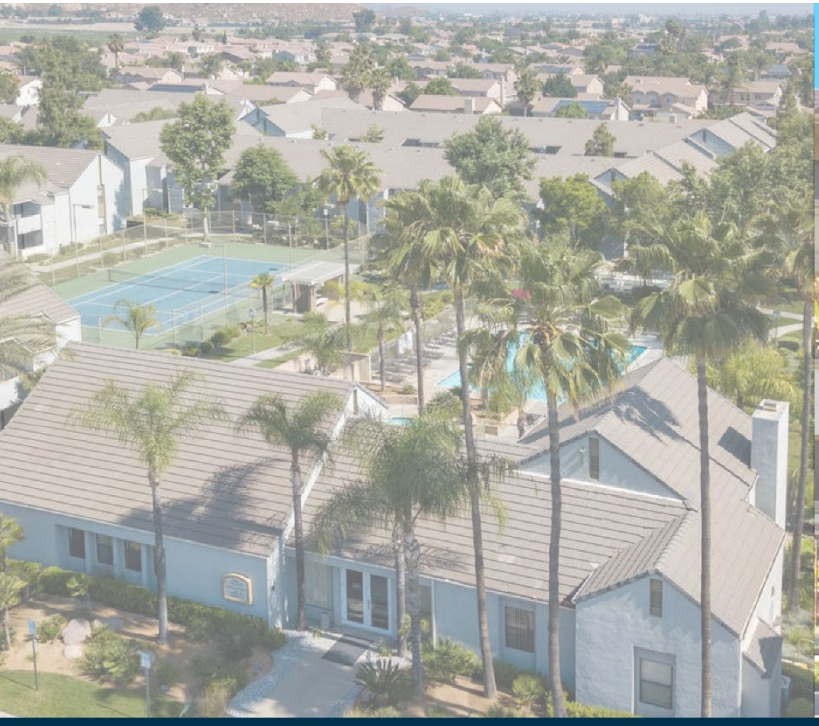




City of Hemet
6th Cycle Housing Element
2021-2029



City of Hemet

6th Cycle Housing Element 2021-2029

DECEMBER 2022

Table of Contents

SECTION 1: INTRODUCTION

A. Role of the Housing Element 1-2
B. State Policy and Authorization 1-2
1. Background 1-2
2. State Requirements 1-2
3. Regional Housing Needs Assessment (RHNA) 1-4
4. Relationship to Other General Plan Elements 1-4
5. Public Participation (To be updated prior to adoption) 1-5
6. Data Sources 1-6
7. Housing Element Organization 1-6

SECTION 2: COMMUNITY PROFILE

A. Population Characteristics 2-2
1. Population Growth 2-2
2. Age Characteristics 2-3
3. Racial and Ethnic Characteristics 2-4
B. Economic Characteristics 2-6
1. Employment and Wage Scale 2-6
C. Household Characteristics 2-9
1. Household Type and Size 2-9
2. Household Income 2-11
D. Housing Problems 2-14
1. Overcrowding 2-15
2. Overpayment (Cost Burden) in Relation to Income 2-16
E. Special Needs Groups 2-17
1. Seniors 2-17
2. Persons with Physical and Developmental Disabilities 2-20
3. Large Households 2-22
4. Single-Parent Households 2-24
5. Farmworkers 2-25
6. Extremely Low-Income Households and Poverty Status 2-26
7. Persons Experiencing Homelessness 2-29
8. Students 2-31
F. Housing Stock Characteristics 2-32
1. Housing Growth 2-32
2. Housing Type 2-32
3. Housing Availability and Tenure 2-33
4. Housing Age and Condition 2-34
5. Housing Costs and Availability 2-36

SECTION 3: HOUSING RESOURCES, CONSTRAINTS, AND AFFIRMATIVELY FURTHERING FAIR HOUSING

A. Nongovernmental Constraints 3-2
1. Land Costs and Construction Costs 3-2
2. Availability of Financing 3-3
3. Economic Constraints 3-5
B. Governmental Constraints 3-5
1. Land Use Controls 3-5
2. Residential Development Standards 3-9
3. Variety of Housing Types Permitted 3-13

4. Housing for Persons with Disabilities 3-19
5. Planned Residential Developments 3-21
6. Local Ordinances 3-22
7. Specific Plans 3-23
8. Development Fees 3-25
9. On-/Off-Site Improvements 3-33
C. Infrastructure Constraints 3-36
1. Dry Utilities 3-36
2. Water Supply and Wastewater Capacity 3-37
3. Fire and Emergency Services 3-39
D. Environmental Constraints 3-37
1. Geologic and Seismic Hazards 3-39
2. Flooding 3-42
3. Fire Hazards 3-44
E. Affirmatively Furthering Fair Housing (AFFH) 3-46
1. Needs Assessment 3-46
2. Analysis of Federal, State, and Local Data and Knowledge 3-53
3. Discussion of Disproportionate Housing Needs 3-82
4. Assessment of Contributing Factors to Fair Housing in Hemet 3-103
5. Analysis of Sites Pursuant to AB 686 3-104
6. Analysis of Fair Housing Priorities and Goals 3-114
F. Housing Resources 3-114
1. Regional Housing Needs Allocation 3-114
G. Financial Resources 3-119
1. Section 8 Housing Choice Vouchers 3-119
2. Energy Conservation 3-120

SECTION 4: HOUSING PLAN
Regional Housing Needs Assessment 4-2
Housing Goals 4-2
Housing Policies and Programs 4-3
Summary of Quantified Objectives 4-27

APPENDICES
Appendix A: Review of Past Performance A-1
Appendix B: Candidate Sites Analysis B-1
Appendix C: Community Outreach Summary C-1
Appendix D: Glossary of Housing Terms D-1





Section 1

INTRODUCTION



Section 1: Introduction

A. Role of the Housing Element

The Housing Element is a state mandated chapter of the Hemet General Plan; it identifies and analyzes the City's housing needs and includes a detailed outline and work program of the City's goals, policies, and quantified objectives. The Housing Element also addresses the maintenance and expansion of the housing supply to accommodate households currently living and expected to live in Hemet in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the Regional Housing Needs Assessment (RHNA) goals as determined by the Southern California Association of Governments (SCAG). The programs and policies established within the Housing Element guide future decision-making to achieve the City's housing goals for the 2021-2029 planning period.

B. State Policy and Authorization

1. Background

As a mandated chapter of the Hemet General Plan, the Housing Element must meet all requirements of existing state law. Goals, programs and policies, and quantified objectives within the Housing Element consistent with state law are implemented within a timeline to ensure the City accomplishes the identified actions.

2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. State Law requires that local governments review and revise the Housing Element of their comprehensive General Plans once every eight years.

The California Legislature has adopted an overall housing goal for the State to ensure every resident has a decent home and suitable living environment. Section 65580 of the California Government Code states:

a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
b) The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
c) The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic,

environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Table 1-1 summarizes the State Housing Element requirements and identifies where these requirements are addressed in this document.

Table 1-1: Housing Element Requirements

Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.F
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.D, E, F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.G
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.A
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.G.2
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.E.3
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.E.3
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 3.F
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.F.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.E
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A

Source: State of California, Department of Housing and Community Development.

The City of Hemet's current Housing Element was adopted on January 14, 2014 for the 5th Cycle 2014-2021 planning period. The next 6th Cycle Housing Element will plan for the 2021-2029 planning period. Multiple amendments have been made to State Housing Element law since the adoption of the current Housing Element. These amendments change the required analysis, reporting and type of policies that must be contained in the City's 2021-2029 Housing Element. The contents of this Housing Element comply with these amendments to State housing law and all other Federal, State, and local requirements.

3. Regional Housing Needs Assessment (RHNA)

California's Regional Housing Needs Assessment (RHNA) is methodology for determining future housing need, by income category, within the State and is based on growth in population, households, and employment. The statewide RHNA is determined under the administration of the California Department of Housing and Community Development (HCD). The quantified housing need is then allocated among the State's 18 Metropolitan Planning Organizations (MPOs). In the City of Hemet's case, this agency is the Southern California Association of Governments (SCAG).

In accordance with Section 65583 of the California Government Code, SCAG then delegates a "fair share" of housing need to its member jurisdictions. The City of Hemet's RHNA allocation is divided amongst four income categories, which are stated on the County of Riverside's median income for a family of four. **Table 1-2** below identifies the four income categories by which the City's RHNA allocation is divided.

Table 1-2: Riverside County Income Categories

Income Category	Percent of Median Family Income (MFI)
Very Low Income	0-50% MFI
Low Income	51-80% MFI
Moderate Income	81-120% MFI
Above Moderate Income	>120% MFI

For the 2021-2029 planning period the City of Hemet is allocated a total of 6,466 units, including:

- 812 units affordable to very low-income households;
- 732 units affordable to low-income households;
- 1,174 units affordable to moderate-income households; and
- 3,748 units affordable to above moderate-income households.

4. Relationship to Other General Plan Elements

The Housing Element is one of many Elements of the City's General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City's General Plan. The City's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use

Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City's Transportation Element also affects the implementation of the Housing Element. The Transportation Element establishes policies for a balanced circulation system in the City. The Transportation Element aims to reduce the impacts of transportation on the region's environment and provide a variety of options so individuals can choose to travel by car, bicycle, foot, or public transportation. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan Chapters, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

5. Public Participation

Public participation is a vital component to the Housing Element update process. Public engagement creates opportunities for community members to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires local governments to make diligent and continued efforts to achieve public participation of all economic segments of the community. Meaningful community participation ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process.

As part of the 6th Cycle Housing Element Update process, the City has conducted public outreach activities beginning in Spring 2020. These outreach efforts included virtual workshops, City Council and Planning Commission study sessions, and digital media. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website.

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

- Housing Element Update webpage with all housing materials available in English and in Spanish, located at: http://www.hemetca.gov/1029/Housing-Element-Update
- Virtual Community Workshop #1 and the recorded presentation posted on the City's webpage
- Joint City Council and Planning Commission Study Session
- Virtual Community Workshop #2 and the recorded presentation posted on the City's webpage

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

6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census, 2010
- American Community Survey (U.S. Census Bureau Survey Program)
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2020
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- SCAG Regional Growth Forecast, Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

7. Housing Element Organization

This Housing Element represents the City of Hemet's policy program for the 2021-2029, 6th Housing Cycle Planning Period. The Housing Element is comprised of the following Sections:

Section 1: Introduction contains as summary of the content, organization, and statutory considerations of the Housing Element;

Section 2: Community Profile contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock;

Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing examining governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations;

Section 4: Policy Plan addresses the City's identified housing needs, including housing goals, policies, and programs.

Appendices provides various appendices with supplementary background resources including:

Appendix A – Review of Past Performance of 5th Cycle Housing Element Programs

Appendix B – Candidate Sites Analysis

Appendix C – Community Outreach Summary

Appendix D – Glossary of Housing Terms





Section 2

COMMUNITY PROFILE



Section 2: Community Profile

The Community Profile provides an overview of the City's housing and population conditions which are the foundation for policies and programs within with the Housing Element. The City of Hemet strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Hemet, including population, household, economic and housing stock characteristics. These components are presented in a regional context nearby communities when relevant. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle.

A. Population Characteristics

It is important to understand the characteristics of a population to appropriately plan for the future needs of a community. Issues such as population growth, race, ethnicity, age, and employment trends influence the type and extent of housing needed. This also indicates the local population's ability to afford housing. The following section analyzes the various population characteristics and trends that affect housing need.

1. Population Growth

Table 2-1 provides the Southern California Association of Governments (SCAG) 2016-2040 Regional Growth Forecast population projections through 2040. City of Hemet's population is forecast to increase 54.4 percent through 2040. Compared to the rest of the County, Hemet's population is forecast to grow 9.3 percent more than surrounding cities. The City's population growth rate is forecast to be greater than adjacent cities of San Jacinto and Perris and the County of Riverside.

Table 2-1: Population Growth (2010-2040)

Jurisdiction	Population					Percent Change	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
San Jacinto	44,199	45,100	48,600	73,300	79,900	10.0%	64.4%
Hemet	**78,657**	**80,800**	**91,900**	**115,400**	**126,500**	**16.8%**	**37.6%**
Menifee	77,519	81,600	93,800	115,900	121,100	21.0%	29.1%
Perris	68,386	70,700	78,100	112,400	116,700	14.2%	49.4%
Riverside County	2,189,641	2,245,000	2,480,000	3,055,000	3,183,000	13.3%	28.3%

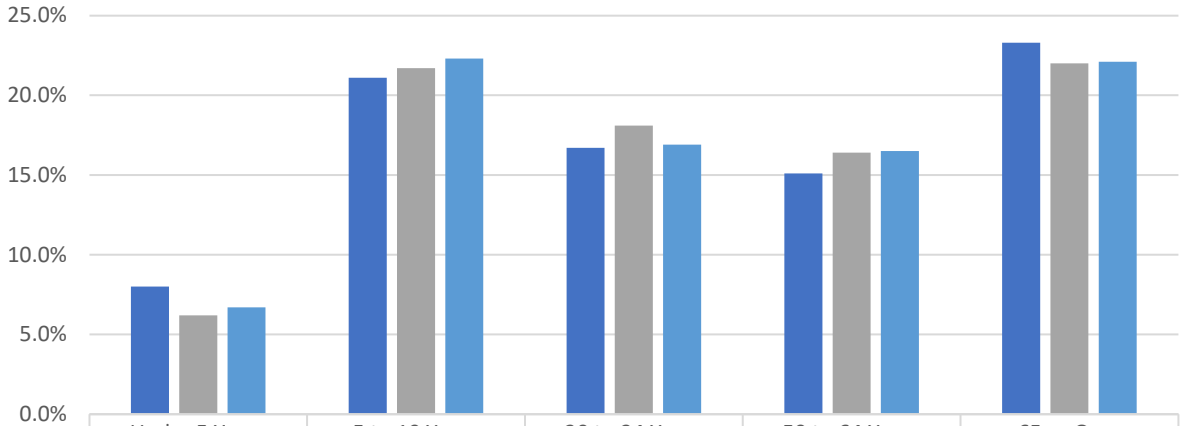
Source: U.S. Census Bureau, 2010; SCAG 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction Report.

2. Age Characteristics

Housing demand is influenced by unique preferences of different age groups. Interest in housing type may vary by the type of household (age, family/non-family, etc.). Younger and middle-aged persons mays seek homes that accommodate needs of a growing household, while older persons may look to downsize to lower maintenance homes[1]. For example, seniors may favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units because they tend to live on smaller or fixed incomes and have smaller families. Persons aged 35 and 65 years make up a major portion of the homebuyer market for moderate to high cost apartments and condominiums because they generally have higher incomes and larger families. As a population moves through different age cohorts, housing needs may change. Housing in a community should accommodate the changing needs throughout these different age cohorts.

In 2010, those 65 years of age or older represented the largest percentage of the population. In 2019, persons between 5 and 19 years of age represented the largest percent of the population. **Figure 2-1** shows that between 2010 and 2019 distribution of age within the total population has been relatively stable. Hemet has a large young population and a large aging population. The percentage of children and young adults under 19 has remained relatively stable, from 29.1 percent in 2010 to 29 percent in 2019. Persons over the age of 50 have increased from 38.4 percent in 2010 to 38.6 percent in 2019.

Figure 2-1: Age Distribution (2010-2019)



	Under 5 Years	5 to 19 Years	20 to 34 Years	50 to 64 Years	65 or Over
2010	8.0%	21.1%	16.7%	15.1%	23.3%
2015	6.2%	21.7%	18.1%	16.4%	22.0%
2019	6.7%	22.3%	16.9%	16.5%	22.1%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.

Table 2-2 shows that Hemet's most populous age group is between 5 and 19 years and represents 22.3 percent of the population in 2019. This trend is consistent with the County and the Cities of San Jacinto, Menifee, and Perris. All jurisdictions listed in **Table 2-2**, except Perris, have the lowest percentages of persons under the age of 5.

[1] RCLCO Real Estate Advisors, Housing and Community Preference Survey, 2018.

Table 2-2: Comparative Age Distribution (2019)					
Jurisdiction	**Under 5**	**5 to 19**	**20 to 34**	**50 to 64**	**65 or Over**
San Jacinto	9%	24.8%	20.5%	14.2%	12.4%
Hemet	**6.7%**	**22.3%**	**16.9%**	**16.5%**	**22.1%**
Menifee	6.9%	21.1%	17.6%	15.7%	20%
Perris	9.9%	31.8%	22.2%	9.6%	4.5%
Riverside County	7.7%	24.5%	19.9%	15.3%	11.6%
Source: American Community Survey, 5-Year Estimates, 2019.					

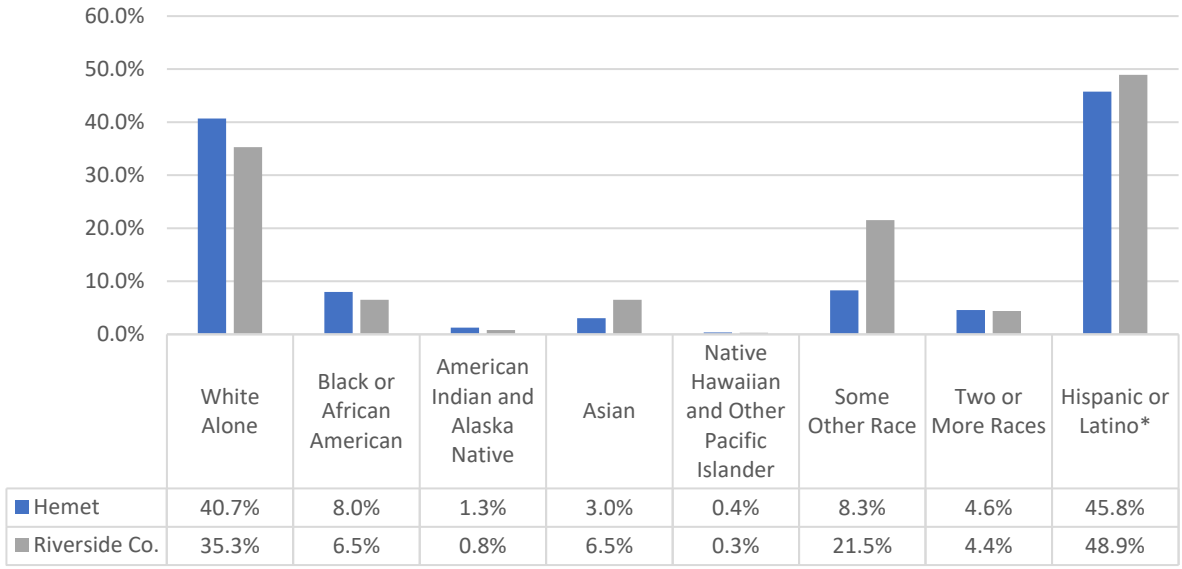
3. Racial and Ethnic Characteristics

Equal opportunity for housing is an important component in the provision of housing units within jurisdictions. Racial and ethnic characteristics assist in identifying potential housing needs across racial and ethnic groups within Hemet. The Housing Element contains a further discussion of race and ethnicity in the Fair Housing analysis within **Section 3**.

Figure 2-2 illustrates the racial and ethnic composition of the City of Hemet. Hemet's 2019 population consists of 40.7 percent identifying as White, followed by 8.3 percent of individuals identifying as Some Other Race. Compared to Riverside County, Hemet has larger percentages of White and Black or African American populations. Those who identify as American Indian/Alaska Native and Native Hawaiian/Other Pacific Islander represent the smallest racial groups in Hemet and Riverside County. Hemet's American Indian/Alaska Native population is approximately .5 percent greater than Riverside County's.

Persons of all races identifying as Hispanic or Latino is shown in **Figure 2-2**. The City of Hemet has a slightly lower population of individuals identifying as Hispanic or Latino (45.8 percent compared to Riverside County (48.9 percent).

Figure 2-2: Racial and Ethnic Distribution (2019)



	White Alone	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino*
Hemet	40.7%	8.0%	1.3%	3.0%	0.4%	8.3%	4.6%	45.8%
Riverside Co.	35.3%	6.5%	0.8%	6.5%	0.3%	21.5%	4.4%	48.9%

*Of any Race

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

Table 2-3 shows that in 2019 the majority of residents in Hemet and surrounding cities identified as White, apart from City of Perris. The City of Hemet has the highest White population of the surrounding cities and the County. The Asian and Some Other Race populations in Hemet have the lowest percentages when compared to the neighboring cities and the rest of Riverside County.

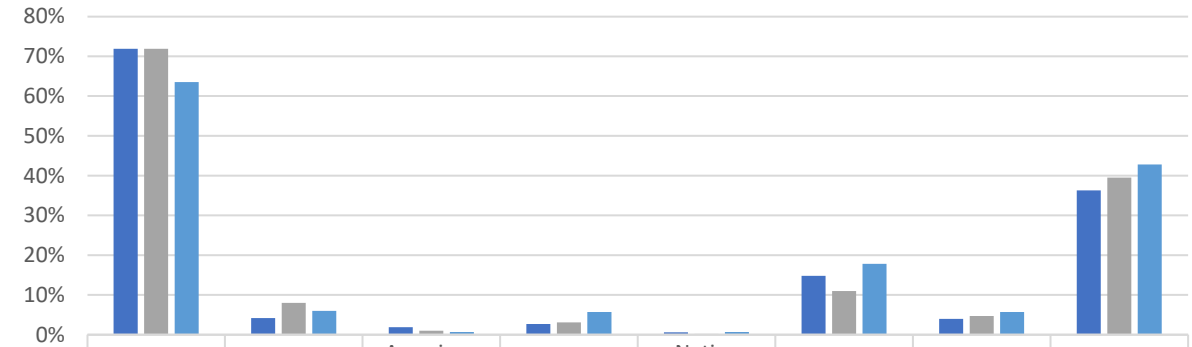
Table 2-3: Racial and Ethnic Distribution

Jurisdiction	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino
San Jacinto	70.1%	7.6%	2.1%	3.4%	0.1%	12.1%	4.7%	55.1%
Hemet	**74.5%**	**8.0%**	**1.3%**	**3.0%**	**0.4%**	**8.3%**	**4.6%**	**45.8%**
Menifee	63.5%	6.0%	0.7%	5.7%	0.7%	17.8%	5.7%	37.2%
Perris	31.6%	10.0%	0.4%	3.9%	0.1%	51.4%	2.6%	76.8%
Riverside County	59.9%	6.5%	0.8%	6.5%	0.3%	21.5%	4.4%	48.9%

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

An important component of analyzing race and ethnicity is identifying how demographics within Hemet have changed over time. **Figure 2-3** illustrates changes between 2010 and 2019. The Hemet population that identifies as White and Some Other Race have both experienced the greatest fluctuations between 2010 and 2019. In 2015, the White population decreased by 6.6 percent, while those who identify as Some Other Race increased by 3 percent. The Black or African American population has been steadily increasing (a 1.8 percent total increase), while the American Indian/Alaska Native population has decreased from 1.9 percent to 0.7.

Figure 2-3: Race and Ethnicity in Hemet (2010-2019)



	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino
2010	71.9%	4.2%	1.9%	2.7%	0.6%	14.8%	4.0%	36.3%
2015	71.9%	8.0%	1.0%	3.1%	0.2%	11.0%	4.7%	39.5%
2019	63.5%	6.0%	0.7%	5.7%	0.7%	17.8%	5.7%	42.8%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019

Demographic characteristics of Hemet may affect different housing needs, choices, and desires. Housing needs may vary between ethnic or racial groups due to different cultural norms or preferences. For example, a particular culture may choose to live in a household with multiple generations (grandchildren, parents, grandparents), requiring larger housing units.

