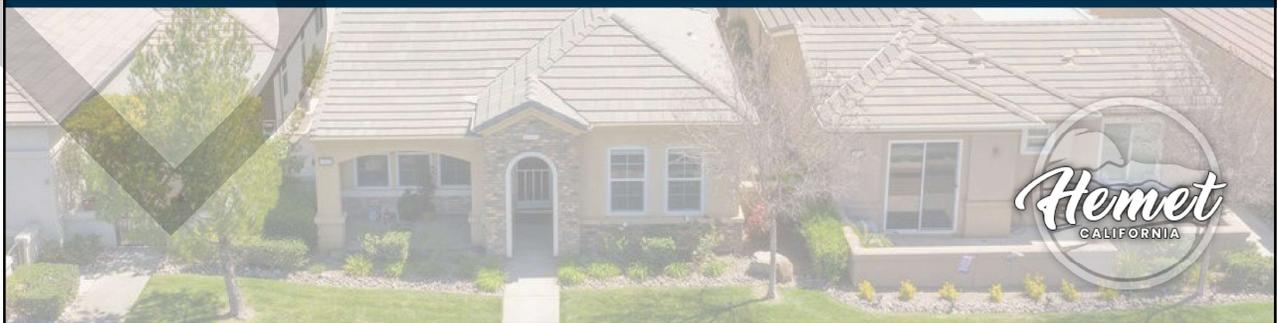


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# Sites Inventory Analysis



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## Site Selection Requirements

- Requirements:
  - Identification of sites
  - Sites to accommodate low and very low-income RHNA
  - Capacity analysis
  - Nonvacant sites
  - Determination of adequate sites
- Inventory of sites must include:
  - APNs
  - Parcel size
  - General Plan/Zoning designations
  - Existing use
  - Whether publicly owned or lease
  - Number of units to accommodate
  - Availability of accessible infrastructure
  - RHNA income category
  - Whether identified in past Cycles



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## Sites Selection Process



- Site selection criteria:
  - Vacant sites
  - Underutilized parcels
  - Existing residential sites capable of developing at higher density
  - City-owned properties
  - Existing non-residential sites capable of rezoning for residential use
- Consider the existing use and its realistic likelihood to redevelop for residential uses within the planning period.



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## Potential Strategies

- Existing residentially-zoned vacant properties
- Non-residentially zoned vacant properties
- In-the-Pipeline Projects
- Specific Plan capacity
- Accessory Dwelling Unit (ADU) Production
  - Estimated: 20 units over 8 years



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## Next Steps



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## Next Steps

Finalize Housing Constraints, Resources, Sites Analysis, and Housing Plan

Workshop #2

Release Public Review Draft Housing Element

Review Public Feedback

HCD Review Draft Housing Element

Local Adoption of the Housing Element



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# Thank you!

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For more information, please visit the City's  
Housing Element Update webpage:  
[www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)



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## C.3 Community Workshop #2

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This section contains all materials created for the second community workshop and feedback from the participant activities. Participants had the opportunity to make public comments verbally or in written form through the Zoom chat. A recording of the workshop is available in both English and Spanish on the Housing Element Update webpage: <http://www.hemetca.gov/1029/Housing-Element-Update>.

[To be updated as we proceed]

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