B. Economic Characteristics

Income and economic characteristics vary throughout Hemet and generate demand for housing units and housing types. Housing need at different income levels highlights the importance of developing and maintaining a diverse housing stock. In addition, as employment in the City increases, housing demand typically rises as well. This may result in a need for additional housing units.

1. Employment and Wage Scale

Employment characteristics within a city can directly affect housing need and trends. Employment and income affect the ability of the population to purchase housing and may influence the types of housing they are able to purchase. **Table 2-4** summarizes projected employment growth for Hemet and its surrounding cities along with Riverside County from 2012 to 2040. The data is projection data from SCAG's 2016-2040 Final Growth Forecast. The Growth Forecast considers past and recent trends, regional growth policies, and reasonable key technical assumptions to project population, household, and employment figures for the region. According to SCAG, the figures are calculated using a regional share of the national population and employment forecasts. Additionally, the forecasts account for births, people moving into the region, deaths, the number of people leaving the region, as well as patterns of migration.

Hemet is estimated to experience an employment growth rate of 116.7 percent (24,500 new employed Hemet residents) between 2012 and 2040. Hemet's employment growth rate is about 26 percent more than the County but is lower than projected growth in San Jacinto and Menifee. Job growth is an opportunity for cities to add housing options for the current and future workforce.

Table 2-4: Employment Growth (2012-2040)

Jurisdiction	2012	2020	2035	2040	% Change 2012-2020	% Change 2020-2040	Numeric Change 2012-2040
San Jacinto	5,900	8,800	15,300	17,800	49.2%	102.3%	11,900
Hemet	**21,000**	**27,200**	**39,500**	**45,500**	**29.5%**	**67.3%**	**24,500**
Menifee	10,300	16,300	22,600	23,500	58.3%	44.2%	13,200
Perris	15,100	23,000	31,200	32,200	52.3%	40.0%	17,100
Riverside County	617,000	849,000	1,112,000	1,175,000	37.6%	38.4%	558,000

Source: SCAG 2016-2040 TRP/SCS Final Growth Forecast by Jurisdiction Report.

Based on the American Community Survey (ACS) 5-Year Estimates, the number of employed people in Hemet is estimated to have reached 58,114 in 2010. This value surpasses that projected by the SCAG 2016-2040 Final Growth Forecast for 2040 by approximately 12,600.

Analyzing trends in employment by industry helps to understand income wages and housing needs. **Table 2-5** shows 2019 ACS employment data for Hemet by sector. Employment may include jobs within the City and outside City limits. The industry with the highest percentage of employment in Hemet in 2019 was the Education Services, Health Care, and Social Assistance industry at 21.1 percent. The Retail Trade and Arts, entertainment, and recreation, and accommodation and food services industries also employed relatively high percentages at just under 16 and 12 percent, respectively.

Table 2-5: Employment by Sector (2019)

Industry	People Employed	Percent of City Employed (1)
Agriculture, forestry, fishing and hunting, and mining	329	1.2%
Construction	2,666	9.9%
Manufacturing	1,895	7.1%
Wholesale trade	641	2.4%
Retail trade	4,222	15.7%
Transportation and warehousing, and utilities	1,980	7.4%
Information	415	1.5%
Finance and insurance, and real estate and rental and leasing	792	2.9%
Professional, scientific, and management, and administrative and waste management services	2,234	8.3%
Educational services, and health care and social assistance	5,667	21.1%
Arts, entertainment, and recreation, and accommodation and food services	3,184	11.9%
Other services, except public administration	1,434	5.3%
Public administration	1,391	5.2%

1. Population 16 Years and Over
Source: American Community Survey, 5-Year Estimates, 2019.

Analyzing unemployment rate provides insight into current and future housing affordability and needs. According to 2019 ACS survey data, Hemet has the largest unemployment rate compared to neighboring cities and Riverside County. This reflects approximately 3.7 percent more than the City of San Jacinto, and about 5.5 percent more than neighboring cities and Riverside County. The City of Menifee has the lowest unemployment rate listed in **Table 2-6**.

Table 2-6: Unemployment Rates (2019)

Jurisdiction	Total Unemployment Rate
San Jacinto	9.2%
Hemet	**12.9%**
Menifee	7.3%
Perris	7.4%
Riverside County	7.5%

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

Based on the data summarized in **Table 2-6**, approximately 13 percent of Hemet's population was without work in 2019 and therefore may require more affordable housing options. For those that are employed, income level can further identify housing types and needs.

According to SCAG's approved Regional Housing Needs Assessment (RHNA) Methodology, housing needs by income are broken down into four income levels:

- **Very Low Income** (50 percent or less of the County's median income)
- **Low Income** (50-80 percent of the County's median income)
- **Moderate Income** (80-120 percent of the County's median income)
- **Above Moderate Income** (120 and above of the County's median income)

Riverside County's median income for 2019 was $67,005, according to ACS data. **Table 2-7** shows the occupations that fall below 50 percent of this amount are Sales and Related Occupations; Building and Grounds Cleaning and Maintenance Occupations; Personal Care and Service Occupations; Healthcare Support Occupations; Food Preparation and Serving Related Occupations; Farming, Fishing, and Forestry Occupations. Most occupations in Riverside County have an average income that is either low or very low. If this trend is applied to Hemet, it should be anticipated that affordable housing stock is needed to accommodate potential income levels.

Table 2-7: Mean Salary by Occupation in Riverside and San Bernardino Counties

Occupation	Annual Salary
Occupational Therapists	$107,906
Management Occupations	$102,108
Healthcare Practitioners and Technical Occupations	$90,725
Legal Occupations	$89,959
Architecture and Engineering Occupations	$83,432
Computer and Mathematical Occupations	$81,267
Life, Physical, and Social Science Occupations	$79,591
Occupational Therapy Assistants	$75,318
Business and Financial Operations Occupations	$65,506
Education, Training, and Library Occupations	$60,899
Construction and Extraction Occupations	$53,568
Community and Social Service Occupations	$52,768
Installation, Maintenance, and Repair Occupations	$48,199
Arts, Design, Entertainment, Sports, and Media Occupations	$47,732
Protective Service Occupations	$40,955
Office and Administrative Support Occupations	$39,925
Transportation and Material Moving Occupations	$34,343
Production Occupations	$33,876
Sales and Related Occupations	$31,490
Building and Grounds Cleaning and Maintenance Occupations	$31,170
Personal Care and Service Occupations	$29,007
Healthcare Support Occupations	$27,256
Food Preparation and Serving Related Occupations	$26,596
Farming, Fishing, and Forestry Occupations	$25,723

Source: California Employment Development Division, Occupational Wage Data, 2018-2028

C. Household Characteristics

This section analyzes household trends for Hemet and provides useful information for planning the future housing needs of the City. A household consists of a house and its occupants. This could include single occupants, families, or unrelated people sharing a housing unit. Financial housing statistics such as income, affordability, and special needs groups are commonly measured at the household level. Special needs groups may include large families, single parent households, or low and extremely low-income households. These groups often present unique housing conditions and are analyzed to inform policies within **Section 4: Housing Plan**.

1. Household Type and Size

Table 2-8 and **Figure 2-4** display ACS data from 2019 on household characteristics for Hemet and neighboring cities. The ACS reported a total of 28,893 households in Hemet as of 2019. Of these households, just under half are married-couple family households (45 percent) and 35 percent are non-family households. Non-family households include persons living alone and persons living with roommates. Female headed households without a spouse present also represent just under 15 percent of the Hemet households.

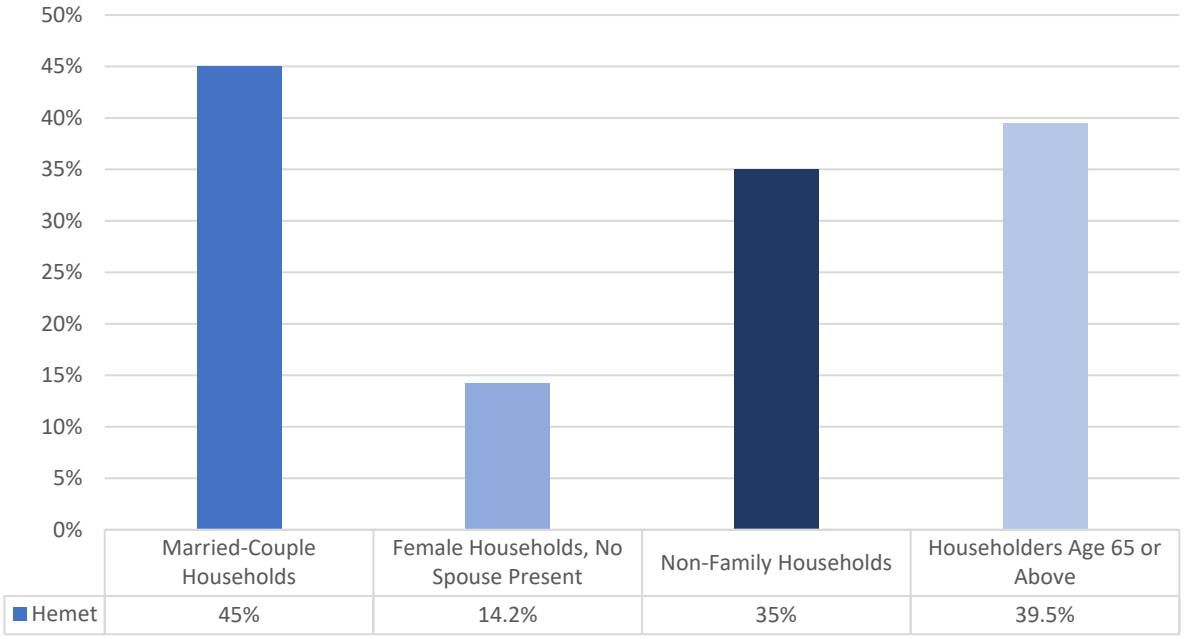
In comparison to nearby cities, the City of Hemet has the lowest percent of married-couple family households (45 percent). Riverside County has an estimated 53.8 percent married-couple family households. In contrast, Hemet has the largest percentage of non-family households at 35 percent. This is approximately 8 percent more than Riverside County and 13 percent more than San Jacinto which has the lowest at 21.9 percent.

Table 2-8: Household Characteristics

Jurisdiction	Married-Couple Family HH	% of Total HH	Female HH, No Spouse Present	% of Total HH	Non-Family HH	% of Total HH	Total Households
San Jacinto	6,594	51.4%	2,458	19.1%	2,812	21.9%	12,841
Hemet	**12,989**	**45%**	**4,093**	**14.2%**	**10,126**	**35%**	**28,893**
Menifee	16,563	57%	3,325	11.4%	7,794	26.8%	29,080
Perris	9,939	58%	3,292	19.2%	2,294	13.4%	17,142
Riverside County	389,892	53.8%	94,380	13%	197,808	27.3%	724,893

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

Figure 2-4: Hemet Household Characteristics



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

Table 2-9 summarizes household changes from 2010 through 2019. Non-family households experienced the greatest decrease (9.6 percent). Married-couple family households and female households with no spouse present both experienced a decrease under 3 percent. In total, ACS estimates show a decrease of 3.3 percent for all occupied housing units between 2010 and 2019.

Table 2-9: Changes in Household Types

Household Type	2010	Percent	2015	Percent	2019	Percent	Percent Change 2010-2019
Married-Couple Family Households	13,366	44.8%	12,293	41.1%	12,989	45%	-2.9%
Female Households, No Spouse Present	4,177	14%	4,845	16.2%	4,093	14.2%	-2.1%
Non-Family Households	11,098	37.2%	10,947	36.6%	10,126	35%	-9.6%
Householders 65 Years and Older	11,814	39.6%	11,306	37.8%	11,434	39.5%	-3.3%
Total Occupied Housing Units	**29,834**	--	**29,909**	--	**28,893**	--	-3.3%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.

The SCAG Final Growth Forecast provides estimated household figures between 2012 and 2040, as shown in **Table 2-10**. The City of Hemet is forecasted to have a household growth about 20 percent over that of the County, but less than the growth anticipated for the Cities of San Jacinto and Perris. Menifee households are estimated to increase the least at 69.4 percent, which is approximately 3 percent less than Hemet households.

Table 2-10: Household Growth Forecast by Jurisdiction (2012-2040)					
Jurisdiction	**2012**	**2020**	**2035**	**2040**	**Percent Change 2012-2040**
San Jacinto	13,200	16,000	25,300	27,600	109.1%
Hemet	**30,300**	**35,600**	**46,800**	**52,200**	**72.3%**
Menifee	28,400	35,200	46,100	48,100	69.4%
Perris	16,600	21,800	31,500	32,700	97.0%
Riverside County	694,000	802,000	1,009,000	1,055,000	52.0%
Source: Final 2016-2040 RTP/SCS Growth Forecast Report.					

Table 2-11 displays average household size for Hemet compared to nearby cities. Hemet has an average household size of 2.9 in 2019, almost 1 person per household less than San Jacinto. Hemet's average household size is the smallest of the neighboring cities. Perris has the highest average household size at 4.49 persons per household. More persons per household require larger housing units, additionally, there are affordability and overcrowding factors to consider for larger households.

Table 2-11: Average Household Size by Jurisdiction	
Jurisdiction	**Average Persons per Household**
San Jacinto	3.72
Hemet	**2.9**
Menifee	3.1
Perris	4.49
Riverside County	3.28
Source: American Community Survey, 5-Year Estimates, 2019.	

2. Household Income

Household income is directly connected to affordability. The ability to afford a higher priced housing unit typically increases as household income increases. This may include increased access to a larger sized unit and/or the ability to move from a rental to an ownership opportunity. However, lower income households are more likely to utilize a disproportionate amount of their income toward housing costs. This may result in incidences of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Median Family Income (MFI) of Riverside County:

- **Very Low-Income**: households earning between 0 and 50 percent of the MFI
- **Low-Income**: households earning between 51 percent and 80 percent of the MFI
- **Moderate Income**: households earning between 81 percent and 120 percent of the MFI
- **Above Moderate Income**: households earning over 120 percent of the MFI

State law also defines extremely low-income as households earning 30 percent or less of the MFI and are considered a subset of the very low-income category. Combined, the extremely low, very low, and low-income groups are referred to as lower income.

Hemet's household income characteristics directly inform the housing types that would be most beneficial to the City's population. Income characteristics assist in determining to what degree affordable housing is required to meet the needs of a population. Further, above average income levels allow for the occupancy of larger housing units. **Table 2-12** shows the lower income categories represent 58.4 percent of households in Hemet and moderate to above moderate-income category represents 41.6 percent.

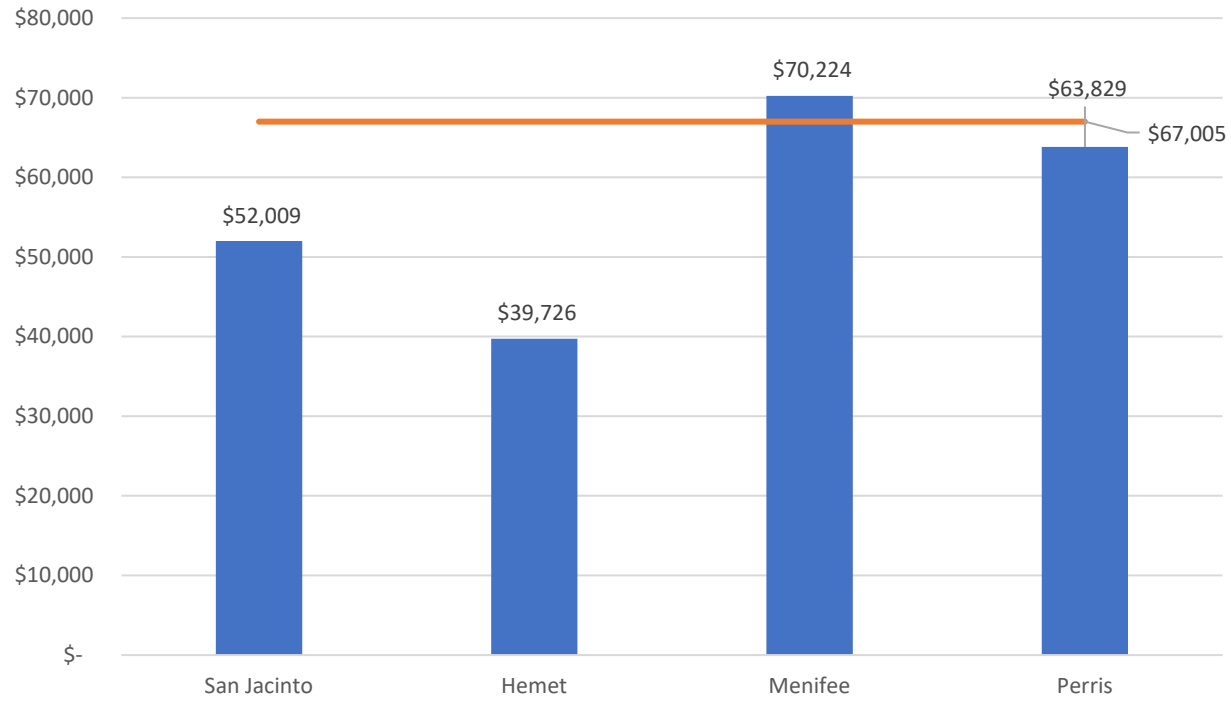
Table 2-12: Households by Income Category in Hemet

Income Category (Percent of County MFI)	Households	Percent
Extremely Low (30% MFI or less)	5,435	18.3%
Very Low (30% to 50% MFI)	5,265	17.7%
Low (50% to 80% MFI)	6,645	22.4%
Moderate or Above (Over 80% MFI)	12,375	41.6%
Total	**29,725**	**100%**

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 (Report Released by HUD on August 25, 2020).

The median household income in Hemet is shown to be $27,276 below Riverside County's median household income of $67,005. Hemet's median household income is shown to be $39,726, making it the lowest compared to its surrounding cities listed. **Figure 2-5** illustrates this difference with comparisons to surrounding cities and Riverside County's income median. Therefore, a significant number of households in Hemet have a lower income and, depending on housing prices in the City, may not be able to afford housing within the immediate area.

Figure 2-5: Median Household Income by City (2019)



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

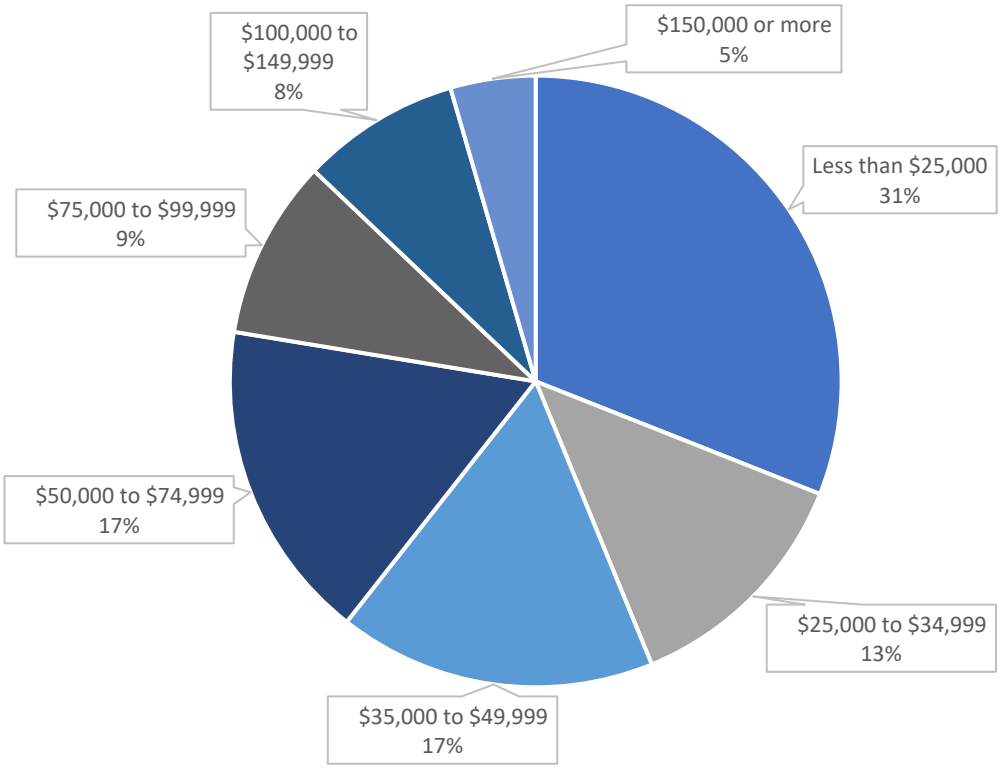
Table 2-13 below shows that the median household income in Hemet is approximately 40.71 percent lower than the regional median. Hemet has the lowest median income in the area, followed by San Jacinto. The city of Menifee has a median income above Riverside County's median income with Perris falling just short of the County's average at $63,829. **Figure 2-6** illustrates that that about 13 percent of Hemet residents earn an annual income over $100,000, and 5 percent earn over $150,000. On the other hand, 44 percent earn below $35,000 and less than the City's median household income.

Table 2-13: Median Household Income

Jurisdiction	Median Income	Percent Above/Below Regional Median
San Jacinto	$52,009	-22.38%
Hemet	**$39,726**	**-40.71%**
Menifee	$70,224	4.80%
Perris	$63,829	-4.74%
Riverside County	$67,005	--

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

Figure 2-6: Hemet Income Breakdown by Category



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

D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Department of Housing and Urban Development (HUD) provides detailed information on housing needs by income level for different types of households in Hemet. The most recent available CHAS data for Hemet was published in August 2020 and was based on 2013-2017 ACS data (**Table 2-14**). Housing problems considered by CHAS includes:

- The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
- The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
- Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Table 2-14 shows that a greater percentage of renters' experience housing problems than homeowners. Approximately 63.9 percent of renters in Hemet have at least 1 of 4 housing problems and about 43.4 percent have at least 1 of 4 severe housing problems. Conversely, 34.7 percent of homeowner households have a housing problem and about 17 percent have at least 1 severe housing problem. In total, a little over half of households in Hemet live with at least 1 housing problem and 28.2 percent live with at least 1 severe housing problem.

Table 2-14: Housing Assistance Needs of Lower Income Households

Housing Problem Overview**	Owner	Percent of Owner HH	Renter	Percent of Renter HH	Total	Percent of Total HH
Household has at least 1 of 4 Housing Problems	5,940	34.7%	8,055	63.9%	13,995	47.1%
Household has none of 4 Housing Problems	10,865	63.5%	4,360	34.6%	15,225	51.2%
Cost Burden not available, no other problems	305	1.8%	195	1.5%	500	1.7%
Total	17,110	100%	12,610	100%	29,720	100%
Severe Housing Problem Overview* **	**Owner**	**Percent of Total HH**	**Renter**	**Percent of Total HH**	**Total**	**Percent of Total HH**
Household has at least 1 of 4 Severe Housing Problems	2,920	17.1%	5,475	43.4%	8,395	28.2%
Household has none of 4 Severe Housing Problems	13,885	81.2%	6,945	55.1%	20,830	70.1%
Cost Burden not available, no other problems	305	1.8%	195	1.5%	500	1.7%
Total	17,110	100%	12,615	100%	29,725	100%

* Percent of total households

** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

*** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

1. Overcrowding

Overcrowded households include more than one occupant per room (excluding bathrooms, kitchens, hallways, and porches). Severely overcrowded households have more than 1.5 persons per room. A number of factors may cause overcrowding, including a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

Overcrowding in households can lead to neighborhood deterioration. This is due to the intensive use of individual housing units and may result in excessive wear and tear and the potential cumulative overburdening of community infrastructure and service capacity. Overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline may spread geographically and impact the quality of life, the economic value of property, and the vitality of commerce within a city. The combination of lower incomes and high housing costs may result in households living in overcrowded housing conditions.

Table 2-15 shows that renters are more disproportionately impacted by overcrowding than owner occupied households. Three percent of households are renter occupied and severely overcrowded, while approximately one percent are owner occupied and severely overcrowded. In total, about 13 percent of Hemet households are overcrowded with renters representing 9.1 percent of that amount.

Table 2-15: Overcrowding by Tenure, Hemet

Tenure	Overcrowded Units (1.0 to 1.5 persons/room)		Severely Overcrowded Units (>1.51 persons/room)		Total Overcrowded Occupied Units	
	Count	Percent (1)	Count	Percent (1)	Count	Percent (1)
Owner Occupied	416	2.5%	188	1.1%	604	3.6%
Renter Occupied	775	6.5%	317	2.6%	1,092	9.1%
Total	**1,191**	**8.9%**	**505**	**3.8%**	**1,696**	**12.7%**

1. Percent of total occupied housing units.
Source: American Community Survey, 5-Year Estimates, 2019.

When compared to neighboring cities and to the County, the City of Hemet has the second greatest total percentage of overcrowded units at 12.7 percent, as shown in **Table 2-16**. Hemet also has the highest rate of overcrowding than its neighboring cities and the County for renter occupied households at 9.1 percent. It is second for owner occupied households at 3.6 percent.

Table 2-16: Overcrowded Housing Units by Tenure

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)		Total Overcrowded Units	
	Count	Percent[1]	Count	Percent[1]	Count	Percent[1]
San Jacinto	219	1.7%	602	4.7%	821	6.4%
Hemet	**604**	**3.6%**	**1,092**	**9.1%**	**1,696**	**12.7%**
Menifee	**525**	1.8%	405	1.4%	930	3.2%
Perris	1381	8.1%	1510	8.8%	2,891	16.9%
Riverside County	20896	2.9%	29428	4.1%	50,324	6.9%

1. Percent of total overcrowded units.
Source: American Community Survey, 5-Year Estimates, 2019.

2. Overpayment (Cost Burden) in Relation to Income

State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Severe overpayment is when greater than 50 percent of total income is allocated to housing costs. Overpayment for housing can cause an imbalance on the remainder of a household's budget. Overpayment (also referred to as cost burden) provides an indicator of the ability to sustain a household budget in consideration of other factors beyond housing costs (utilities, food, maintenance, etc.). Whenever households pay an excessive amount of their income on costs directly related to housing, it decreases the amount of income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies utilize overpayment indicators to determine the amount of funding allocated to a community to assist with housing opportunities.

Table 2-17 below summarizes Hemet's households in context of overpayment and household income. The majority of homeowners with a cost burden greater than 30 percent are those who have a household income between 50 and 80 percent of the HUD Median Family Income (MFI). Of owner households with a cost burden over 50 percent, most have earned below 30 percent of the MFI which would categorize those households and extremely low-income. As **Table 2-17** shows, renters have higher percentages of overpayment than owners. About 9.5 percent of renter households who earn below 30 percent of the MFI experience a cost burden over 30 percent; 9 percent of those households experience a cost burden over 50 percent. Extremely low-income households are households that earn less than 30 percent of the MFI. Extremely low-income families experience the highest average cost burdens of all income categories. Both owner and renter extremely low-income households are the most cost burdened.

Table 2-17: Summary of Housing Overpayment

Income by Cost Burden	Homeowners				Renters			
	Cost Burden > 30%	Percent (1)	Cost Burden > 50%	Percent (1)	Cost Burden > 30%	Percent (1)	Cost Burden > 50%	Percent (1)
Household Income less-than or = 30%	1,460	4.9%	1,225	4.1%	2,810	9.5%	2,690	9.0%
Household Income >30% to less-than or = 50% MFI (2)	1,390	4.7%	690	2.3%	2,450	8.2%	1,340	4.5%
Household Income >50% to less-than or = 80% MFI (2)	1,535	5.2%	400	1.3%	1,705	5.7%	340	1.1%
Household Income >80% to less-than or = 100% MFI (2)	625	2.1%	15	0.1%	475	1.6%	45	0.2%
Household Income >100% MFI (2)	465	1.6%	15	0.1%	170	0.6%	20	0.1%
Total	**5,475**	**18.4%**	**2,345**	**7.9%**	**7,610**	**25.6%**	**4,435**	**14.9%**

1. Percent of total households in Hemet
2. MFI refers to the HUD Area Median Family Income – this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

E. Special Needs Groups

Special needs groups may encounter added difficulty in procuring adequate and affordable housing due to natural circumstances. Special needs populations include seniors, persons with disabilities, large households, single parent households, students, and farm workers. Special needs groups may have lower incomes or may be experiencing homelessness.

Table 2-18: Special Needs Groups

Special Needs Groups	Count	Percent of Total Households	Percent of Population
Total Senior Population	18,690	--	22.1%
Senior Headed Households [1]	11,434	39.6%	--
Seniors Living Alone [2]	5,454	18.9%	--
Persons with Disabilities	17,226	--	20.5%
Persons with Developmental Disabilities [3]	42,906	--	--
Large Households	2,208	13.8%	--
Single-Parent Households	5,779	20%	--
Single-Parent, Female Headed Households with Children (under 18 years)	4,093	14.2%	--
People Living in Poverty	17,698	--	21.2%
Farmworkers [4]	329	--	0.3%
Migrant Farmworkers	1,684	--	--
Seasonal Farmworkers	1,132	--	--
Permanent Farmworkers	2,374	--	--
Unpaid Workers	2,058	--	--
Persons Experiencing Homelessness	93	--	--

1. Seniors age 60 or older.
2. Seniors age 65 or older.
3. Total persons who received service from the Inland Regional Center for FY 2019-2020.
4. Agriculture, forestry, fishing and hunting, and mining industry. Farmworker data is taken of the population 16 years and over. Data taken at the County level and provided by USDA Statistics Services.
5. Total results from The County of Riverside Department of Public Social Services, 2020 County of Riverside Partnership Point in Time Count Report 2020.

Source: American Community Survey, 5-Year Estimates, 2019; Inland Regional Center Total Annual Expenditures and Authorized Services Report, 2019-2020; United States Department of Agriculture, National Agriculture Statistics – Hired Farm Labor, 2017; The County of Riverside Department of Public Social Services, 2020 County of Riverside Partnership Point in Time Count Report 2020.

1. Seniors

Individuals 65 years old or older are commonly referred to as seniors. Seniors may have limited incomed tied to retirement payments and high healthcare costs. Due in part to their age, seniors are also more susceptible to mobility issues and self-care limitations. Specific housing needs of the senior population includes affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. **Table 2-19** summarizes the senior population of Hemet, and neighboring cities and the County are included for reference. Hemet has the highest senior

populations at 21.1 percent, approximately 8 percent more than the average of Riverside County. In the area, Perris has the lowest senior population with 15.9 percent less than Hemet.

Table 2-19: Persons Age 65 and Over		
Jurisdiction	**Population Count**	**Percent of Population**
San Jacinto	5,466	11.4%
Hemet	**18,690**	**22.1%**
Menifee	16,311	18.1%
Perris	4,796	6.2%
Riverside County	340,575	14.1%
Source: American Community Survey, 5-Year Estimates, 2019.		

Table 2-20 illustrates the tenure of senior households in the City of Hemet. The majority of senior households are owner occupied with 71.8 percent of all senior households.

Table 2-20: Senior Households by Tenure		
Tenure	**Senior Households**	**Percent of Total Senior Households**
Owner Occupied	8212	71.8%
Renter Occupied	3222	28.2%
Total	11434	100.0%
Source: American Community Survey, 5-Year Estimates, 2019.		

Federal housing data defines the household types as 'elderly family' if it consists of two persons with either or both age 62 or over. **Table 2-21** summarizes the income and tenure of elderly households in Hemet. Of elderly family households in Hemet, 19 percent earn less than 30 percent of the surrounding area income, 40 percent earn less than 50 percent of the surrounding area.

Table 2-21: Elderly Households by Income and Tenure				
Income Category	**Owner**	**Renter**	**Total**	**Percent of Total Elderly Households**
Extremely Low (30% MFI or less)	1,130	1,165	2,295	19.0%
Very Low (30% to 50% MFI)	1,620	915	2,535	21.0%
Low (50% to 80% MFI)	2,340	705	3,045	25.2%
Moderate (80% to 100% MFI)	1,075	285	1,360	11.3%
Above Moderate (100% MFI or more)	2,415	430	2,845	23.6%
Total	8,580	3,500	12,080	100.0%
Source: HUD CHAS, 2012-2016, (Reported by the Southern California Association of Governments Pre-Certified Local Housing Data for 2021).				

The senior population benefits from affordable housing as they often have fixed incomes that may not allow for the financial flexibility necessary to acquire suitable housing. Seniors may also face various disabilities. Smaller, more affordable housing units allow for a greater accommodation of senior lifestyles.

Key Challenges and Resources to Address Senior Housing Needs

Seniors in Hemet generally have exhibited the following unique challenges to housing:

- Having limited and fixed incomes
- Disproportionately higher healthcare costs, adding monthly living costs
- Require customized housing features due to mobility and selfcare limitations
- Transit dependency
- Limited in-home support, due to living alone

To address these challenges, the City must consider a variety of solution to address the above issues, these may include:

- More affordable housing option for Seniors
- Supportive City programs to help sustain decent, safe, and affordable housing for dependent seniors
- Housing with included supportive services
- Group home option for persons with self-care limitations

Resources currently available at the City include services and programs offered by the Riverside County Office of Aging. The Riverside County Office of Aging offers the following resources:

- Meals for seniors offered at resource centers throughout the County as well as meal delivery for eligible homebound seniors.
- Support services for seniors and their family caretakers including service consultation, home-maker assistance, peer support, and help with transportation, rent, and respite care.
- Group physical activities and classes for improved safety and healthy lifestyle choices.
- Emergency utility assistance and transportation and resource linkage.

Section 3.E.3 of this Housing Element includes an analysis of deed-restricted affordable housing units and affordable units at-risk of converting to market-rate. The City of Hemet currently has two affordable housing projects for senior residents. The Oasis Senior includes 64 deed-restricted affordable housing units reserve3d for low-income senior through 2050. The Sahara Senior includes 74 deed-restricted affordable housing units for seniors through 2048.

To address the unique needs of senior residents living in the City, the following 5 programs have been included in **Section 4**:

- **Program H-1c**: Accessibility for Persons with Disabilities
- **Program H-1d**: Special Housing Needs
- **Program H-1f**: Housing for Extremely Low-Income Households
- **Program H-4a**: Provide Rehabilitation Loans and Senior repair Grants
- **Program H-5b**: Preserve Existing Assisted Units

The City will continue providing housing resources to its senior population through community partnerships and by facilitation the development of senior housing units.

2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditional housing units and may limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one's mobility, or make self-care difficult. Persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents may also have disabilities that require living in a supportive or assisted-living setting.

Ambulatory difficulty is the most widespread disability in Hemet. Ambulatory difficulties relate to issues with walking and movement. Approximately 30 percent of Hemet's disabled population have ambulatory difficulty. This represents 12.1 percent of the total population of Hemet. Vision Difficulty and Self-care Difficulty were the least common as shown in **Table 2-22**. Disabilities require different living conditions which inform housing needs for Hemet. Those with ambulatory difficulties may require smaller single-story spaces due to a lack of ability to walk long distances.

Table 2-22: Disability Status

Disability Type	Under 18	18 to 64	65 and Over	Total	Percent of Population with a Disability	Percent of Total Population (1)
Hearing Difficulty	82	1,191	3,320	4,593	13.5%	5.5%
Vision Difficulty	178	1,318	1,945	3,441	10.1%	4.1%
Cognitive Difficulty	1,081	3,183	2,076	6,340	18.6%	7.6%
Ambulatory Difficulty	88	4,090	5,977	10,155	29.8%	12.1%
Self-care Difficulty	314	1,391	1,789	3,494	10.3%	4.2%
Independent Living Difficulty	--	2650	3,408	6,058	17.8%	7.2%
Total (2)	**1,743**	**13,823**	**18,515**	**34,081**	**100%**	**40.6%**

1. Total noninstitutionalized population.
2. This number may double count persons having one or more disabilities.
Source: American Community Survey, 5-Year Estimates, 2019.

Affordable and barrier-free housing may provide adequate housing opportunities for persons with disabilities. Rehabilitation assistance can target renters and homeowners with disabilities to modify and improve unit accessibility.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the Inland Regional Center *Total Annual Expenditures and Authorized Services Report* for 2019 to 2020, a total of 34,122 individuals from the region with developmental disabilities received services. Of the 34,122 individuals, the majority were diagnosed with an intellectual disability (40.5 percent). The rest were diagnosed with autism (25.7 percent), Cerebral Palsy (2.5 percent), Epilepsy (1 percent), Category 5 (1.5 percent), and 28.6 percent with some other disability. Of those who received services, 22.7 percent were White, 3.4 percent were Asian, 9 percent were Black or African American, 0.2 percent were American Indian or Alaska Native, 0.1 percent were Native Hawaiian or Other Pacific Islander, and 30 percent were some other race. At 34.6 percent, over one third of those who received services identified as Hispanic or Latino. The largest age group who received services were over 22 years of age (38.3 percent), the rest were between 3 and 21 years of age (37.7 percent) and under the age of 2 (24 percent). Over 80 percent of individuals who received services lived at home with a parent or guardian.

According to the State of California Department of Development Services *Consumer Count by California Zip Code* for December 2020, a total of 1,226 individuals with a Hemet mailing address (92543, 92544, or 92545) received developmental disability services. Of the 1,226 individuals, 602 (49.1 percent) were under the age of 18 and 624 (50.9 percent) were over the age of 18. Approximately 84.3 percent of individuals who received services lived at home with a parent or guardian.

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult as developmental disabilities exist before adulthood.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Key Challenges and Resources to Address Persons with Physical/Developmental Disabilities

Persons with physical and developmental disabilities in Hemet have exhibited the following unique challenges to housing:

- Need for specialized housing to accommodate disabilities
- Higher incidence of dependent living needs
- High incidence of unemployment and having fixed income
- Need for supportive services

To address these challenges, the City should consider a variety of solutions to address the above issues. These may include:

- Regional coordination and support for services
- Prioritization of services for disabled persons
- Local supportive services to supplement physical housing needs
- Housing regulation and or accommodation of unique housing needs
- Group home housing options for persons with self-care limitations

Resources to address the above needs include the County of Riverside's Disability Office, Network of Care, and Department of Public Social Services. All of these County wide groups offer various supportive services such as information regarding federal and state programing and linkage and referrals to regional disability resources. Additionally, the City has a reasonable accommodation procedure that is intended to grant accommodations for persons with disabilities.

Section 3.E.3 of this Housing Element includes an analysis of deed-restricted affordable housing units and affordable units at-risk of converting to market-rate. The City of Hemet currently has one affordable housing projects for persons with disabilities. Ability First includes 17 deed-restricted affordable housing units for persons with disabilities through 2059.

To further address the unique needs of persons with disabilities living in the City, the following four programs have been included in **Section 4**:

- **Program H-1C**: Accessibility for Persons with Disabilities
- **Program H-1d**: Special Housing Needs
- **Program H-4a**: Provide Rehabilitation Loans and Senior Repair Grants
- **Program H-5b**: Preserve Existing Assisted Units

3. Large Households

Large households are households of five or more individuals. Procuring resources for a large household requires a greater portion of income. This may lead households to find smaller, more affordable housing units. Such units may not be large enough to adequately contain a large household and may lead to overcrowding. It may be more challenging for renters to secure larger housing units as multi-family rental units are typically smaller than single-family ownership units. Many apartment complexes do not typically

have 4- or 5-bedroom units. As bedroom count increases, the affordability of a housing unit typically decreases.

In Hemet, large households represent about 14 percent of all households as shown in **Table 2-23**. Of this amount, owners represent a higher percentage of large households at 55.6 percent. Five-person households are more common for both owners and renters. In total, 6- person households represent a larger portion of large households than 7-or-more-person households. The provision of affordable housing may alleviate potential overcrowding burdens experienced by these households.

Table 2-23: Large Households by Tenure

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	844	21.2%	858	21.6%	1,702	5.9%
6-Person Household	687	17.3%	520	13.1%	1,207	4.2%
7-or-More Person Household	677	17.0%	388	9.8%	1,065	3.7%
Total	**2,208**	**55.6% (1)**	**1,766**	**44.4% (1)**	**3,974**	**13.8% (2)**

1. Percent of large households.
2. Percent of total households.

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

Key Challenges and Resources to Address Large Person Households

Large person households in Hemet have exhibited the following unique challenges to housing:

- Lack of affordable housing with sufficient bedroom counts
- Options for larger bedroom counts in rental units
- Higher monthly cost burden
- Affordable options for large family households
- Childcare needs for working families

To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- Permitting of large bedroom counts in ownership and rental units
- Affordable housing options for large family households
- Prioritization of family-sized units in affordable housing developments
- Leveraging of grants and funding opportunities

Resources to address the above needs include programs that support the leveraging of LIHTC opportunities, State, Federal, and private funs focused on multiple family development. Regional resources include SCHFA funding, County of Riverside Continuum of Care, and the Housing Authority of the County of Riverside funding. The City has included **Program H-1d: Special Housing Needs**, to support the development of low-cost housing options for special needs groups, including large families, through regulatory incentives, zoning standards, housing rehabilitation, and supportive service programs.

4. Single-Parent Households

Single parent households face different challenges due to the greater need for daycare services, health care services, and other services. An issue observed for female headed households with no male present is a lower average income due to income inequalities present in workplaces. **Table 2-24** estimates that single-parent female households with no spouse present more than double, compared to the number of single-parent male households with no spouse present (21.8 percent and 9 percent, respectively). Both percentages are greater than in Riverside County. Compared to the County, Hemet single-parents female households living in poverty represent a total of the population that is almost twice as much as Riverside County.

Table 2-24: Single-Parent Households

Jurisdictions	Single Parent-Male, No Spouse Present		Single Parent-Male Household Living in Poverty		Single Parent-Female, No Spouse Present		Single Parent-Female Household Living in Poverty	
	Count	Percent[1]	Count	Percent[1]	Count	Percent[1]	Count	Percent[1]
Hemet	1,685	9.0%	862	4.6%	4,093	21.8%	2,786	14.8%
Riverside County	42,813	8.1%	9,055	1.7%	94,380	17.9%	44,478	8.4%

1. Percent of total households.
Source: American Community Survey, 5-Year Estimates, 2019.

Key Challenges and Resources to Address Single Parent Households

Single Parent Households in Hemet have exhibited the following unique challenges to housing:

- Affordable housing options
- Rental and for dale housing options
- Higher monthly cost burdens with single-income families
- Childcare needs for working families

To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- Affordable housing options doe single-income families
- Accessibility to childcare options
- Leveraging of grants and funding opportunities

Resources to support single-parent households are offered by the Expanded Learning Opportunities Program through the Hemet Unified School District. The program currently offers the SAFE/ZONE After School Program for children in transitional kindergarten through 8th grand and CHAMPS Recreational Enrichment program for children in transitional kindergarten through 5th grade. The Expanded Learning Opportunities Program also offers special programing during non-school days. Additionally, the Riverside County Office of Education offers a resource and referral databased for licensed childcare throughout the County as well as subsided support for childcare services for families who meet the eligibility criteria.

The City has included **Program H-1d: Special Housing Needs**, to support the development of low-cost housing options for special needs groups, including single-parent households, through regulatory incentives, zoning standards, housing rehabilitation, and supportive service programs.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. The labor force is supplemented by seasonal workers when workload increases during harvest periods. Certain farms may hire migrant workers. Migrant workers have unique housing needs as their travel may prevent them from returning to their primary residence every evening. Farm workers also have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a State and County level. Within Riverside County, there were a total of 11,365 hired farm workers in 2017. A total of 2,374 were considered permanent workers (working 150 days or more per year), 1,132 were considered seasonal workers (working less than 150 days per year), 1,684 were migrant workers farmworkers, and 2,058 were unpaid workers.

According to the California Employment Development Department, the average farm worker (Farming, Fishing, and Forestry Occupation) in Riverside County earned a median annual income of $25,723. This annual income would place each individual or household in the very low-income bracket for Hemet. Limited income may be exacerbated by farm worker's tenuous and/or seasonal employment status. These employees and their households may reside in severely overcrowded dwellings, in packing buildings, or in storage sheds. Future housing in Hemet may need to consider the needs of farm workers employed in and near the City.

Key Challenges and Resources to Address Farmworker Housing Needs

Farmworker households in Hemet have exhibited the following unique challenges to housing:

- Affordable housing options
- Higher incidents of cost burden for housing
- Rental and for sale housing options

Similar to other special needs groups, Farmworkers needs are focused on affordability of housing and access to services that support lower monthly overall costs. To address these challenges the City must consider a variety of solution to address the above issues. There may include:

- Affordable housing options for farmworkers
- Leveraging grants and funding opportunities

The City has included **Program H-1g: Agricultural Employee and Farmworker Housing** which will amend the City's Municipal Code to comply with the provisions for farmworker housing set forth in the Employee

Housing Act. Additionally, **Section 4** includes a number of Housing Programs which promote the development of affordable housing units throughout the City which may be available to Farmworkers.

6. Extremely Low-Income Households and Poverty Status

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 10,200 very low-income households living in Hemet. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for Riverside County. Extremely low-income households (ELI) are those households which earn less than 30 percent of the MFI. ELIs have a variety of housing needs so assisting ELI households is required in order to affirmatively further fair housing in Hemet. There are approximately 5,435 extremely low-income households in Hemet (renters and owners). **Table 2-25** below includes data characterizing affordability and cost burden for various income groups.

A total of 1,495 extremely low-income households in Hemet live in owner-occupied housing units with at least one of the four housing problems. The housing problems identified by CHAS include the following:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

Moderate income households also occupy the smallest amount of owner households with at least one of the four housing problems. For owner occupied units, households with low income levels occupy the most housing units with at least one housing problem (1,595 households). In contrast, renters earning an extremely low income have the most housing units with at least one housing problem (2,825). As the income goes up for renters, the number of housing units with a housing problem goes down.

To calculate the projected new RHNA housing needs, the City assumed 50 percent of its very low-income regional housing need are extremely low-income households. Calculating from the very low-income need of 812 units, the City has an estimated need of 406 housing units for extremely low-income households.

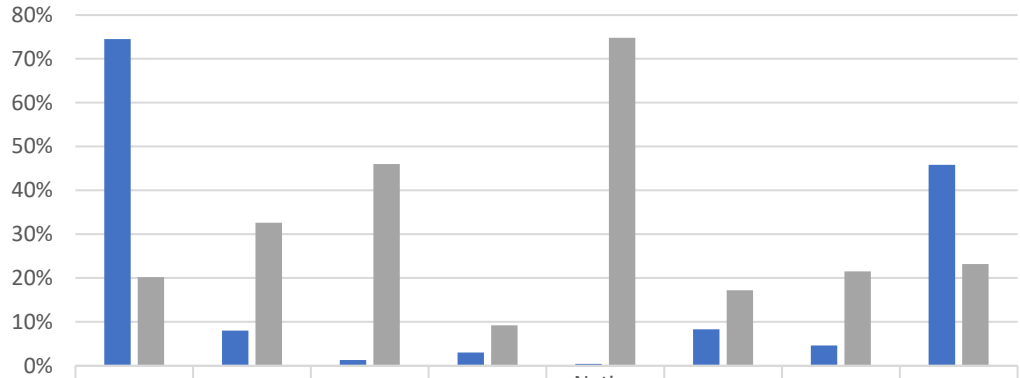
Extremely low-income household needs will likely be focused to rental housing and more likely to experience overpayment, overcrowding or substandard housing conditions and more likely to include transitional and supportive housing.

Table 2-25: Housing Problems for all Households by Tenure			
Income by Housing Problem	Owner		
	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
Less-than or = 30%	1,495	335	305
>30% to less-than or = 50% MFI	1,425	1180	0
>50% to less-than or = 80% MFI	1,595	2260	0
>80% to less-than or = 100% MFI	660	1,650	0
>100% MFI	765	5440	0
Total	**5,940**	**10,865**	**305**
Income by Housing Problem	Renter		
	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
Less-than or = 30%	2,825	280	195
>30% to less-than or = 50% MFI	2,450	210	0
>50% to less-than or = 80% MFI	1,815	975	0
>80% to less-than or = 100% MFI	620	815	0
>100% MFI	350	2075	0
Total	**8,060**	**4,355**	**195**

* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.
Note: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.
Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

Despite representing only 0.4 percent of the Hemet population, the Native Hawaiian and Other Pacific Islander alone population is estimated to have one of the highest rates of poverty in Hemet in 2019 (74.8 percent). The case is the same for those identifying as American Indian and Alaska Native alone, Black or African American alone, and Some other race alone. Conversely, the White population represents three quarters of the City's residents yet has a poverty level of 20.2 percent. The values shown in **Figure 2-7** outline potential differences in housing needs based on poverty status for different racial and ethnic groups within the City.

Figure 2-7: Percent of Population Living Below the Poverty Line, by Race and Ethnicity



	White	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone	Two or more races	Hispanic or Latino origin (of any race)
Race/Ethnicity	74.5%	8.0%	1.3%	3.0%	0.4%	8.3%	4.6%	45.8%
Below Poverty Level	20.2%	32.6%	46.0%	9.2%	74.8%	17.2%	21.5%	23.2%

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

Housing Extremely Low-Income households (those with incomes less than 30% of the County Median income) are generally challenging in Hemet. **Table 2-26** shows that there are 5,868 persons in Hemet with incomes less than 30% of the Area Median Income. Black, Non-Hispanic Households experience the highest rates of extremely low income, represent 32.6% of the total Extremely Low-Income Population. This income category is generally distributed evenly amongst other racial/ethnic groups. Renters tend to have a higher incidents of Extremely Low Income in Hemet.

Table 2-26: Extremely Low-Income Household Needs

	Number of Households <30% MFI	Percent Share <30% MFI
White, Non-Hispanic	3,045	17.2%
Black, Non-Hispanic	755	32.6%
Asian and Other Non-Hispanic	333	24.6%
Hispanic	1,735	20.4%
TOTAL	**5,868**	**20.0%**
Renter Occupied	3,780	29.0%
Owner Occupied	2,090	12.7%

Source: HUD CHAS, 2012-2016.

Key Challenges and Resources to Address Extremely Low-Income Housing Needs

Extremely Low-Income Households in Hemet have exhibited the following unique challenges to housing:

- Need for increased affordable housing options
- Markedly higher incidents of cost burden for housing
- Need for smaller housing unit options such as SRO's
- Rental assistance

- Higher incidents of homelessness
- Higher likelihood for transitional and supportive housing

Extremely Low-Income household needs are focused on affordability of housing and access to subsidies and services that support lower monthly overall costs. To address these challenges, Hemet must consider a variety of solutions to address the above issues: these may include:

- Affordable housing options for Extremely low-income households
- Preservation of subsidized housing units
- Creation of additional subsidized housing units
- Housing with a service component
- Transitional, Supportive and Homeless housing options

Resources to address the needs of Extremely Low-Income households include a variety of federal, state and regional programs, such as Section 8, HUD, LIHTC USDA, CalHFA and other public and private funding sources.

To address the housing needs of extremely low-income households, the City will adopt housing programs to facilitate construction of housing for extremely low-income households and supportive housing. While many programs will benefit ELI households, **Program H-1F: Housing for Extremely Low-Income (ELI) Households** and **Program H-5c: Riverside County Housing Choice Vouchers** will directly impact ELI households. All Housing Programs can be found in **Section 4: Housing Plan.** This effort is designed to identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

7. Persons Experiencing Homelessness

Homelessness is an important issue within California. Factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, a lack of assistance for those struggling with addiction, and the de-institutionalization of the mentally ill.

State law mandates that jurisdictions address the special needs of persons experiencing homelessness within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD) was recently updated. The following lists the updated definition of homelessness:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in a shelter or a place not meant for human habitation immediately prior to entering that institution.

- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

Table 2-27 shows the population of persons experiencing homelessness on a regional level, in Hemet, and in the surrounding cities. Hemet experienced a 12 percent increase in its homeless population between 2018 and 2020. San Jacinto also saw an increase (244.4 percent), but Menifee and Perris decreased by 13.6 percent and 45.3 percent, respectively. Riverside County saw an increase of about 27.9 percent in people experiencing homelessness over these 3 years.

Table 2-27: Homelessness in Hemet and Surrounding Cities

Jurisdiction	2018	2019	2020	Percent Change 2018-2019
San Jacinto	9	48	31	244.4%
Hemet	**83**	**112**	**93**	**12.0%**
Menifee	22	17	19	-13.6%
Perris	95	77	52	-45.3%
Riverside County	1,685	2,045	2,155	27.9%

Source: The County of Riverside Department of Public Social Services, 2018-2020 County of Riverside Partnership Point in Time Count Report 2018-2020.

According to the Riverside County Homeless Point-In-Time Count, there were an estimated 63 unhoused persons in 2021. The PIT count for Riverside County is done for Supervisory Districts, for Hemet, this includes Murrieta, San Jacinto, and Temecula. Overall, the 46 unhouse persons in Hemet account for about 73% of the overall Supervisory District 3 count of 63 persons. When contextualized with the total number of people residing in Hemet, the 46 homeless individuals represent approximately 0.05% of the population.

The demographic data for unhoused persons is not broken down by jurisdictions, however for the 63 unhoused persons in the Supervisory District 3, 38 percent experienced chronic homelessness. Additionally, 44 persons identified as White, 14 persons identified as Black, one (1) person identified as American India and three (3) persons identified as Native Hawaiian. About 27 percent of the people survey were seniors (60 years+) and about 27 percent were under the age of 24. Thirty-five percent of unhoused persons experience mental health conditions and 5 percent recorded substance abuse.[2]

Key Challenges and Resources to Address Persons Experiencing Homelessness

The City of Hemet partners with the County of Riverside Continuum of Care (CoC) administered by the Housing, Homelessness Prevention and Workforce Solutions Department of the Housing Authority of the County of Riverside. The Riverside CoC provides homeless assistance funding, coordination, and programs. The CoC has a network of more than 140 private and public sector organizations and homeless service providers designed to promote community-wide planning and the strategic use of resources to address homelessness in the County.

Additionally, the City of Hemet partners with Valley Restart Shelter which is located in the City and houses 35 beds for persons experiencing homelessness. Other regional homeless shelters that serve the people of Riverside County include the Salvation Army Emergency Shelter, Temecula Murrieta Rescue Mission, and Project T.O.U.C.H. The Salvation Army Emergency Shelter is located in the City of Hemet and provides emergency shelter, transitional housing, food and nutrition programs, as well as emergency financial assistance. The Temecula Murrieta Rescue Mission is located in Temecula and offers shelter, food and clothing to persons experiencing homelessness as well as education, job training, and health care. Project T.O.U.C.H. is also located in Temecula and offers transitional housing with 225 beds as well as local winter emergency shelter between December and April.

The City has included **Program H-1b: Emergency Shelters and Homeless Facilities** to address the needs of persons experiencing homelessness. The Program continues the City's coordination with the County of Riverside Valley Restart and other applicable service providers to address the needs of persons experiencing homelessness. In addition, **Program H-1d: Special Housing Needs** and **Program H-1e: Supportive Housing and Low Barrier Navigation Center** address special housing needs as well as supportive housing and low barrier navigation center needs for persons experiencing homelessness.

8. Students

Student housing is another need impacting housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. The impact on housing demand is often increased in areas surrounding universities and colleges. According to the American Community Survey 2019 data, there are approximately 4,575 Hemet residents enrolled in college or graduate school. College graduates provide a specialized pool of skilled labor that is vital to the economy. However, a lack of affordable housing may lead to their departure post-graduation.

[2] Riverside County Homeless Point-in-Time Count, Riverside County Health Informatic, 2020 and 2021. Accessed online: January 13, 2021.

Key Challenges and Resources to Address Student Housing Needs

Typically, students are low-income and are, therefore, affected by a lack of affordable housing. It is important for the City to consider and accommodate the student population within the community especially when available housing is not within an easy commuting distance from campus. Students often seek shared housing situation to decrease expenses and can be assisted through roommate referral services on and off campus. A lack of affordable housing also influences choices students make after graduating.

F. Housing Stock Characteristics

Hemet's housing stock includes all housing units located within its jurisdiction. Housing stock growth, type, age and condition, tenure, vacancy rates, costs, and affordability are all important factors in determining the housing needs of the community. This section details the housing stock characteristics of Hemet to identify how well the current housing stock meets the needs of current and future residents of the City.

1. Housing Growth

Table 2-28 shows growth trends for housing units in Hemet and surrounding cities. The data shown in the table reflects ACS 5-year estimates and is not based on true City reported figures. An evaluation of the existing development and development opportunities is outlined in **Section 3: Housing Constraints, Resources, and AFFH**. The number of housing units in Hemet have increased slightly between 2010 and 2015. In 2019, the estimated housing units for the City are lower than those in 2015 – this does not reflect a true loss of units, but rather estimations.

Table 2-28: Housing Unit Growth Trends

Jurisdiction	2010	2015	2019	Percent Change 2010 to 2015	Percent Change 2015 to 2019
San Jacinto	14,830	14,699	14,465	-0.9%	-1.6%
Hemet	**33,981**	**34,368**	**32,492**	**1.1%**	**-5.5%**
Menifee	28,731	29,765	31,128	3.6%	4.6%
Perris	16,993	17,408	17,975	2.4%	3.3%
Riverside County	783,116	815,322	840,501	4.1%	3.1%

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

2. Housing Type

Table 2-29 summarizes the available housing units in Hemet and Riverside County by housing type. As of 2019, single-unit detached homes made up the majority of the Hemet's housing stock (48 percent). Single-unit attached homes, which include townhomes and condominiums, made up another 4.4 percent. Multi-unit developments, such as apartments, made up 19.8 percent of the housing stock and 26.8 percent were mobile homes. In comparison to the rest of the County, Hemet has a higher percentage of mobile homes and a lower percentage of single-unit detached homes.

Table 2-29: Total Housing Units by Type									
Jurisdiction	**Single-Unit Detached**		**Single-Unit Attached**		**Multi-Unit**		**Mobile Homes**		**Total Units**
	Count	**%**	**Count**	**%**	**Count**	**%**	**Count**	**%**	
Hemet	16,304	48.0%	1,491	4.4%	6,729	19.8%	9,105	26.8%	33,981
Riverside County	529,490	67.6%	50,402	6.4%	126,262	16.1%	74,902	9.6%	783,116
Source: *American Community Survey, 5-Year Estimates, 2019.*									

3. Housing Availability and Tenure

Household size differs between renter and owner-occupied housing units. Owner-occupied units trend towards larger households compared to renter-occupied units. Homeowners typically have a greater income than renters and therefore have more expendable income to afford purchasing a home. In addition, family households generally occupy larger housing units such as single-unit homes. The City of Hemet's housing stock includes 16,905 owner occupied housing units and 11,988 renter occupied housing units, as shown in **Table 2-30**. The large majority of owner-occupied homes are single-unit detached structures, while for renters the majority are multi-unit developments.

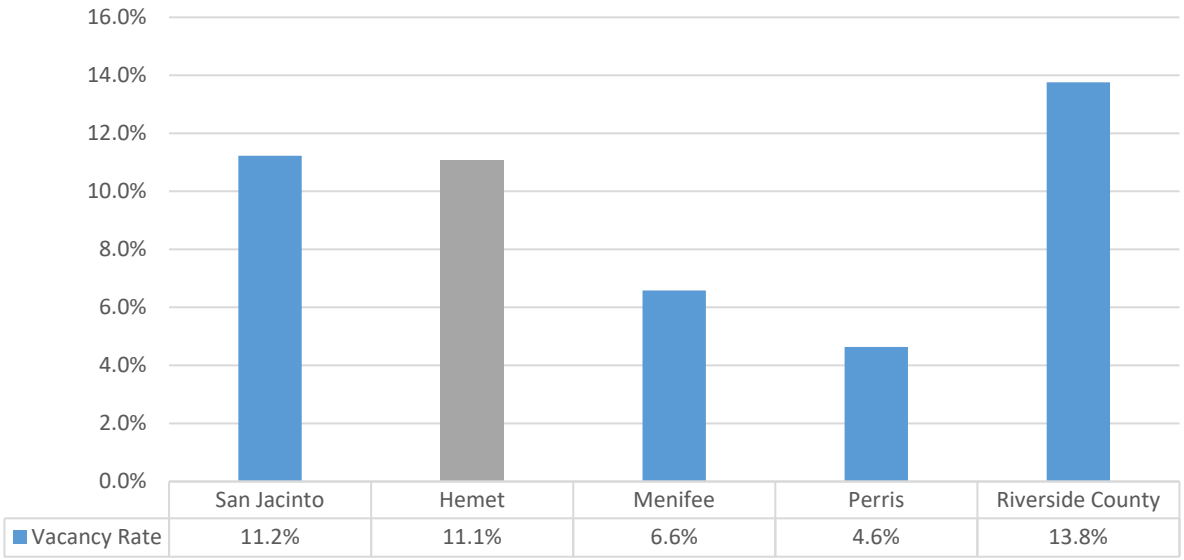
As **Table 2-31** shows, the City of Hemet trends towards smaller household size when compared to neighboring cities, having the smallest average household size. An average household size of 2.9 points towards a need for large housing units, thus explaining the higher percentage of single-unit detached homes in the City. The average household size for owner and renter households in Hemet are similar (3.02 and 2.81, respectively). The City of Perris has the highest average household size at 4.49 and a renter occupied household size of 4.46. Riverside County's overall household size of 3.28 reflects a moderate person difference with Hemet.

Table 2-30: Occupied Housing Units by Type and Tenure					
Tenure	**Single-Unit Detached**	**Single-Unit Attached**	**Multi-Unit**	**Mobile Homes**	**Total Occupied Units**
Owner Occupied	11,014	449	129	5,231	16,905
Renter Occupied	4,461	825	5,506	1,180	11,988
Source: *American Community Survey, 5-Year Estimates, 2019.*					

Table 2-31: Average Household Size by Tenure			
Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
San Jacinto	3.62	3.9	3.72
Hemet	**3.02**	**2.81**	**2.9**
Menifee	3.00	3.13	3.1
Perris	4.51	4.46	4.49
Riverside County	3.28	3.28	3.28
Source: *American Community Survey, 5-Year Estimates, 2019.*			

Hemet has one of the highest vacancy rates of the neighboring cities (**Figure 2-8**). At 11.1 percent, Hemet's vacancy rate is about .1 percent below San Jacinto but 2.7 percent below Riverside County. Perris has the lowest vacancy rate at 6.5 percent below Hemet's (4.6 percent). Of Hemet's vacant units, a large portion are vacant for seasonal, recreational, or occasional use, according to ACS data (28.8 percent). An equally large portion of Hemet's vacant units are vacant for unknown reasons (28 percent). **Table 2-32** shows that just under 16 percent of vacant units are up for rent and 25.2 percent are either on the market or have already been sold but are not yet occupied. Additional housing units can be found by improving the development of additional dwelling units on vacant parcels or the development of vacant parcels to accommodate expanded housing units.

Figure 2-8: Vacancy Rates by Jurisdiction



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

Table 2-32: Vacant Housing Units by Type		
Type of Housing	**Estimate**	**Percentage**
For rent	554	15.4%
Rented, not occupied	93	2.6%
For sale only	581	16.1%
Sold, not occupied	328	9.1%
For seasonal, recreational, or occasional use	1,036	28.8%
For migrant workers	0	0.0%
Other vacant	1,007	28.0%
Total	**3,599**	**100%**
Source: *American Community Survey, 5-Year Estimates, 2019.*		

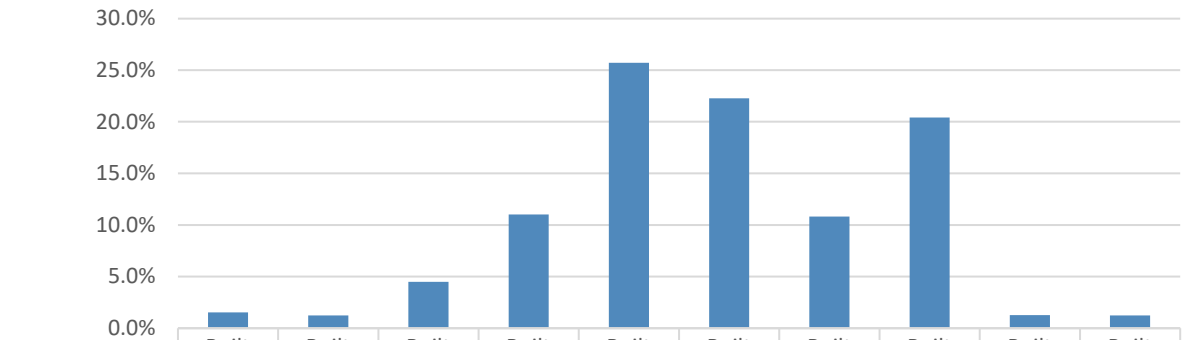
4. Housing Age and Condition

Housing age may affect the structural integrity of a house and can be an indicator of overall housing quality within a community. Housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. A large proportion of older housing

stock would typically indicate that most of the City's housing stock could require major rehabilitation. This does not include historical districts which are generally well preserved.

Figure 2-9 describes the age of Hemet's housing stock. The figure reflects ACS survey data which is based on estimates and not recorded true figures. The data shows that the majority of the Hemet's housing stock was built between 1970 and 2009. Housing units that were built over 30 years ago may typically benefit from upgrades or renovations, which is why it is important to check for the age of the housing stock. Based on the City's waitlist and Code Compliance cases, approximately 208 units in the City of Hemet require rehabilitation or replacement.

Figure 2-9: Housing Stock Age

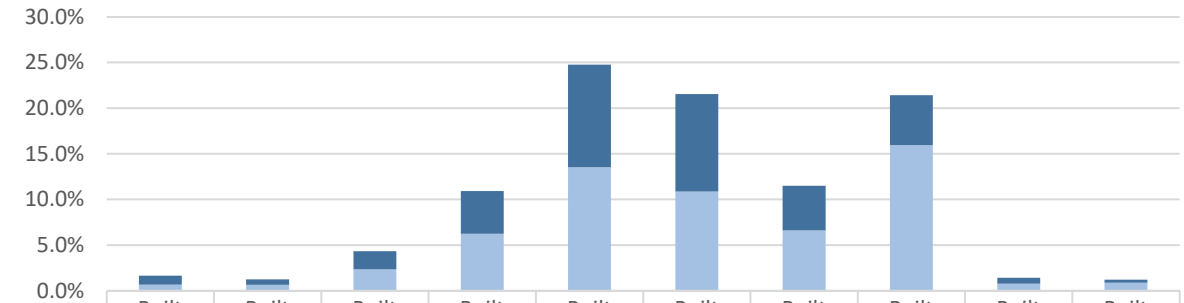


	Built 1939 or earlier	Built 1940 to 1949	Built 1950 to 1959	Built 1960 to 1969	Built 1970 to 1979	Built 1980 to 1989	Built 1990 to 1999	Built 2000 to 2009	Built 2010 to 2013	Built 2014 or later
Housing Stock	1.5%	1.2%	4.5%	11.0%	25.7%	22.3%	10.8%	20.4%	1.3%	1.2%

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

Figure 2-10 below illustrates tenure by year the housing unit was built. This shows whether homeowner or renters occupy newer or older housing units. In Hemet's case, homeowners occupy more newer units than renters. Given the higher percentage of renters in multi-family units, this may point towards the addition of new multi-family developments versus older, single-unit homes that are occupied by more homeowners.

Figure 2-10: Tenure by Year Housing Unit Built

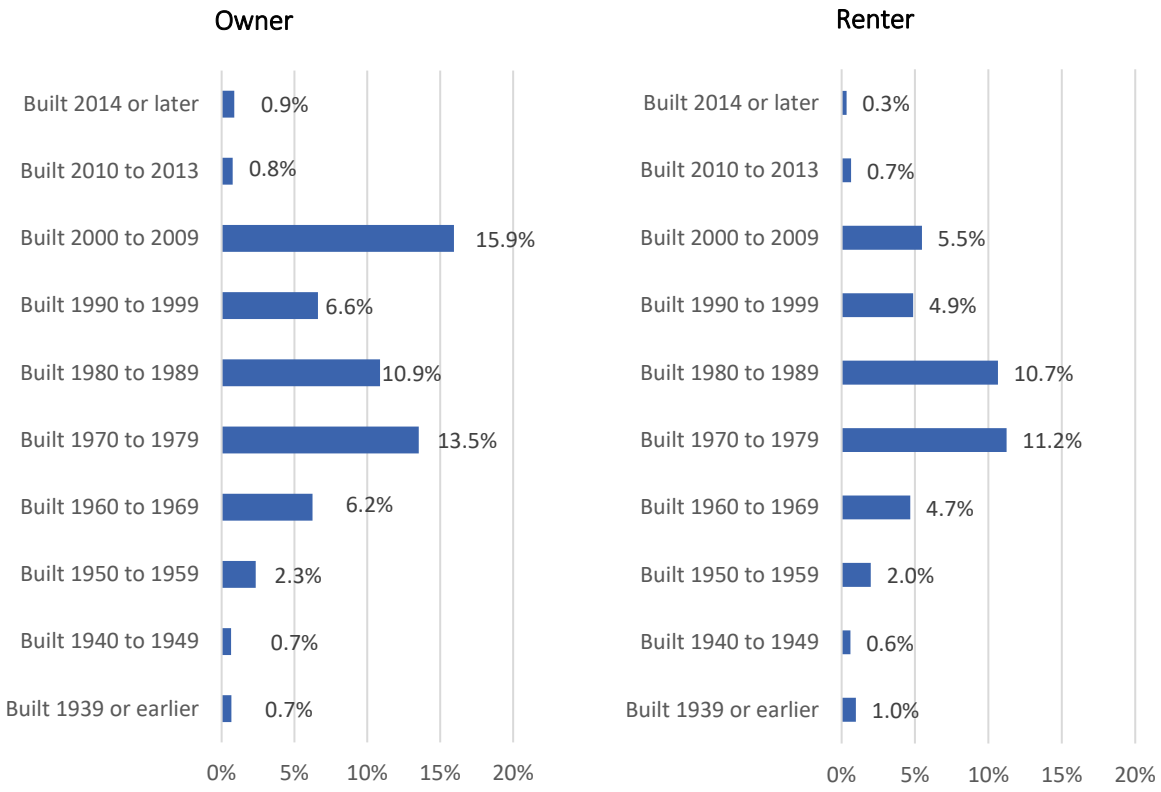


	Built 1939 or earlier	Built 1940 to 1949	Built 1950 to 1959	Built 1960 to 1969	Built 1970 to 1979	Built 1980 to 1989	Built 1990 to 1999	Built 2000 to 2009	Built 2010 to 2013	Built 2014 or later
Renter	1.0%	0.6%	2.0%	4.7%	11.2%	10.7%	4.9%	5.5%	0.7%	0.3%
Owner	0.7%	0.7%	2.3%	6.2%	13.5%	10.9%	6.6%	15.9%	0.8%	0.9%

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

Figure 2-11 displays 2019 ACS data for housing units by the year they were built and who occupies them – homeowners (left) and renters (right). The figure shows 15.9 percent of homeowners occupy housing units built between 2000 and 2009 and are more concentrated in newer housing units, while renters are more broadly spread out throughout the housing stock.

Figure 2-11: Housing Units by Year Built and Tenure



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

5. Housing Costs and Availability

The median home value in Hemet is estimated to be $196,700. As the comparison in **Table 2-33** shows, this is the lowest value compared to nearby cities and the County. Hemet's median home value is approximately $153,400 less than Riverside County and $137,900 less than Menifee which has the highest value. Larger homes with higher prices are generally affordable to persons or households with moderate or above moderate incomes.

Table 2-33: Median Home Value by Community

Jurisdiction	Median Home Value
San Jacinto	$241,000
Hemet	**$196,700**
Menifee	$334,600
Perris	$281,600
Riverside County	$350,100

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

According to data gathered from Zillow, the median home value in Hemet in 2021 is $399,942 which is more than twice the value of the American Community Survey 5-Year Estimate for 2019. According to Zillow, the median home value in Hemet is 30% higher in 2021 than that of 2020. The median home value of homes in Hemet in 2020 was $279,559 which is still a significantly higher value than the American Community Survey 5-Year Estimates for 2019.

As shown in **Table 2-34**, monthly rent for a one bedroom in Hemet has increased from $668 to $805 (20.5 percent) between 2015 and 2019; experiencing the most price increase of all bedrooms. Studios saw the only decrease in monthly rent during the same period, at 5.7 percent. In general, all rentals, besides Studios, saw increase in prices over these 5 years, with the median gross rent increasing by 15.6 percent from $948 to $1,096.

Table 2-34: Median Gross Rent by Bedrooms

Number of Bedrooms	2015	2016	2017	2018	2019	Percent Change 2015 - 2019
Studio	$1,056	$878	$1,026	$997	$996	-5.7%
1 Bedroom	$668	$677	$695	$736	$805	20.5%
2 Bedrooms	$907	$932	$974	$1,028	$1,084	19.5%
3 Bedrooms	$1,230	$1,248	$1,271	$1,284	$1,304	6.0%
4 Bedrooms	$1,590	$1,599	$1,600	$1,643	$1,706	7.3%
5 or More Bedrooms	$1,713	$1,740	$1,879	$1,863	$1,889	10.3%
Median Gross Rent	**$948**	**$979**	**$1,011**	**$1,066**	**$1,096**	**15.6%**

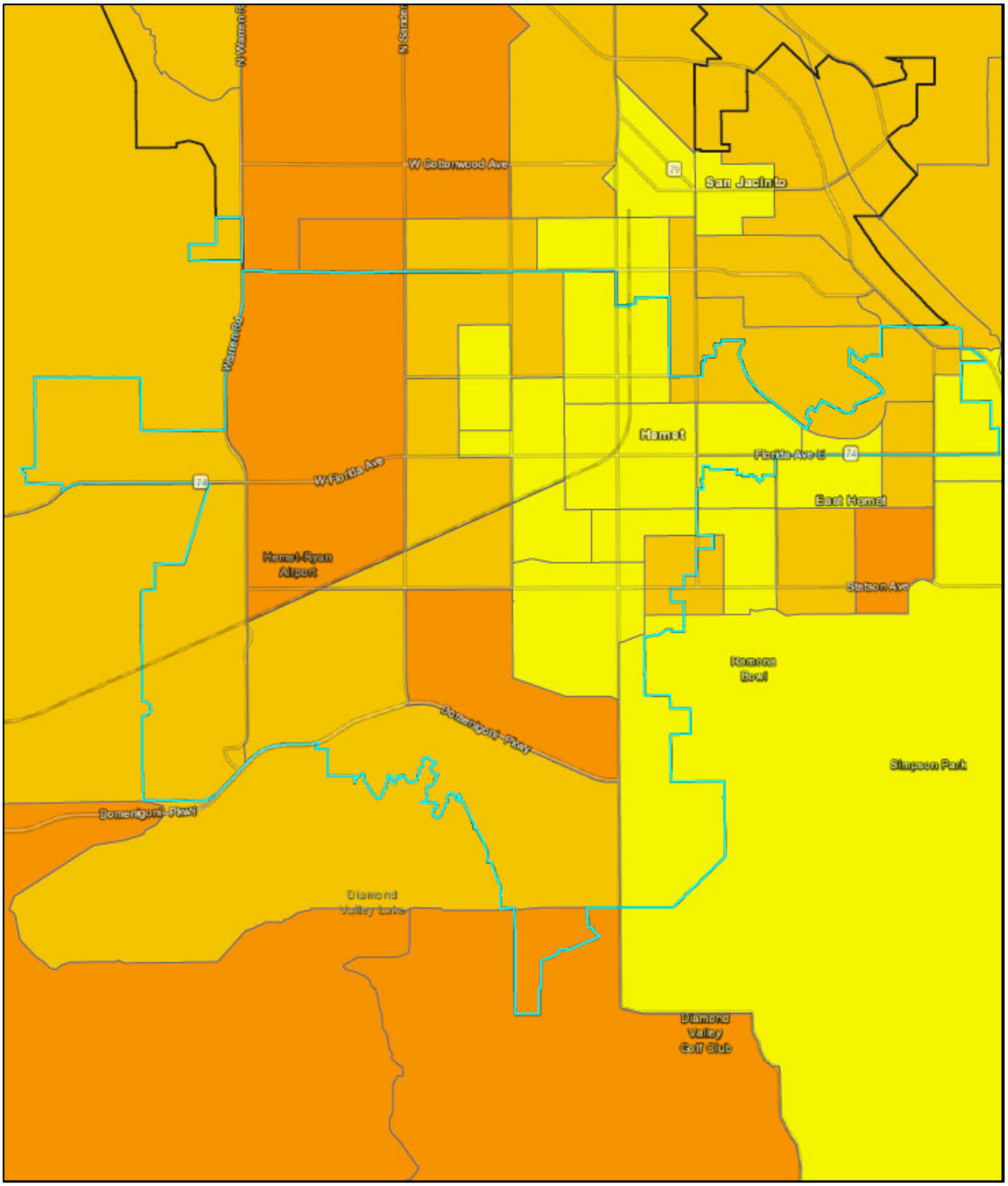
Source: American Community Survey, 5-Year Estimates, 2015, 2016, 2017, 2018, 2019.

The affordability standard for housing in the U.S. is paying 30 percent or less of income towards housing. However, this does not account for transportation costs which are the second largest expense for households[3]. The HUD Location Affordability Index (LAI) provides standardized data on affordability throughout communities and includes both housing costs and transportation costs.

Figure 2-12 shows the LAI in Hemet is at its lowest towards the downtown region and progressively increases up to $2,000 towards the eastern and southern extremities of the City. The figure shows that households around downtown Hemet pay less for housing and transportation combined (up $1,000 per month on average) and as households get further away from the downtown, they start occurring higher costs (up to $2,000 per month on average).

[3] HUD Exchange – About the Location Affordability Index.

Figure 2-12: HUD Location Affordability Index by Census Tract



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

Housing affordability analysis includes comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. The analysis informs the affordability of different housing sizes and types and indicates the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Median Family Income (MFI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less than those at the upper end. The maximum affordable home prices without overpayment for residents in Riverside County are shown in **Table 2-35**. This amount can be compared to current housing asking prices (**Table 2-33**). In **Table 2-36**, the data shows the maximum affordable monthly rental amount that a household can pay for each month without overpayment.

Extremely Low-Income

For an Extremely low-income household that earns less than 30 percent of the County MFI the maximum affordable home price for ownership is up to $46,000 for a one-person household and up to $77,900 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Hemet without a substantial cost burden.

Very Low-Income

The very low-income limits are the basis for all other income limits. For a Very low-income household that earns between 31 percent and 50 percent of the County MFI the maximum affordable home price for ownership is up to $97,600 for a one-person household and up to $132,000 for a five-person household in 2020. Very low-income households cannot afford market-rate rental or ownership housing in Hemet without a substantial cost burden.

Low-Income

For a Low-income household that earns between 51 percent and 80 percent of the County's MFI the maximum affordable home price for ownership is up to $260,000 for a one-person household and up to $388,500 for a five-person household in 2020. Given the cost of housing in Hemet, low-income households could afford market-rate rental units. Low-income households would not be able to afford ownership housing.

Moderate Income

Persons and households of moderate income earn between 81 percent and 120 percent of the County's MFI. The maximum affordable home price for a moderate-income household is $174,800 for a one-person household and $251,300 for a five-person family. Moderate income households can generally find affordable market-rate rental units in the City. Ownership housing in Hemet is generally affordable to 5-person households but remain generally unattainable to smaller household sizes.

Table 2-35: Affordable Housing Costs for Homeowners in Riverside County (2020)						
Annual Income		Mortgage	Utilities [1]	Tax and Insurance	Total Affordable Monthly Cost	Affordable Purchase Price
Extremely Low-Income (30% of AMFI)						
1-Person	$16,600	$210	$143	$62	$415	$46,000
2-Person	$19,000	$223	$181	$71	$475	$48,900
3-Person	$21,960	$250	$217	$82	$549	$54,800
4-Person	$26,500	$303	$260	$99	$663	$66,500
5-Person	$31,040	$355	$305	$116	$776	$77,900
Very Low-Income (50% of AMFI)						
1-Person	$27,650	$445	$143	$104	$691	$97,600
2-Person	$31,600	$491	$181	$119	$790	$107,700
3-Person	$35,550	$538	$217	$133	$889	$118,000
4-Person	$39,500	$579	$260	$148	$988	$127,000
5-Person	$42,700	$602	$305	$160	$1,068	$132,000
Low-Income (80% AMFI)						
1-Person	$44,250	$797	$143	$166	$1,106	$174,800
2-Person	$50,600	$894	$181	$190	$1,265	$196,000
3-Person	$56,900	$992	$217	$213	$1,423	$217,500
4-Person	$63,200	$1,083	$260	$237	$1,580	$237,500
5-Person	$68,300	$1,146	$305	$256	$1,708	$251,300
Moderate Income (120% AMFI)						
1-Person	$65,100	$1,240	$143	$244	$1,628	$272,000
2-Person	$74,400	$1,400	$181	$279	$1,860	$307,000
3-Person	$83,700	$1,562	$217	$314	$2,093	$342,500
4-Person	$93,000	$1,716	$260	$349	$2,325	$376,300
5-Person	$100,450	$1,830	$305	$377	$2,511	$401,300

1. Utilities includes electric cooking, heating, water heating; basic electric; water; trash; air conditioning; refrigerator.
Source: 2020 HACR Utility Allowance Schedule and California Department of Housing and Community Development, 2021 Income Limits and Kimley Horn and Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Housing Authority of the County of Riverside Utility Allowance.

Table 2-36: Affordable Monthly Housing Cost for Renters in Riverside County (2020)				
Annual Income		Rent	Utilities [1]	Total Affordable Monthly Cost
Extremely Low-Income (30% of AMFI)				
1-Person	$16,600	$294	$121	$415
2-Person	$19,000	$329	$146	$475
3-Person	$21,960	$378	$171	$549
4-Person	$26,500	$465	$198	$663
5-Person	$31,040	$551	$225	$776
Very Low-income (50% of AMFI)				
1-Person	$27,650	$570	$121	$691
2-Person	$31,600	$644	$146	$790
3-Person	$35,550	$718	$171	$889
4-Person	$39,500	$790	$198	$988
5-Person	$42,700	$843	$225	$1,068
Low-Income (80% AMFI)				
1-Person	$44,250	$985	$121	$1,106
2-Person	$50,600	$1,119	$146	$1,265
3-Person	$56,900	$1,252	$171	$1,423
4-Person	$63,200	$1,382	$198	$1,580
5-Person	$68,300	$1,483	$225	$1,708
Moderate Income (120% AMFI)				
1-Person	$65,100	$1,507	$121	$1,628
2-Person	$74,400	$1,714	$146	$1,860
3-Person	$83,700	$1,922	$171	$2,093
4-Person	$93,000	$2,127	$198	$2,325
5-Person	$100,450	$2,286	$225	$2,511

1. Utilities includes electric cooking, heating, water heating; basic electric; water; trash; air conditioning; refrigerator.

Source: 2020 HACR Utility Allowance Schedule and California Department of Housing and Community Development, 2020-1 Income Limits and Kimley Horn and Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance. Utilities based on Housing Authority of the County of Riverside Utility Allowance.





Section 3

HOUSING CONSTRAINTS, RESOURCES, AND AFFIRMATIVELY FURTHERING FAIR HOUSING



Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)

As common in many communities, a variety of constraints affect the provisions and opportunities for adequate housing in the City of Hemet. Housing constraints consist of both governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; as well as, nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

A. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in the City of Hemet and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Hemet.

1. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In February 2021, the ICC estimated that the average per square-foot cost for good-quality housing was approximately $125.18 for multi-family housing, $138.79 for single-family homes, and $156.95 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City's adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would costs about $130.58 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Hemet.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. soil stability, seismic hazards, flooding) can also be factored into the cost of land. An April 2021 Redfin search for lots for sale returned just under 100 lots for sale ranging between $39,900 and 16,000,000 based on size and location. The average cost of land in Hemet is $9.66 per square foot.

2. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the Riverside-San Bernardino-Ontario MSA/MD (Metropolitan Statistical Area/Metropolitan Divisions).

Table 3-1 below displays the disposition of loan applications for the Riverside-San Bernardino-Ontario MSA/MD per the 2019 Home Mortgage Discloser Act report. According to the data, applications in the 120 percent of higher range of the MSA/MD median had the highest rates of loan approval. Within that income category, those who identify as White had the highest approval rates (65 percent), while those who identify as Native Hawaiian/Other Pacific Islander and American Indian/Alaska Native had the lowest rates (51 percent). This trend remains fairly similar as income decreases, except for applicants identifying as Black or African American in the lowest income category who experienced the highest loan approval rates. This is due to a higher number of applicants identifying as Black or African American in the lowest income category compared to other race and ethnicities. According to the data, applicants who identify as White were on average more likely than other race/ethnicities to receive a loan approval.

Given the generally high rates of loan approvals, home financing is typically available and not considered to be a constraint to the provision and maintenance of housing in Hemet.

Table 3-1: Disposition of Loan Applications by Race/Ethnicity – RIVERSIDE-SAN BERNARDINO-ONTARIO MSA/MD				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other [(1)]	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	39.0%	35.4%	27.7%	983
Black or African American	48.9%	22.5%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.8%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	40.9%	36.4%	26.1%	352
Asian	47.0%	30.3%	27.2%	1,521
Black or African American	43.8%	27.9%	32.3%	1,529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19,017
Hispanic or Latino	51.5%	25.0%	28.2%	11,797
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	29.4%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.3%	27,396
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	28.9%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.6%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093

Notes:
1. "Other" includes: applications approved but not accepted, applications withdrawn, files closed for incompleteness, and purchased loans.
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.

3. Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, and California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. COVID-19 stalled much of the economy in early 2020. However, as the California economy regains momentum the housing stock and prices in the Hemet community remain stable. A housing market analysis by Redfin in April 2021 reported the median sale price of homes is $334,000 and has increased by 18% since last year. Homes sold over the last year were sold at 1.4% over the listing price and were on the market an average of 23 days.

A 2021 California Association of Realtors (CAR) reports found that homes on the market in Riverside County experienced a 21.4% year-to-year increase and cost a median of $519,500 in February 2021; approximately $155,500 below the Southern California median home price I the same month ($675,000). According to the CAR First Time Buyer Housing Affordability Index, for 2020 the median value for a home in Riverside County was $414,380 with monthly payments (including taxes and insurance) of $2,030 – requiring an average qualifying income of $60,900.

B. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Hemet has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing create barriers to housing.

1. Land Use Controls

Cities in California are required by Law to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes permitted land uses and development density throughout the City of Hemet. **Table 3-2** lists the residential land use designations that permit a variety of housing types throughout the City.

The City of Hemet is in compliance with all transparency requirements and all zoning information, development standards, and fees are available on the City's website and at the Planning Department Counter. The City of Hemet's residential land uses can be found in the Land Use Element of the General Plan and can be found on the City's website and at the Planning Department Counter.

Table 3-2: Residential Land Uses	
Land Use	**Intensity Range (Min. to Max.)**
RR – Rural Residential	0 – 2 DU/Acre
RR 2.5	2.5 DU/Acre Minimum
RR 5	5 DU/Acre Minimum
HR – Hillside Residential	0 – 0.5 DU/Acre
HR – 10	1 DU/10 Acres
LDR – Low Density Residential	2.1 – 5 DU/Acre
LMDR – Low Medium Density Residential	5.1 – 8 DU/Acre
MDR – Medium Density Residential	8.1 – 18 DU/Acre
HDR – High Density Residential	18.1 – 30 DU/Acre
VHDR – Very High Density Residential	30.1 – 45 DU/Acre
Source: City of Hemet General Plan Land Use Element	

State Density Bonus Law

In accordance with State Law – Government Code Section 65915 – a housing development may increase the number of units above the maximum permitted and/or receive reductions in development standards in exchange for reserving units for very low-, low-income, and/or moderate-income households or for seniors. These units must be restricted to their level of affordable for at least 55 years through a deed-restricted affordable housing covenant. All Density Bonus information is available to the public and can be found in the City of Hemet Zoning Code Chapter 90 Article VI. According to the City's Zoning Code, qualifying housing developments which satisfy at least one of the following categories or land dedication provisions listed below will be granted a density bonus:

- At least 10 percent of the total units of a housing development for lower income households;
- At least 5 percent of the total units of a housing development for very low-income households;
- At least 10 percent of the total dwelling units in a housing development that qualifies as a condominium project are moderate income units and the applicant agrees to restrict purchase of such units to moderate-income household; and/or
- An applicant for a residential tentative tract map, parcel map, or other residential development approval will qualify for grant of a density bonus if the applicant makes a legally binding commitment to donate land.

In addition to density bonuses, the City of Hemet Zoning Code Article VI Section 90-164 allows for the incentives and concessions listed below to projects which meet the qualifying number of lower/very low-/moderate-income units:

- One incentive/concession if the housing development includes at least:
  - 10 percent low-income units; or
  - 5 percent very low-income units; or
  - 10 percent moderate-income condo development units.
- Two incentive/concession if the housing development includes at least:
  - 20 percent low-income units; or
  - 10 percent very low-income units; or

  - 20 percent moderate-income condo development units.
- Three incentive/concession if the housing development includes at least:
  - 30 percent low-income units; or
  - 15 percent very low-income units; or
  - 30 percent moderate-income condo development units.

The City's Zoning Code has pre-approved the following incentives and concessions; however, applicants may also submit a written proposal for other incentives or concessions that result in identifiable, financially sufficient, and actual cost reductions to be reviewed by the City:

- Reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 of Division 13 of the Health and Safety Code, including, but not limited to (1) a reduction in setbacks and square footage requirements and (2) a reduction in the ratio of vehicle parking spaces.
- Approval of mixed-use zoning in conjunction with the housing project.

In accordance with Hemet Municipal Code Article VI. Density Bonus Provisions the following density bonus calculations in **Table 3-3** through **3-5** will be applied to housing developments that meet the above criteria:

Table 3-3: Very Low-Income Density Bonus Calculations

Percentage Very Low-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Source: City of Hemet Zoning Code

Table 3-4: Low-Income Density Bonus Calculations

Percentage Low Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

Source: City of Hemet Zoning Code

Table 3-5: Moderate-Income Density Bonus Calculations	
Percentage Moderate-Income Units	**Percentage Density Bonus**
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
Source: City of Hemet Zoning Code	

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the "base" portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low-income BMRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low-income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low income households, or at least 30% for persons or families of moderate income in a common interest development.

The City's Density Bonus program allows a maximum of 35% density increase; however, AB 2345 requires an allowance of up to 50% density bonus when the base BMR is proposed. Additionally, AB 1763 requires that City's permit up to an 80 percent density bonus for projects proposed with 100 percent affordable units. The City has included a program in **Section 4: Housing Plan** to update the City's Development Code in compliance with state legislation.

2. Residential Development Standards

The City of Hemet Zoning Code established residential zoning districts that permit a variety of developments and land uses in accordance with the General Plan. **Table 3-6** provides the standards established for each zoning district to guide appropriate development.

The City of Hemet is in compliance with all transparency requirements and all zoning information, development standards, and fees are available on the City's website and at the Planning Department Counter. The City of Hemet's residential development standards can be found in the City of Hemet Zoning Code Chapter 90 Article XI Section 90-314 and Article XIII Section 90-385.

Table 3-6: Hemet Development Standards - Dimensions

Zone	Min. Dimensions (Sq.Ft.)		Min. Yard Setbacks (Feet)			Construction Standards		
	Lot Size	Lot Width [1]	Front	Side [2]	Rear [3]	Max. Height (Feet)	Max. Lot Coverage (Percent)	Min. Density
RR	20,000	100	20	15	20	35	40[3]	2 du/ac
R-1-40	40,000	100	20	15	20	35	40[3]	1 du/ac
R-1-20	20,000	100	20	15	20	35	40[3]	2 du/ac
R-1-10	10,000	100	20	15	20	35	40[3]	4 du/ac
R-1-7.2	7,200	70	18	5	15	35	45[3]	6 du/ac
R-1-6	6,000	60	18	5	10	35	50[3]	7 du/ac
R-1-5	5,000	55	18	5	10	35	50[3]	8 du/ac
R-2	6,000	60	20	5	10	30	50	8 du/ac
R-3	1 acre	100	25	5	10	45	60	30 du/ac
R-4	2 acres	100	25	5	10	55	60	40 du/ac
SLR	No minimum	C	15[3]	3	5	25	60	8 du/ac
TR-20[4]	4,400	55	10	5	5	20	60	7 du/ac
PUMH[5]	4,400	55	10	5	10	35	60	7 du/ac

1. Standard
2. Interior side yard
3. One story
4. TR (Independent Mobile Home Subdivision Zone)
5. PUMH (Planned Unit Mobile Home Development District)

Source: City of Hemet Zoning Code

Yard Requirements

The Hemet Municipal Code defines a yard as an open space on a lot or parcel, unoccupied and unobstructed by structures from the ground upward except as otherwise provided in this chapter, including the front yard, side yard and rear yard, or space between structures. The yard requirements

as established in **Table 3-6** above are not considered a constraint to the development of housing and are similar to that of the region.

Lot Coverage and FAR

The Hemet Municipal Code defines lot coverage as the percentage of total site area covered by structures, open or enclosed, excluding the following uncovered structures: steps, courts, patios, terraces, and swimming pools. Lot coverage is regulated in order to avoid nuisances from inappropriate and excessive massing or density in a particular zoning district. Floor area is defined as the entire floor area of a building. The floor area includes not only the ground floor area but also any additional stories or basement of the building. All horizontal dimensions shall be taken from the exterior faces of walls, including enclosed porches. Unless otherwise indicated in this chapter, floor area shall mean gross usable floor area. The City does not set Floor Area Ratios (FAR) for standalone residential structures. This may however apply in certain planned and also mixed-use developments. FAR is the ratio of floor area to the total lot area and is used to limit the maximum floor area on a particular site.

The lot coverage limits as established in **Table 3-6** above are not considered a constraint to the development of housing and are similar to that of the region.

Minimum/Maximum Density

The Hemet Municipal Code establishes a number of zoning districts with minimum and maximum density limits so as to regulate and restrict the bulk of structures and density of population. **Table 3-6** provides the minimum densities required per zoning district.

Over recent years, the City has received proposals for residential projects with densities within the range permitted but not always at the maximum permitted. The City reports that projects rarely meet the maximum density due to the impact development standards, landscaping requirements, and street/sidewalk improvements have on the net buildable area of the sites after infrastructure is designed. The City's development standards as they stand alone are not considered constraints to the development of housing – all standards have been evaluated and when combined still allow projects to develop at the maximum density allowed. To address this, **Program H-3l: Review of Site Requirements** provides for a review of site requirements (as required by the Building and Planning Divisions) to assess how the City can allow for projects to develop at their maximum density.

Minimum Lot Size

The Hemet Municipal Code establishes a variety of minimum lot sizes to function with the remaining development standards in regulating massing and density. The minimum lot sizes for multi-family zones are one acre in the R-3 zone and two acres in the R-3 zone. A total of 28 vacant sites have been identified in the R-3 zone as part of the Candidate Sites Analysis; of these sites, 10 measure under one acre. A total of 6 vacant sites have been identified in the R-4 zone as part of the Candidate Sites Analysis; of these sites, 1 is under 2 acres. The 11 total sites which do not meet the minimum lot size are located adjacent to another site owned by the same property owner and/or another vacant, residentially-zoned lot and may be developed once the sites have been consolidated. In order to facilitate the development of these sites, Program H-3k is included in **Section 4: Housing Plan** to allow for lot consolidation.

Maximum Building Heights

The Hemet Municipal Code defines building height as the vertical distance measured from the average level of the highest and lowest point of that portion of the building site covered by the building to highest point of the structure, excluding chimneys and vents.

The maximum building height in the residential zoning districts of Hemet range from 25 feet to 35 feet for single-family developments and 30 feet to 55 feet in multi-family housing projects. Setting limits to the height of buildings avoids bulking and potential nuisances on neighboring properties – relating to privacy and/or sunlight and shade. This requirement also ensures a compatibility and similar aesthetic amongst uses. Residential developments in the R-3 and R-4 zones are able to meet the maximum density limit while complying with the height limits and the remaining development standards shown in **Table 3-6**. Specifically, a proposed 4-story multi-family development on a one-acre lot in the R3 zone can meet the setback and lot coverage requirements and be able to build approximately 85 units each measuring 1,000 square feet; as the maximum density is 30 dwelling units per acre, the maximum building height limits is shown not to impede the development of multi-family developments.

Parking Standards

Sufficient off-street parking must be provided to avoid street overcrowding. This is maintained through the establishment on parking requirements, which fluctuate depending on the land use/housing type and the number of bedrooms. **Table 3-7** provides the parking requirements specific to the City of Hemet. **Table 3-8** show parking standards in Hemet are similar, and less in certain instances, to that of the neighboring communities. However, costs associated with garage parking construction may be viewed as a constraint to housing development, and particularly affordable housing. The City of Hemet requires all parking spaces in multi-family developments to be covered plus one uncovered guest parking space per five dwelling units. While affordable housing projects that qualify for a density bonus may request parking reductions, covered parking requirements may be considered a constraint. As such, a program is included in Section 4: Housing Plan to review and revise the City's residential off-street parking standards for multi-family projects in an effort to facilitate the development of multi-family housing, and specifically affordable housing.

Table 3-7: Off-Street Parking Requirements

Residential Use	Parking Requirements		Additional Requirements
Single-Family Dwelling	2 spaces in garage or carport		N/A
Accessory Dwelling Unit	Sec. 90-321		N/A
Multiple-Family Dwelling	Studio (500 sq. ft or less)	1 covered space	Plus 1 uncovered space for each 5 dwelling units for visitors
	Studio (over 500 sq. ft.)	1.5 covered spaces	
	1 bedroom (700 sq. ft. or less)	1 covered space	
	1 bedroom (over 700 sq. ft.)	1.5 covered spaces	
	1 bedroom with den or more bedroom units	2 covered spaces	
Senior Housing	1 space in garage or carport		Plus 1 uncovered space for each 10 dwelling units for visitors
Mobile Home Park	2 spaces for each mobile home (1 must be covered and on the mobile home space)		Plus 1 uncovered parking space for each 10 dwelling units for visitors

Table 3-7: Off-Street Parking Requirements		
Residential Use	**Parking Requirements**	**Additional Requirements**
Rooming House, Lodging House, Fraternity/Sorority House or Dormitory	1 space for each sleeping room, or 1 space for each 2 beds (whichever is greater)	Must be located within 150 feet of structure
TR-20 Zone	2 spaces in a carport per mobile home space	Plus 1 uncovered space for each 10 dwelling units for visitors
Travel Trailer Subdivisions	1 space per dwelling lot	Plus 1 uncovered space for each 10 dwelling units for visitors
Nursing Home	1 space for each 2.5 beds	--
Rest Homes	1 space for each 2.5 beds	--
Sanitarium	1 space for each 3 beds	--
Source: City of Hemet Zoning Code		

Table 3-8: Comparative Off-Street Parking Requirements of the Region		
Residential Use		**Parking Requirements**
City of San Jacinto		
Single Family Dwellings (Detached)		2 enclosed spaces for up to 4 bedrooms, and 3 enclosed spaces for 5 or more bedrooms
Single Family Dwellings (Attached)	Resident Parking	2 covered spaces per unit
	Guest Parking	0 - 30 units – .25 spaces per unit; with a minimum of 1 space 31 - 60 units - .20 spaces per unit 61 units and over - .166 spaces per unit
Triplexes		2 spaces per unit; at least 1 covered
Two-Family Dwellings (Duplex)		2 enclosed spaces per unit
Multi-Family Dwellings	Studio Apartments	1.5 spaces per unit, 1.0 of which shall be enclosed
	1 Bedroom Apartments	1.5 spaces per unit, 1.0 of which shall be enclosed
	2 Bedroom Apartments	1.75 spaces per unit, 1.50 of which shall be enclosed
	3+ Bedroom Apartments	2 spaces per unit, 1.50 of which shall be enclosed
	Guest Parking in multi-family projects	0 - 10 units – None required 11 - 30 units - .25 spaces per unit 31 - 60 units - .20 spaces per unit 61 units and over - .166 spaces per unit
	Recreational Vehicles	1 space per every 10 units
Accessory Living Quarters	Guest Houses	1 space per unit
	Accessory (Second) Dwelling Units Junior Accessory Dwelling Units	No parking required
Senior Residential Projects		1 covered space per unit, plus 1 guest space per 10 units
City of Menifee		
Single-family		2 spaces per unit
Duplex (two-family dwelling)		2 spaces per unit
Multiple-family: single bedroom or studio		1 space per unit
Multiple-family: two bedrooms		1.5 spaces per unit
Multiple-family: three or more bedrooms		2.5 spaces per unit; 1 space per employee

Table 3-8: Comparative Off-Street Parking Requirements of the Region		
Residential Use		**Parking Requirements**
Senior citizen development		1.25 spaces per unit
Accessory dwelling unit (ADU)		1 off street parking space per unit. Parking may not be required if certain conditions are met.
Residential guest		1 space per 10 unit
City of Perris		
Single Family		2 spaces per unit
Multi-Family	Attached Residential, R7, R14, R22 Zones	2 spaces per unit, one within a garage; 1 guest parking space per 5 units
	Studio unit	1.5 spaces (1 space within a carport or enclosed garage)
	One Bedroom Unit	1.5 spaces (1 space within a carport or enclosed garage)
	Two Bedroom Unit	2 spaces (1 space within a carport or enclosed garage)
	Three Bedroom Unit or more	2.5 spaces (1 space within a carport or enclosed garage)
	Guest Parking	1 guest parking space per 5 units
Sources: San Jacinto Development Code (2012), Menifee Municipal Code § 9.220.040, City of Perris Zoning Ordinance §19.69.020.		

3. Variety of Housing Types Permitted

California Housing Element Law mandates jurisdictions must make sites available through zoning and development standards to promote the development of a variety of housing types for all socioeconomic levels of the populations. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built homes, mobile-homes employee and agricultural work housing, transitional and supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. **Table 3-9** shows the various housing types permitted throughout the City of Hemet in zoning districts which permit housing or care facility uses.

The City of Hemet is in compliance with all transparency requirements and all zoning information, development standards, and fees are available on the City's website and at the Planning Department Counter. The City of Hemet's permitted housing types can be found in the City of Hemet Zoning Code Chapter 90 Section 90-312 and Section 90-383.

Table 3-9: Permitted Housing Types per Zoning District*													
Housing Types	**Residential**							**Commercial**				**Agriculture**	
	RR	**R-1**	**R-2**	**R-3**	**R-4**	**SLR**	**TR-20**	**O-P**	**C-1**	**C-2**	**C-M**	**A-1**	**A-2**
Residential													
Planned unit development	P	P	-	-	-	-	-	-	-	-	-	-	-
Mobile home parks	C	C	C	C	C	-	P	X	X	C	C	-	-
Accessory/Secondary dwelling unit	P	P	P	P	P	P	-	-	-	-	-	P	P
Single-Family (1)	P	P	P	P	X	P	-	-	-	-	-	P	P
Single-family dwellings attached in groups (not more than 2 attached dwellings)	-	-	-	-	-	P	-	-	-	-	-	-	-
Single-family detached condominiums	-	-	P	P	X	-	-	-	-	-	-	-	-
Multifamily housing (2)													
Senior housing (independent)	-	-	P	P	P	-	-	-	-	-	-	-	-
Two family dwellings	-	-	P	P	X	-	-	-	-	-	-	-	-
Multiple-family dwellings	-	-	P	P	P	-	-	-	-	-	-	-	-
Mixed use (residential and office/commercial uses)	-	-	-	-	-	-	-	C	C	C	X	-	-
Travel trailer or recreational vehicle parks	C	C	C	C	C			X	X	C	C	-	-
Single Room Occupancy (SRO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Farmworker Housing (up to 36 beds or 12 family units) (4)	-	-	-	-	-	-	-	-	-	-	-	P	P
Care Facilities													
Assisted living facility	-	-	C	C	C	-	-	C	C	C	X	-	-
Skilled nursing facility	-	-	X	C	C	-	-	C	C	C	X	-	-
Boarding houses	-	-	C	C	X	-	-	C	X	X	X	-	-
Continuing care retirement communities	-	-	C	C	C	-	-	C	C	C	X	-	-
Child or adult care facility	-	-	C	C	C	P	-	-	-	-	-	-	-
Childcare day facility	-	-	-	-	-	-	-	A	A	C	C	-	-
Adult day health care	-	-	-	-	-	C	-	-	-	-	-	-	-
Adult day care facility	-	-	-	-	-	-	-	P	P	P	A	-	-

Table 3-9: Permitted Housing Types per Zoning District*

Housing Types	Residential							Commercial				Agriculture	
	RR	R-1	R-2	R-3	R-4	SLR	TR-20	O-P	C-1	C-2	C-M	A-1	A-2
Transitional housing	-	-	P	P	P	-	-	-	-	-	-	-	-
Family childcare home, licensed													
Up to 8 children	P	P	-	-	-	-	-	-	-	-	-	-	-
Up to 14 children	P	P	-	-	-	-	-	-	-	-	-	-	-
Group homes and small licensed care facilities													
Small, licensed care facility (licensed by State)	P	P	P	P	X	-	-	-	-	-	-	-	-
Small group home (6 or fewer residents)	SGHP	SGHP	SGHP	SGHP	-	-	-	C	X	X	X	-	-
Large group home (10 or fewer occupants)	-	-	A	A	X	-	-	C	-	-	-	-	-
Large group homes (11 or more occupants)	-	-	C	C	X	-	-	C	-	-	-	-	-
Parolee-probationer home	-	-	-	-	-	-	-	C	X	X	X	-	-
Supportive housing [4]	P	P	P	P	X	-	-	-	-	-	-	P	P
Detention Facility													
Community detention facility for unaccompanied minors	X	X	X	X	X	-	-	X	X	X	X	-	-
Private detention center	X	X	X	X	X	-	-	X	X	X	X	-	-
Emergency Shelter [5]	-	-	-	-	-	-	-	X	X	X	C	-	-
Low Barrier Navigation Centers	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
P = Permitted
C = Conditionally Permitted (CUP)
A = Administrative Use (AUP)
TUP = Temporary Use Permit
SGHP = Small Group Home Permit
X = Not Permitted
- = Not specified

*Zoning districts not included in the table do not permit housing or care facility uses.

1. Including manufactured housing and prefabricated housing when installed on a permanent foundation and in accordance with the provisions of this article.
2. Including duplexes, condominiums, apartments, or similar residential units.
3. Valley Restart Shelter approved in C-2 zone by Ordinance.
4. Pursuant to Government Code § 65582.
5. As a component of an agricultural use pursuant to Health and Safety Code §§ 17021.6 and 50199.7.

Source: City of Hemet Zoning Code

Accessory Dwelling Unit

The Hemet Municipal Code defines an Accessory Dwelling Unit (ADU) as an attached or detached dwelling unit, which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the principal single-family home, and shall have independent exterior access. The City defaults to State ADU law.

Single-Family Dwellings

The Hemet Municipal Code defines a Single-Family Dwelling as a structure containing one dwelling unit on an individual lot. The term "single-family residential dwelling" shall also mean a mobile home manufactured and certified under the National Mobile Home Construction and Safety Standards Act of 1974, on a permanent foundation approved by the city building official.

Multiple Family Dwellings

The Hemet Municipal Code defines a Multi-Family Dwelling as a development project that has a density of greater than eight residential dwelling units per gross acre.

Mobile Homes

The Hemet Municipal Code defines a Mobile Home as a structure transportable in one or more sections, designed and equipped to contain no more than one dwelling unit, to be used with or without a foundation system. The term "mobile home" shall also include state-approved factory-built housing. The term "mobile home" does not include a recreational vehicle or commercial coach.

Group Home

The Hemet Municipal Code defined Group Homes as any boarding house that provides temporary, interim, or permanent housing to individuals where every person residing in the dwelling is an individual with a disability, and the individuals are not living as a single housekeeping unit. Group homes do not include small licensed residential care facilities.

Large group homes may contain seven or more individuals and may or may not be required to be licensed by the State of California. Small group homes may contain six or fewer individuals and are not required to be licensed by the State of California.

Any person or entity seeking to establish a small group home in a single-family residential or multiple-family residential (R-2 or R-3) zone must first apply to the Director for a small group home permit. The application for a small group home permit must include the following information:

1. Client profile (the subgroup of the population the facility is intended to serve such as single men, families, elderly, minor children, developmentally disabled, etc.);
2. The maximum number of occupants and the facility's hours of operation;
3. The term of client stay;
4. The support services to be provided on-site and projected staffing levels;

5. The ownership, permit and license history of the applicant, owner, and operator, if applicable, in previously owning or operating such a dwelling, including the name and addresses of similar homes in the State of California owned or operated within the past five years;
6. A certification under penalty of perjury that none of the identified homes have been found by state or local authorities to be operating in violation of state or local law; and
7. An operations and management plan, as provided in the Uniform Building Code, and house rules (as defined in section 90-270) of this Code.
8. Information demonstrating that the premises are in compliance with, or will prior to occupancy be brought into compliance with, the standards set forth in section 90-270 of this division.
9. The applicant must secure the inspection and report of the fire marshal and building official showing that the premises to be used are suitable under applicable uniform building and related codes to safely house the number of persons identified for residency in the dwelling. The building official shall determine the applicable use and occupancy classification for the premises for the purposes of the application of the uniform building and related codes.
10. The names of all persons and entities with an ownership or leasehold interest in the use or home, or who will be an operator of the use or home, shall be disclosed in writing to the city, and such persons and entities shall not have a demonstrated pattern or practice of operating similar uses or homes in or out of the city in violation of state or local law.
11. The use or home shall provide certification, if available, from a governmental agency or qualified nonprofit organization and such certification is a generally accepted practice or standard among the owners, operators, profession, or industry related to the use or home.

The Director must grant the permit within 30 days after determining that the application for a small group home permit is complete. The director may not deny an application for a small group home permit unless the director determines that the application is incomplete or, after reasonable investigation, the director determines that the applicant has provided information that is materially false, misleading or inaccurate or has made material misstatements on the application.

Supportive Housing

Supportive Housing, as cited in the Hemet Municipal Code, is defined by California Government Code § 65582 as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service. The linked service assists the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live, and when possible, work in the community. Supportive Housing is permitted in RR, R-1, R-2, and R-3 zones. However, the City's current zoning is not compliant with AB 139. A program is included in **Section 4: Housing Plan** to ensure the City's zoning code allows supportive housing to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone as well as to allow supportive housing by-right in all zones where multifamily and mixed uses are permitted.

Transitional Housing

Transitional Housing, as cited in the Hemet Municipal Code, is defined by California Government Code §65582 as buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however, not less than six months while receiving supportive services that enable independent living. Transitional Housing is permitted in R-2, R-3, and R-4 zones. A program is included in **Section 4: Housing Plan** to endure the City's zoning code allows transitional housing to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone.

Emergency Shelter

The Hemet Municipal Code defines Emergency Shelter as ascribed to it in Government Code § 65582(d) and Health and Safety Code § 50801(e), as such sections may be amended from time to time, and which presently define the term "Emergency Shelter" to mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. As of January 2022, the City conditionally permits emergency shelters in the C-M zone. Valley Restart Shelter was permitted by the City in a C-2 zone through Ordinance No. 1867, § 1 (Exh. A1), 8-13-13. Valley Restart Shelter accommodates the city's need for emergency shelter pursuant to Government Code § 65583(a)(4)(C) and 65583(a)(7) and is therefore permitted by right and not required to comply with the development standards of Article X of the Hemet Municipal Code. **Section 4** includes Program H-1i: Zoning for Emergency Shelters to permit emergency shelters in at least one zoning district without discretionary action, in compliance with State law.

As of January 2022, the City has 98 parcels zoned C-M. Of these parcels, 24 are currently vacant and 13 are vacant and over half-an-acre in size. Of the remaining nonvacant 65 parcels without existing residential units, 40 are over half-an-acre in size. Land uses on the nonvacant sites include industrial uses; commercial and services; open space and recreation; general office; transportation, communications, and utilities; and facilities. Of these 65 parcels, the average acreage is 1.69 acres. All parcels zoned C-M are located within a half-mile of a transit stop. Nearby uses include residential uses such as mobile home parks, commercial uses, and a few manufacturing uses. In conclusion, there are adequate sites to accommodate potential future emergency shelters with conditions are fit for human habitation.

Parking Requirements

The City's Municipal Code requires at least one space for every four beds available in the emergency shelter, plus one space for each staff person. Newly added Program H-1i: Zoning for Emergency Shelters provides for an amendment to the City's Municipal Code to ensure parking standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The Hemet Municipal Code does not address Farmworker Housing by definition but does allow by-right agricultural employee housing with no more than 12 units or 36 beds in agricultural zones. A program is included in **Section 4: Housing Plan** to ensure the City's development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons.

Low Barrier Navigation Centers

AB 101 states that "The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern-." Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The Hemet Municipal Code does not address Low Barrier Navigations Centers by definition. A program is included in **Section 4: Housing Plan** to ensure the City's development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses.

4. Housing for Persons with Disabilities

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location, and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodations

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The Hemet Development Code defines an individual with a disability as an individual with a qualifying disability under federal and state fair housing laws. Generally, any person with any mental or physical impairment, disorder, or condition, which substantially limits one or more major life activities, including physical, mental, and social activities and working. Disabled or individual with a disability does not include impairments, disorders or conditions resulting from the current, illegal use of or addiction to a controlled substance, sexual behavior disorders, compulsive gambling, kleptomania, or pyromania. These individuals are protected under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts). The Code specifies that reasonable accommodation must be granted it all of the following findings are made:

- The housing, which is the subject of the request, will be used by individual disabled as defined under the Acts.
- The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
- The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including, but not limited to, land use and zoning.
- The requested reasonable accommodation would not adversely impact surrounding properties or uses.
- There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards, and practices.

Applicants may apply for two types of reasonable accommodations:

- **Minor Reasonable Accommodation** – A modification or exception to the procedural requirements contained in the City's Zoning Code , including, but not limited to, fee adjustments or deferrals, modification of application filing requirements, and modification of appeal filing requirements. The director, or his or her designee, is designated to approve, conditionally approve, or deny all applications for a minor reasonable accommodation, provided that the director may decide to allow the planning commission to determine whether to approve, conditionally approve, or deny an application for a minor reasonable accommodation if the director finds that the minor reasonable accommodation involves significant controversy or extraordinary circumstances.
- **Major Reasonable Accommodation** – A request to allow a use in a zone where it is otherwise not permitted or a request for a modification or exception to the substantive land use, zoning and development standards and regulations. The planning commission is designated to approve, conditionally approve, or deny all applications for a major reasonable accommodation, except that the director is hereby vested with authority to review and approve major reasonable accommodation applications that solely request a modification of development standards for uses requiring a small group home permit or an administrative use permit.

The director shall mail his or her written determination to approve, conditionally approve, or deny a request for a minor reasonable accommodation to the applicant within 30 days of the receipt of a complete application for a minor reasonable accommodation. The mailed notice of decision shall inform the applicant that the decision of the director may be appealed to the planning commission within 14 days of the mailing of the notice. An application for Reasonable Accommodation must include all the following documentation that the applicant is:

a. An individual with a disability;
b. Applying on behalf of one or more individuals with a disability; or
c. A developer or provider of housing for one or more individuals with a disability.

The City's reasonable accommodations procedures are compliant with State law and will continue to maintain compliance through the 6th Planning Cycle. There were no reasonable accommodations requests submitted to the City during the 5th Planning Cycle. The City maintains these procedures and ensures the public has access to these procedures should they be necessary. The City is aware household circumstances may change over time, so these procedures are readily available to the public online and at City Hall. The City makes every effort to proactively address accommodation of a variety of needs through implementation and enforcement of American Disability Act and other applicable State, Federal and local laws.

Definition of Family

A restrictive definition of "family" that limits the number of unrelated persons and differentiates between related and unrelated individuals living together is inconsistent with the right of privacy established by the California Constitution. The City of Hemet Municipal Code defines "Family" as a group of individuals, not necessarily related by blood or marriage, or adoption, or guardianship living together in a dwelling unit as a single housekeeping unit. The City's definition does not limit the number of unrelated persons living together and therefore does not pose a constraint to accessing housing.

5. Planned Residential Developments

The Planned Unit Development Overlay District (PUD) is intended to encourage a more desirable living environment, a more efficient, desirable and aesthetic use of land through utilization of modern innovations in residential developments, encourage the reservation of a greater proportion of land for common open areas, encourage the retention of natural slopes, waterways and other natural features by utilizing such areas as open space, encourage more efficient use of these public facilities required in connection with such residential development, and ensure compatibility with established residential areas. The PUD shall be established only on land that is zoned R-1, R-2, R-3, or R-4, and shall be designated on the official zoning map with the symbol "PUD" in conjunction with the underlying zone classification (ex. R-1 PUD).

Planned Community Development Zone (PCD) is intended to provide the developer with greater flexibility in site design, density and housing unit options in order to stimulate variety and innovation within the framework of a quality residential environment, direct new community growth and development in the process of implementing the general plan, achieve more interest, individuality and character within and

among neighborhoods, provide criteria for the inclusion of compatible uses designed to service the residential developments within the community, and encourage the most effective use of a site with a variety of residential environments providing necessary public facilities, ample open space and a functional, well-balanced community.

The purpose of the Planned Unit Mobile Home Development District (PUMH) is to permit an alternative to the traditional mobile home subdivision development. The planned unit mobile home development district will differ from the traditional mobile home subdivision in some respects, particularly as to development standards and jointly held common areas. Ownership of open space, private streets, recreational vehicle storage areas, service and recreational facilities shall be as jointly held common areas. A PUMH shall be established only in conjunction with a residential zone and shall be designated on the official zoning map with the symbol "PUMH" in conjunction with the underlying zone classification (ex, "R-1 PUMH").

The purpose of the Travel Trailer Planned Development Zone (TTPD) is to provide for the development and maintenance of travel trailer subdivisions with common open space.

6. Local Ordinances

An ordinance is a law passed by a municipal government, in this case, the City of Hemet. Local ordinances are enacted to maintain or improve public safety, health, and general welfare. Locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances may directly impact the cost and supply of residential development. Impacts may create governmental constraints to the development of housing and may hinder the City from meeting its share of the regional housing need and the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

Short-Term Rental Ordinance

Short-term rentals are commonly defined as an accessory use of a Primary Residence for the purposes of providing temporary lodging for compensation for up to 30 days or less. The purpose of Short-Term Rental Ordinances is to establish regulations, standards, and a permitting process governing the renting or leasing of privately owned, visitor-serving dwelling units on a short-term basis. Short-Term Rental Ordinances are often established to safeguard residents by ensuring that short-term rental activities do not threaten the character of neighborhoods and that such short-term rental activities do not become a nuisance, or threaten the public health, safety, or welfare of neighboring properties.

The City of Hemet does not have a Short-Term Rental Ordinance.

Inclusionary Housing Ordinance

Inclusionary Housing Ordinances are local zoning ordinances which either mandate or encourage housing developers to include a specified percentage of units affordable to lower and moderate-income households. Inclusionary Housing Ordinances bring affordable housing to market and increases types of housing available to different income levels.

The City of Hemet does not have an Inclusionary Housing Ordinance.

Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restricted can produce constraints to the development of housing, including accessible and affordable housing. The City of Hemet does not have any growth management measures that would affect or hinder the development of housing in the City.

7. Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes consistent and an enhanced aesthetic levels throughout the project community. Specific Plans contain their own development standards and requirements that may be more restrictive than those defined for the city as a whole. The following sections provide brief descriptions of the City of Hemet's adopted Specific Plans which affect the development of housing.

Arthofer

The purpose of the Specific Plan is to provide for the orderly development of small lot single-family homes utilizing side yard easements. The Specific Plan allows for single-family dwellings, accessory buildings and structures, and some home occupations. The minimum required lot size is 4,140 square feet and the maximum lot coverage is 45%.

City Sponsored

The purpose of the Specific Plan is to provide for the orderly development of a community comprising of agricultural, residential, and commercial components. The 208-acre planning site was previously heavy agricultural and commercial.

Diamond Valley Gateway

The purpose of the Specific Plan is to provide for the orderly development of a variety of residential, commercial, and recreational land uses on the property through the establishment and application of comprehensive planning regulations, standards, and design guidelines. The Specific Plan is designed to enhance housing opportunities while complimenting the recreational and commercial opportunities associated with the development of Domenigoni Reservoir. The Specific Plan area is a parcel of approximately 96.1 acres situated at the base of the Santa Rosa Hills, in the southeastern portion of the City. Total units for the overall project not to exceed 497 residential units.

Downtown

The purpose of the Specific Plan demonstrates a clear vision for the future of Downtown Hemet and is an economic development tool to facilitate development. The Specific Plan promotes transit-oriented development and principles, including mixed use development and pedestrian connectivity to the transit mobility hub and around Downtown, which fosters active transportation and reduces vehicles miles traveled. The minimum required lot size is 5,000 square feet for SFR with a maximum density of 5 dwelling

units per acre and .5 acre for MFR with a maximum density of 18 dwelling units per acre. The maximum lot coverage is 65% for SFR and 60% for MFR.

Heartland / Four Seasons

The purpose of the Specific Plan is to create a high-quality master-planned gated retirement community and non-gated, non-aged-restricted neighborhood that will provide an aesthetically pleasing westerly entrance to the City of Hemet. The Specific Plan area is approximately 665 acres and the total units allowed is 1775 residential units.

McSweeny Farms

The purpose of the Specific Plan is to guide development of a planned community which responds to environmental, infrastructure, and economic realities. The design and layout of the land use plan, infrastructure, development standards, and design guidelines emphasize the integration of complementary land uses within a cohesive, identifiable, and walkable community. The 673 acre development accommodates up to 1,640 residential units within approximately 520 acres designated for residential development at densities ranging from 1-5 DU/Acre. Residential areas include single family detached homes on lots ranging from 5,000 square feet to 4-acre hillside estates.

McSweeny Ranch

The purpose of the Specific Plan is to provide for the orderly development of the 767.3 acre Specific Plan area and develop a variety of residential housing types with a total of 3,200 homes oriented to both the primary and senior markets, a Village Center, and 174.5 acres of open space linking the various neighborhoods together.

North Hemet

The purpose of the Specific Plan is to provide for the orderly development of 37 parcels totaling 28.6 acres in the northwest portion of the City. A primary goal of the plan is to increase the supply of new attached housing in the downtown area. Total units for the overall project not to exceed 302-525 residential units.

Page Ranch

The purpose of the Specific Plan is to provide for the orderly development of a diversity of land uses in the 1621.2-acre Specific Plan area. The plan allows for single and multi-family residential uses as well as commercial and industrial uses. Much of the plan area is built out.

Peppertree

The purpose of the Specific Plan is to provide for the orderly development of an innovative, gated senior-oriented residential development. The 82.5-acre site offers a variety of housing types ranging from medium to high densities. Total units for the overall project not to exceed 456 residential units.

Ramona Creek

The purpose of the Specific Plan is to provide for the orderly development of a mixed-use community. The purpose of the Specific Plan is to create community, celebrate uniqueness of place, optimize open space relationships, create connectivity, encourage diversity, integrate environmentally responsible practices,

and enhance local economic well-being. Consisting of 209 acres along Highway 74, the historic Pines to Palms Highway, the Ramona Creek Specific Plan continues the established scenic highway along Florida Avenue as the gateway to Hemet, creating a positive image for motorists and pedestrians entering the City. Total units for the overall project are approximately 1,077 residential units.

Seven Hills

The purpose of the Specific Plan is to provide for the orderly development of a recreation-oriented community of quality homes in an attractive park-like setting. The plan allows for a variety of housing styles such as single-family detached homes, mobile homes, and attached homes. Total units for the overall project are approximately 1,137 residential units.

Sunwest Village

The purpose of the Specific Plan is to provide for the orderly development of a mixed-use community of low and medium-density residential units specifically limited to residents 55-years of age and above. The plan also allows for related uses including residential care facilities, a health club, and office and commercial land uses. The plan site is 36.5 acres with a maximum density of 7 dwelling units per acre in Planning Area 1 and 20 dwelling units per acre in Planning Area 2.

Tierra Linda

The purpose of the Specific Plan is to provides for the orderly development of a community with a variety of residential housing types, commercial, and office uses. The Specific Plan proposed 1,589 residential units with densities ranging from 8 dwelling units per acre to 16 dwelling units per acre.

Hemet Valley Country Club Estates / Tres Cerritos

The purpose of the Specific Plan is to provide for the orderly development of 352.9-acre project site. The site was originally conceived as a resort golf community. This Specific Plan allows for amendments to previously adopted plans of the site to allow for an increase of up to 931 residential units. The site offers various open spaces, parks, and landscaped areas.

8. Development Fees

Residential developers are subject to a variety of permitting, development, and impact fees in order to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services in Hemet. All development fees and applications are available on the City of Hemet's website.

The location of projects and housing type result in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application. **Table 3-10** provides the planning fees and **Table 3-11** provides the development impact fees.

Table 3-10: Applications and Permits			
Application/Permit	**Approval Body**	**Fee**	**Notes**
Planning Division			
Administrative Adjustment	CDD	$916	
Administrative Use Permit	CDD	$4,176	Plus environmental fees, public notice
• Modification		$2,080	
Annexation	PC/CC	$10,000 min. deposit	Full Cost. Deposit required for staff and City Attorney time, plus GIS mapping fee.
Appeal of Director Decision	PC	$1,466	Appeal to Planning Commission
Appeal of Planning Commission Decision	CC	$1,466	Appeal to City Council
Certificate of Compliance	CE	$839	
Conditions of Approval - Amendment	PC	$3,426	
Conditional Use Permit	PC	$8,845	$10,000 Minimum Deposit and $2,500 Minimum Balance
• Streamlined		$6,305	
• Modification		$5,689	
Conversion to Condominium	PC	$7,717	
Conversion to Senior Housing	PC	$7,938	
Density Bonus Agreement	CC	$3,394	
Determination of Use	CDD	$473	
Development Agreement	PC/CC	$20,000 min. deposit	Full cost. Deposit required for staff and City Attorney time, plus environmental and noticing
• Amendment		$10,000 min. deposit	
Downtown Site Development Review – Major	PC/CC	$3,218	Plus noticing and environmental fees
Downtown Site Development Review - Minor	CDD	$1,283	
Extension of Time – Major • Conditional Use Permit • Downtown Project – Major • Site Development Review – Major • Tentative Parcel Map • Tentative Tract Map • Variance	PC	$3,510	Plus noticing fees
Extension of Time – Minor • Administrative Adjustment • Administrative Use Permit • Downtown Project – Minor • Site Development Review	CDD	$2,227	

Table 3-10: Applications and Permits			
Application/Permit	**Approval Body**	**Fee**	**Notes**
Exterior Color Permit	Staff	$0	Permit required. No cost.
General Plan Amendment – land use or circulation map change	PC/CC	$8,000 min. deposit	Full Cost. Deposit for staff time, plus GIS mapping fee, environmental, and noticing.
General Plan Amendment – text or policy change – Major	PC/CC	$10,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing
General Plan Amendment – text or policy change – Minor	PC/CC	$4,416	Plus noticing and environmental fees
Home Occupation Permit	Staff	$92	
Lot Line Adjustment	CE	$1,791	
Mobile Home Park Conversion	PC	$9,355	
Mobile Home Complex Review	CDD	$2,513	Plus $200 deposit for banner removal, and subdivision bonds for temporary improvements
Planned Community Development	PC/CC	$15,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing.
• Amendment		$5,000 min. deposit	
Planned Unit Development	PC/CC	$10,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing.
• Amendment		$5,000 min. deposit	
Pre-Application Review	DRC	$1,488	
• Non-Profit Organization (501 C3)		$0	For large scale special events
Site Development Review – Minor	CDD	$6,958	
Site Development Review - Major	PC		Plus noticing and environmental
• Hemet Auto Mall (SP87-28)		$4,328	
• Residential		$10,251 plus $10/unit	
• Commercial (15,001+ SF)		$10,251 plus $15/acre	
• Institutional, Public, Community Facility			
Site Development Review – Minor Modification	CDD	$1,379	Less than 20 percent revision
Site Development Review – Major Modification	PC	$3,459	Plus noticing and environmental fees
Sign Permit – Permanent	Staff	$183	
Sign Permit – Temporary	Staff	$92	
Sign Program Amendment – Minor	CDD	$775	

Table 3-10: Applications and Permits			
Application/Permit	**Approval Body**	**Fee**	**Notes**
Sign Program Review or Major Amendment	CDD	$1,551	
Small Group Home Permit	Staff	$1,316	
Specific Plan	PC/CC	$20,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing
• Amendment		$10,000 min. deposit	
Sphere of Influence Amendment	PC/CC	$15,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental, GIS fee and noticing
Parcel Map Waiver	CE	$3,577	Plus scanning fees
Reversion to acreage/Lot Merger	CE	$4,356	Plus noticing and environmental fees
Tentative Parcel – Commercial/Industrial	PC	$7,556	Plus noticing, environmental, GIS and scanning fees
Tentative Parcel – Residential		$6,422	
Tentative Tract – Commercial/Industrial		$10,271 plus $25/lot	
Tentative Tract – Condominium or Conveyance		$9,269 plus $15/lot	
Tentative Tract – Residential		$11,511 plus $15/lot	
Tentative Map Revision or Resubmittal		$6,302	
Final Map Amendment	CC	$4,621	
Vesting Tentative Tract	PC/CC	$15,000 min. deposit	Full Cost. Deposit for staff and City Attorney time
Substantial Conformance Determination	CDD	$4,489	
Temporary Use Permit	Staff	$367	Plus, direct cost of inspections, if needed
• Non-profit Organization (501 C3)		$0	
Variance	PC	$4,032	Plus noticing and environmental fees
Zone Change – map designation	PC/CC	$8,120	Plus noticing, environmental fees, and GIS mapping fee
Zone Ordinance Amendment	PC/CC	$3,000 min. deposit	Full Cost. Deposit required for staff time
Additional Application Related Fees			
GIS Mapping Fee (PC/CC)	--	$197 plus $10/acre	For only Maps, Zone Change, and General Plan Amendments
Public Hearing Notice – newspaper publication fee (PC/CC)	--	$317 or Full Cost	For standard public notice ad. Display ads will be charged at full cost.
Public Hearing Notice – mailing fee (PC/CC/CDDR)	--	$367 plus postage costs	Due when the project has been cleared for hearing and

Table 3-10: Applications and Permits			
Application/Permit	**Approval Body**	**Fee**	**Notes**
			the public Notice label package has been submitted.
Scanning Fee	--	$40	For all applications except for TUP, Sign applications
Additional/Environmental Review Fees			
Airport Influence Area Review for all projects located within the Hemet Ryan Airport Land Use Plan	--	$367	A separate application is required by the Airport Land Use Commission
Airport Compatibility Study Review	--	$962	
CEQA – Categorical Exemption	--	$275	For all exempt projects
CEQA – Initial Study w/ negative declaration	--	$2,000 min. deposit	Full Cost. Deposit required at 100% of consultant contracts plus 20% of contract amount for staff time plus estimate of City Attorney time
CEQA – Initial Study w/ mitigated negative declaration	--	$5,000 min. deposit	Full Cost. Deposit required at 100% of consultant contract plus 20% of contract amount for staff time plus estimate of City Attorney time
CEQA – Environmental Impact Report	--	$20,000 min. deposit	Full Cost. Deposit required at 100% of consultant contract plus 20% of contract amount for staff time plus estimate of City Attorney time
CEQA – Planning Staff Time	--	20% of contract	Deposit required for Planning staff time.
CEQA – City Attorney Review/Meeting Time	--		Deposit required for City Attorney time.
Mitigation Monitoring	--	$2,000 min. deposit	Full Cost. Deposit required for staff time
Habitat Acquisition and Negotiation Strategy (HANS) Review	--	$1,833	
Technical Study Review	--	Full Cost	Deposit required for staff time
Planning and Fire Plan Review			
Residential Plan Review – R1		$445.83	
Residential Plan Review – R-2, R-2.1, R-3.1, R-4 <10 units		$445.83	
Source: City of Hemet Planning Division Fees (7/1/2022), City of Hemet Permit Fees (12/14/2015)			

Table 3-11: Residential Development Impact Fees per Dwelling Unit				
	Mobile Home Senior	**Multi-Family Dwelling**	**Single Family Dwelling**	**Townhome/ Duplex**
Bridge Signals & Thoroughfares	$1,537	$2,030	$2,948	$1,805
Fire Suppression Facilities	$354	$480	$560	$424
General Facilities	$493	$669	$780	$591
General Plan	$300	$300	$300	$300
Law Enforcement Facilities	$298	$404	$471	$357
Library Expansion Facilities	$465	$631	$735	$557
L&LMD	$25	$26	$40	$40
Parks & Recreation Facilities	$920	$1,247	$1,453	$1,101
Retention Basin Capacity Fee	$1,900/acre	$1,900/acre	$1,900/acre	$1,900/acre
Sewer Connection	$145	$145	$250	$250
Storm Drainage Facilities	$1,147	$474	$1,405	$1,013
Valley Wide Park & Recreation	$179	$243	$283	$214
Water Holding and Distribution	$149	$225	$483	$483
Administrative Processing Fee	3% of total impact fees			
TUMF Admin Fee	1% of TUMF fees			
MSHCP				
<= 8 Dwelling Units/Acre	$2,234	$2,234	$2,234	$2,234
8.1 – 14 Dwelling Units/Acre	$1,430	$1,430	$1,430	$1,430
>= 14.1 Dwelling Units/Acre	$1,161	$1,161	$1,161	$1,161
MSHCP Admin Fee	1% of MSHCP fees			
Hemet Unified School District	$4.19 per square foot per new residential construction $4.08 per square foot per additions to residential dwelling units			
San Jacinto Unified School District	$4.08 per square foot per new residential construction			
Source: City of Hemet Development Impact Fees – Residential (7/1/2020), Hemet Unified School District (5/25/2020),				

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project measuring 3,000 square feet located on a 9,000 square foot lot, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from $27,600 to $32,600. Estimated total development and impact fees for a typical multi-family residential project with ten units measuring 34,848 square feet located on one acre, assuming it is consistent with existing city policies and regulations range from $192,427 to $197,427.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Hemet, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 5.7% percent to 6.8% percent of the direct cost of development for a

single-family residential project and 4.2% percent to 4.3% percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a preapplication meeting with the respective department to: confirm City requirements as they apply to the proposed project; review the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

All permit applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing.

Recent projects reviewed by the City have included residential developments that had previously received tract map entitlements and completed CEQA review, and therefore received a more expedient plotting, landscaping, and architectural review. Such projects have taken approximately 4 to 6 months from application submittal to public hearing, depending upon whether all items needed are provided by the home builder. The discretionary process alone takes between 4 to 6 months to complete. In an effort to expedite the process, the City allows at-risk submittals for building permits concurrent to entitlement review. Projects that require CEQA review generally take about 1.5 years between application submittal to receiving entitlement approval.

Once a housing development is approved, a variety of factors determine the length of time it takes to apply for building permits. The average length of time between receiving approval for a housing development and submittal of an application for building permits is out of the City's control because once a project is approved, it is up to the applicant to apply for building permits. Factors such as the cost and availability of material and labor may determine the length of time before developers apply for building permits. It is common for some developers to delay pulling building permits due to financing issues. It is difficult to estimate the average length of time between receiving approval for a housing development and submittal of an application for building permits due to the unique nature and circumstances of individual developments. The City is committed to a working with developers to increase the speed and efficiency of the permitting process in order to increase housing production and opportunity in the City.

Design Review Processing

The City has a Development Review Committee (DRC) consisting of about five City staff members from various City departments. The DRC is comprised of Building Department, Planning, Fire, Police, Engineering, Public Works and interested outside stakeholders. The purpose of the DRC is to provide the applicant with minimum health and safety, design, development criteria, recommended to the Planning Commission in the form of conditions of approval. The DRC process takes a minimum of three DRC meeting to complete. The complete DRC process is as follows:

- After an application is accepted it is distributed to the City's Planning, Public Works, Building, Fire, and Police Departments for review of all submittal materials.
- At the first DRC meeting staff will determine if the application packet is complete.
    - If the application is determined to be complete it will be scheduled for design review at the next available DRC meeting.
    - If the application is determined incomplete the project will be tabled untiled the required submittal materials are submitted and reviewed by staff as satisfying the requirements of the application packet.
- Following the first DRC meeting, staff will mail a letter of completeness or incompleteness based on the DRC determination within 30 days of the project application's submittal acceptance.
- At the second DRC meeting staff will review the project's design for compliance with the City's various codes, regulations and guidelines.
    - If revisions to the project are necessary additional meeting with the DRC will be needed to complete the design review
    - If the project has the potential to affect a signification number of residences the City encourages the applicant to hold at least one neighborhood meeting to avoid potential delays at the time of the Planning Commissions public hearing, however holding a neighborhood meeting is not a requirement.
- Concurrent to the second DRC meeting and review any California Environmental Quality Act (CEQA), Multi-Species Habitat Conservation Plan (MSHCP), Airport Land Use Commission (ALUC), Parks Commission, or Traffic Commission reviews along with any associated actions must be completed.
- Following the second DRC meeting direction is given to the project applicant regarding revisions to the project and it's technical drawings. After any necessary revisions are completed, the project is scheduled for the next available DRC meeting.
- Prior to the final DRC meeting the applicant will be provided the DRC's draft recommended conditions of approval for the project.
- At the final DRC meeting the conditions of approval will be discussed. Any conditions that are not agreed upon and cannot be modified enough to reach an agreement are noted as issue points to be discussed at the Community Development Director meeting or Planning Commission meeting.
- The DRC will recommend to the Planning Commission either approval of the project with conditions or denial of the project.

As noted above, any conditions that are not agreed upon and cannot be modified enough to reach an agreement can be discussed at the Community Development Director meeting or Planning Commission meeting. A public hearing is not a requirement of the DRC process but if any conditions cannot be agreed upon or members of the public request it, a public hearing can be held. It is rare that residential development is constrained or challenged. Rather, based on discussions with developers, it is the City's understanding that paying the prevailing wage for affordable housing is cost prohibitive, which thereby poses a constraint to the development of affordable housing.

The City's design review process is consistent with the State's Permit Streamlining Act and does not present a constraint to the development of housing in Hemet.

9. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (improvements within the lot or property boundaries specific to the project or development), and off-site improvements which are required as a result of a development or project (curb, gutter, sidewalk, road widening and upgrading; stormwater facilities; and traffic improvements). Thus, these are costs that may influence the sale or rental price of housing.

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The majority of cost associated with on- and off-site improvements is reimbursed to the City in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines.

The City of Hemet has standard improvements required for subdivisions that can be found in the City's Municipal Code. General improvements include the following:

- Any and all streets adjacent to and within the proposed subdivision as well as any other improvements which the planning commission has determined to be necessary by conditions of approval in order to comply with the latest adopted General Plan and Zoning Ordinance of the City of Hemet shall be installed by the developer. Installation of the required improvements shall be in accordance with the latest City Council adopted City of Hemet Standard Specifications for Public Works Construction. If there is not a standard specification for the type of improvement required, it shall be constructed in accordance with generally accepted standard of care or practice.
- When all improvements including utilities, as required by Ordinance No. 1564, § 2, 7-29-97 and conditions of approval of the subdivision, adjacent to any lot(s) have been satisfactorily completed in the opinion of the city engineer, the city engineer may authorize occupancy of the lot(s). The decision of the city engineer may be appealed to the city council upon the submission of the required appeal fee. The city council may authorize occupancy of the lots where it finds that the strict enforcement of the conditions of approval and/or complete installation of improvements may cause undue hardship. The city council may, in its discretion, temporarily waive the full

installation of improvements or strict enforcement of the conditions of approval, in whole or in part.

- Minor and cul-de-sac streets in subdivisions shall be not less than 56 feet in width and cul-de-sac shall not be more than 660 feet in length, except where special conditions might justify a lesser width or greater length.
- Easements shall be a minimum of 15-feet in width unless a lesser width is specifically authorized by the City Engineer.
- Residential driveways must have a minimum width of 14 ft and maximum of 28 ft.
- Private streets shall be designed and constructed following the same requirements applied to public streets.
- Sidewalk Minimum Widths
    - Restricted local residential streets – 5 ft
    - Arterial Highway – 9 ft 4 in
    - Major Highway (scenic route) – 6 ft 4 in
    - Secondary Highway (w/bike lane) – 8 ft 6 in
    - All other streets – 6 ft
- Curb-to-Curb widths:
    - Arterial – 102-112 ft
    - Major – 78 ft
    - Divided Secondary A (with bike lanes) – 70 ft
    - Divided Secondary B – 64 ft
    - Secondary – 64 ft
    - Express Collector – 44 ft
    - Collector – 44 ft
    - Rural Collector – 32 ft
    - Local Rural – 24 ft

On and off-site improvements in the City of Hemet are consistent with requirements of other cities in the region. On and off-site improvements do influence the cost of development, but the improvement requirements do not present a constraint to the development of housing in Hemet.

Building Codes and Code Compliance

The City has adopted the 2019 California Building Code, including the ancillary information within the tables, attachments, addendums, and footnotes. This would include the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The adoption California Building Code therefore ensures a consistent development standard that would be promoted throughout the State. The City does not have any local amendments to the Building Code. The Code's intent is to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to

the built environment and to provide safety to firefighters and emergency responders during emergency operations. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020. The City of Hemet is required by State law to enforce the new code.

The City of Hemet's Code Compliance Division responds to citizen complaints and pro-actively identifies violations on public or private property. The basis of Code Compliance rests with property owners and tenants to act as good neighbors. Property owners have rights that protect them; however, the term "property rights" also implies that property owners have certain responsibilities. No property within the City may be used or maintained in a manner, which downgrades the value, use, enjoyment, or safety of one's own or surrounding property. Code Compliance activities protect the health and safety of the community and ensure the highest level of voluntary compliance. As provided in **Section 4**'s Summary of Quantified Objectives, the Hemet Code Compliance Division currently has a wait list of 134 units in need of rehabilitation and 74 active Code Compliance cases in which a structure needs rehabilitation or replacement. Code Compliance receives regular calls regarding structures in need of rehabilitation and typically investigates between 4 to 12 cases per month. The Code Compliance Division works with property owners to correct compliance issues which may require entitlements and building permits. A code compliance issue is deemed complete once the property has been inspected and all issues have been assessed as complete by the Building and Code Compliance Divisions.

Senate Bill 35

California Senate Bill 35 (SB 35), codified at Government Code Section 65913.41, was signed on September 29, 2017, and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

According to HCD's SB 35 Statewide Determination Summary (based on APR data received as of June 25, 2019), the City of Hemet has not made sufficient progress towards its Above Moderate RHNA and is therefore subject to SB 35. The City is subject to streamlined ministerial approval review for proposed developments with at least 10 percent affordability. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs has not been satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."

A project does not qualify for SB 35 streamline processing if:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.

C. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often "passed on" in as part of home rental or sales rates.

1. Dry Utilities

Dry utilities include electric, telephone, TV, internet, and gas service in a community. Of the utilities, the City must plan to provide the necessary resources, such as electric and gas, to new housing units.

Electricity

Southern California Edison (SCE) provides electricity to the City. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplies. SCE is responsible for providing service to all existing and future development in Hemet.

Natural Gas

The Southern California Gas Company (SCGC) provides natural gas service to Hemet and is the nation's largest natural gas utility provider with more than to 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As public utilities, SCGC and SCE are under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in-state transportation over the utilities' transmission and distribution pipelines system, storage, procurement, metering, and billing. Most of California's natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in Hemet.

2. Water Supply and Wastewater Capacity

Water Supply

The City relies primarily on groundwater from the Hemet South Subbasin and the San Jacinto Upper Pressure Subbasin of the San Jacinto Groundwater Basin. These sources are adjudicated and managed as the Hemet/San Jacinto Groundwater Management Area by Watermaster, a governing body made up of the City of Hemet, the City of San Jacinto, Lake Hemet Municipal Water District, Eastern Municipal Water District (EMWD) and a number of private water producers. The City also has access to imported water from EMWD. The City's groundwater supply is sustainably managed and is projected to exceed demand through 2040.

Water Demand

Water use and production records, combined with projections of population, employment, and urban development, provide the basis for estimating future water demands in the Hemet Urban Water Management Plan (UWMP). According to the UWMP, in 2015 a total of 1,467 single family residential accounts were served and 980 multifamily residential accounts were served. Project water deliveries through 2040 are displayed in **Table 3-12** below.

Hotter days and nights, as well as longer irrigation season, will increase landscaping water needs, and power plants and industrial processes will have increased cooling water needs. As required by state law, the City of Hemet will continue to monitor water supply and demand in the updated urban water management plan at least once every five years. Through this monitoring and regular update schedule the City can account for and plan for future water demands to all sectors of the community.

Table 3-12: Hemet Water Uses by Sector

Sector	2010	2015	2020	2025	2030	2035	2040
Single Family	1,512	1,467	1,834	1,872	1,902	1,929	1,943
Multi-Family	985	980	1,388	1,417	1,440	1,459	1,471
CII	783	797	907	925	940	953	961
Landscape	177	272	383	391	397	403	406
Losses	783	234	348	355	361	366	369
TOTAL	**4,240**	**3,750**	**4,860**	**4,960**	**5,040**	**5,110**	**5,150**

Source: City of Hemet 2015 Urban Water Management Plan

Table 3-13: 7-Year Average Demand Distribution by Sector

Sector	Percentage of Total Demand
SFR	37.7%
MFR	28.6%
CII	18.7%
Landscape	7.9%
Losses	7.2%

Source: City of Hemet 2015 Urban Water Management Plan

Water Quality

Water quality serviced to Hemet is typically better in the Management Area than in the surrounding areas. Artificial and natural recharge of San Jacinto River water improves the overall quality and quantity of groundwater.

Total dissolved solids (TDS) and Nitrate are monitored in the Hemet/San Jacinto Groundwater Management Area. These constituents may require treatment or blending in the future in order to maintain groundwater production goals. The City will work cooperatively with the other participants of the GWMP to resolve water quality issues, as needed.

Reduced snowpack, shifting spring runoff to earlier in the year, increased potential for algal bloom, and increased potential for seawater intrusion—each has the potential to impact water supply and water quality. The City of Hemet regularly tests it water supply for quality and contaminates and has found the water meets the state's water quality standards.

Wastewater

The City of Hemet provides wastewater collection within the Water Service Area. Collected wastewater flows to EMWD's San Jacinto Valley Regional Water Reclamation Facility where it receives tertiary treatment. The treatment capacity of the facility is 15,700 acre-feet per year (AFY). EMWD estimates wastewater generation within the City's Water Service Area at 1,770 AFY.

EMWD is responsible for all wastewater collection and treatment in its service area. It has four operational Regional Water Reclamation Facility (RWRFs) located throughout EMWD. Inter- connections between the local collections systems serving each treatment plant allow for operational flexibility, improved reliability, and expanded deliveries of recycled water. All of EMWD's RWRFs produce tertiary effluent, suitable for all Department of Health Services permitted uses, including irrigation of food crops and full-body contact. The four RWRFs have a combined capacity of 81,800 AFY.

In addition to treatment facilities, EMWD has several recycled water storage ponds throughout the District. Using existing storage ponds, EMWD is able to sell more than the recycled water produced by its treatment plants during the peak demand months (June – September). During the cooler, wetter parts of the year, surplus recycled water is stored in unlined surface impoundments, resulting in some degree of groundwater recharge. If storage capacity is full, surplus recycled water is disposed of through a regional outfall pipeline to Temescal Creek and the Santa Ana River.

Stormwater Management

City of Hemet Water/Wastewater Department is responsible for the collection of wastewater within the City limits and delivery to the trunk sewer mains of EMWD.

The San Jacinto Water Harvesting Project allows EMWD to capture stormwater for the purposes of recharging the groundwater aquifers in the Hemet/San Jacinto Basin. The San Jacinto Water Harvesting Project uses the San Jacinto Reservoir as a retention basin for flows rerouted from Riverside County Flood Control and Water Conservation District storm drain Line E. The San Jacinto Water Harvesting Project is

currently not monitored; however, at time of construction, the project was estimated to capture 300 to 320 AFY of storm water on a long-term average.

3. Fire and Emergency Services

Fire Prevention

The City of Hemet Fire Department, acting as the City's fire protection provider, administers a number of programs and services in the City. The Hemet Fire Department and Hemet Police Department provide first response within Hemet in the event of disasters and emergencies. The Hemet Fire Department has 5 fire stations disbursed throughout the City.

The City of Hemet Office of Emergency Management works in coordination with all departments to strengthen the City's ability to prepare for, mitigate against, respond to, and recover from threatened or actual natural disasters, acts of terrorism, or other man-made disasters. Various preparedness activities are conducted regularly such as trainings, drills, and exercises to promote a safer, less vulnerable community.

Emergency Medical Services (EMS)

The evolution of emergency medical services by the Hemet Fire Department continues to evolve. All Hemet Firefighters are trained at the Emergency Medical Technician (EMT-Basic) level. Acknowledging the importance of EMS quality assurance, continuing education and the continued support of the Fire Departments EMS Mission, the Hemet Fire Department has a dedicated Nurse Educator who services as the Department's EMS Coordinator, including a dedicated Medical Director.

Police Services

The Hemet Police Department acts as the City's enforcement agency to provide general law enforcement. The Hemet Police Department has one main station and 3 additional substations that service the whole city. The Hemet Police Department has eight divisions to protect & serve the citizens of the Hemet.

D. Environmental Constraints

Like most Southern California cities, Hemet faces a diverse array of potential natural hazards such as earthquakes, fire hazards, and flooding hazards. The City of Hemet, plans and engages mitigation techniques through the City's Public Safety Element. Environmental Hazards that may pose a constraint to the development of housing in Hemet are detailed below. No other known environmental factors are identified to potentially hinder or preclude residential developments where candidate sites are located.

1. Geologic and Seismic Hazards

Natural landforms in the Hemet-San Jacinto Valley play an important role in shaping the City. While they provide a dramatic and varied topographical setting for the community, the region's areas of steep slopes, unstable soils, and seismic hazards also create potential for human safety and property risks. Earthquakes pose the greatest potential for far-reaching loss of life or property. A lesser geologic hazard relates to slope and soil stability. Hillsides located mostly on the periphery of the City can be subject to landslides

or dislodged boulders, and portions of the City have expansive soil types with shrink-swell behaviors related to moisture content during rainy periods.

Seismic Hazards

Hemet lies within a region with several active faults; therefore, Hemet is subject to risks and hazards associated with earthquakes. Most significantly, the City is located on a portion of the San Jacinto Fault Zone, considered one of the state's most active faults.

Faults

The City is susceptible to fault rupture and ground shaking caused by multiple nearby earthquake fault zones. The following are the most significant faults affecting Hemet, although damage is possible from earthquakes along other faults, including faults not previously identified. **Figure 3-1** shows the faults running through Hemet and liquefaction zones within the City.

- The San Andreas Fault, which is the largest, most significant fault in California, is at its closest point approximately 15 miles northeast of downtown Hemet, in the San Bernardino Mountains. The San Andreas Fault is capable of producing an 8.0 magnitude (m) earthquake. The San Jacinto and Elsinore Faults are the primary offshoots parallel to the main San Andreas Fault, which continues into the Coachella Valley.
- The San Jacinto Fault system underlies the northeast portion of the City. This fault runs more than 125 miles, separating from the San Andreas Fault near Cajon Pass and continuing southeast, passing the communities of San Jacinto and Hemet along the base of the San Jacinto Mountains, to the vicinity of El Centro. In the Hemet vicinity, the fault disperses from a single fault trace into a set of parallel traces called a fault zone, spreading through the eastern side of the planning area between Park Hill and the base of the San Jacinto Mountains. The San Jacinto Fault Zone is a major element of the San Andreas system and is considered one of the most seismically active fault systems in Southern California today. Along the mountain front in this area, the fault has dammed groundwater channels, forcing water to the surface as hot springs. This fault is capable of producing up to a 7.5 m earthquake.
- The Elsinore Fault, also a member of the San Andreas system, runs as close as 18 miles from downtown Hemet, west of the planning area. The fault runs southwest of Lake Matthews, through Corona, and south into Lake Elsinore. Of the three principal branches, including the San Andreas and the San Jacinto Faults, the Elsinore Fault has been considerably less active than the San Andreas and San Jacinto Faults. The Elsinore Fault is capable of producing up to a 7.5 m earthquake.

A number of candidate housing sites are located within a “Very High” liquefaction susceptibility zone. The “Very High” liquefaction susceptibility zone loosely correlates with 100-Year Flood Zones in the southernmost part of the City. These candidate sites include the McSweeny Farms development and other nearby projects in the pipeline which are currently under construction. As the residential projects have already received required permits, including environmental review, their location in the “Very High” liquefaction susceptibility zone is not considered a constraint.

Figure 3-1: City of Hemet, Faults and Liquefaction Susceptibility

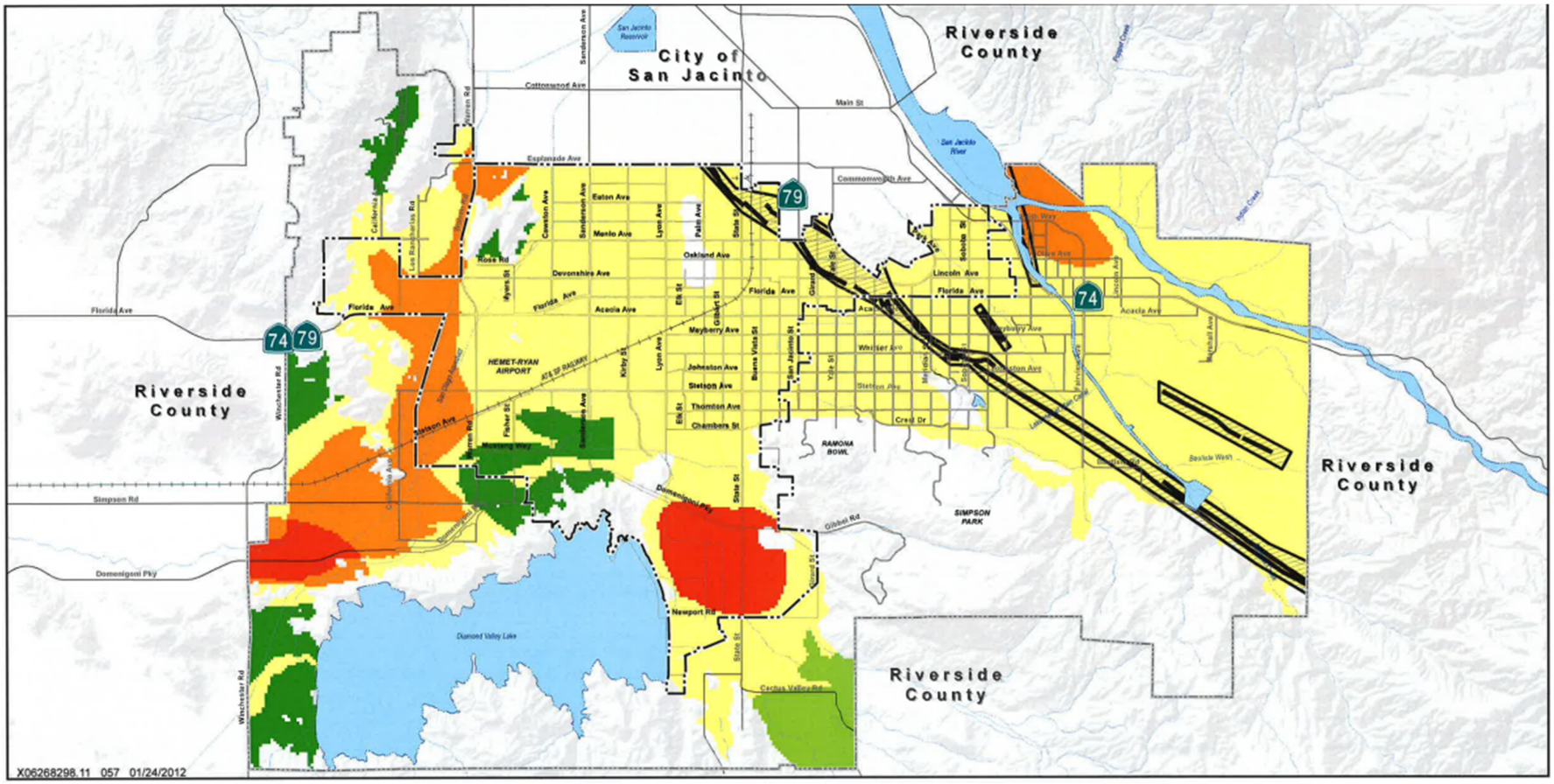


Figure 6.1
SEISMIC HAZARDS
Hemet General Plan

2. Flooding

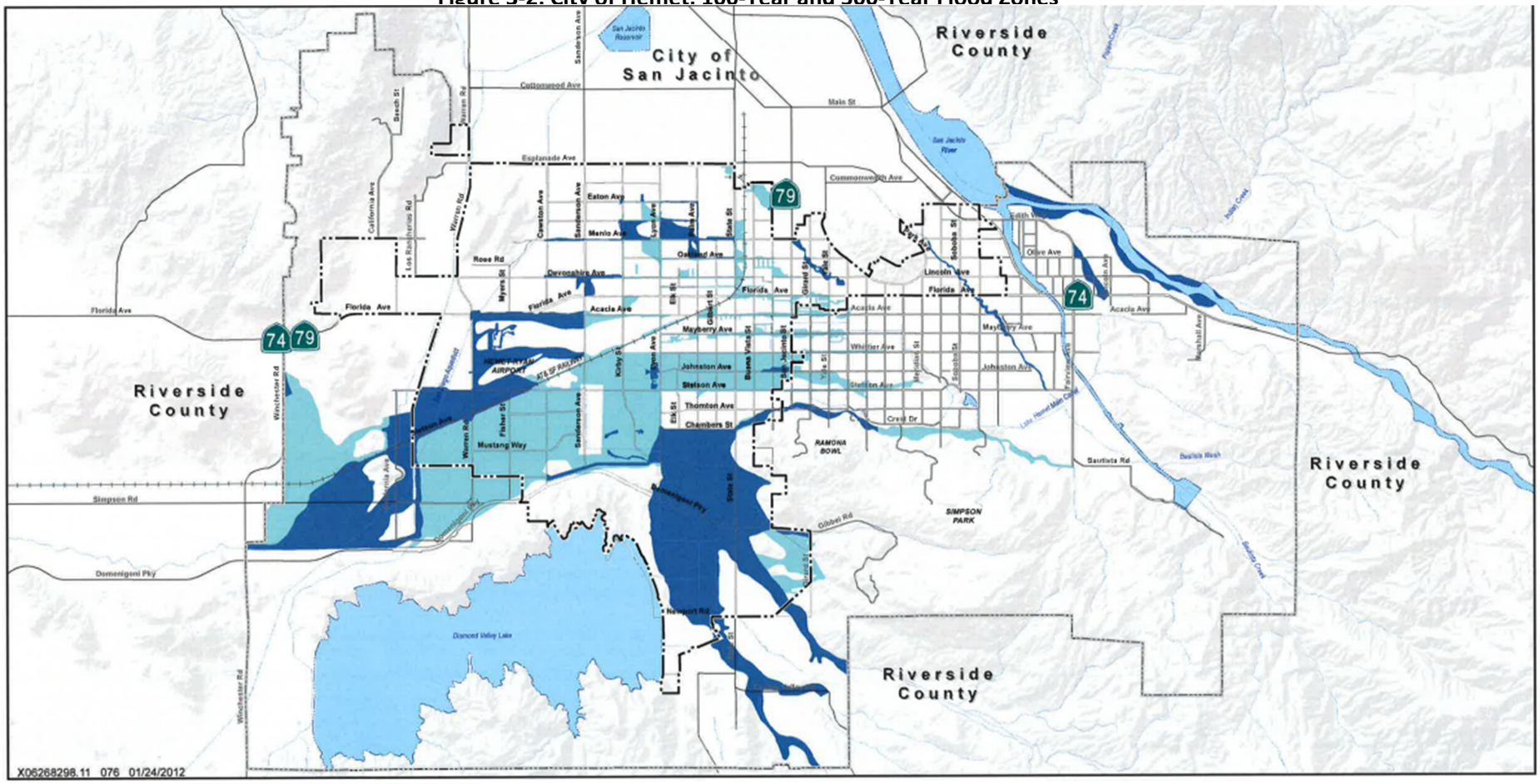
Potential flooding in the Hemet area is attributable to two sources: natural flooding (excess rain and watercourse) and local dam failure. Flooding becomes particularly hazardous when development encroaches onto floodplains, modifying the landscape and altering natural patterns of conveying excess water during floods. Hemet's geographic location within a valley and proximity to several significant bodies of water contribute to the significant flood risk within the City. The greatest flood hazard is present in the southern parts of the City.

100-Year Floods

One-hundred-year floods are those that have a 1/100 or one percent chance of occurring in any given year. The 100-year flood is a regulatory standard used by Federal agencies and most states to administer floodplain management programs and is also used by the National Flood Insurance Program (NFIP) as the basis for flood insurance requirements nationwide. Flood insurance rates are based on FEMA designations of flood zones. Standard practice is to avoid or restrict construction within 100-year flood zones, or to engage in flood-proofing techniques such as elevating building pads or constructing walls, dams, and levees. Portions of the City of Hemet are located within a 100-year flood plain, primarily in the southern parts of the City. **Figure 3-2** shows the 100-year and 500-year flood zones in the City of Hemet.

A number of candidate sites are located within 100-Year Flood Zones in the central and southernmost part of the City. These candidate sites include the McSweeny Farms development and other nearby projects in the pipeline which are currently under construction. As the residential projects have already received required permits, including environmental review, their location in the 100-Year Flood Zone is not considered a constraint.

Figure 3-2: City of Hemet, 100-Year and 500-Year Flood Zones


City of San Jacinto
Riverside County
Riverside County
Riverside County
Riverside County
Florida Ave
Acacia Ave
Johnston Ave
Stetson Ave
Thornton Ave
Chambers St
Mayberry Ave
Whittier Ave
Lincoln Ave
Olive Ave
Esplanade Ave
Cottonwood Ave
Main St
Commonwealth Ave
Eaton Ave
Menlo Ave
Oakland Ave
Devonshire Ave
Rose Rd
Simpson Rd
Domenigoni Pky
Newport Rd
Gilbert St
Elk St
State St
Sanderson Ave
Winchester Rd
Warren Rd
Fisher St
Mustang Way
Diamond Valley Lake
HEMET-RYAN AIRPORT
RAMONA BOWL
SIMPSON PARK
Gilman Springs Rd
Gilbert St
Sanderson Ave
Sanderson Ave
Sanderson Ave

3. Fire Hazards

Wildland Fires

A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. The wildland fire threat is high in the area surrounding Hemet because of the region's weather, topography, and native vegetation. Mild and wet winters result in an annual growth of grasses and plants that dry out during the hot summer months and provide fuel for wildfires in the autumn, when the Santa Ana winds blow through the area. The Santa Ana winds are hot, dry winds that blow across the region in the late fall and often fan and help spread wildfires. The areas with the highest threat are generally the undeveloped, mountainous, and hilly sections of the Santa Rosa Hills, the Lakeview Mountains, Bautista Canyon, and Diamond Valley Lake. Simpson Park, a city-owned wilderness park located in the Santa Rosa Hills, is within a Very High Fire Hazard Severity Zone and becomes a wildland fire hazard from approximately June through November. The park contains numerous hiking and off-road biking trails in an unspoiled natural environment. **Figure 3-3** below shows the Wildland Fire Hazard Severity Zones in the City of Hemet.

A small portion of candidate housing sites are located within Very High Wildland Fire Hazard Severity Zone in the central part of the City closest to Simpson Park and in the northern part of the City closest to the foothills. These candidate sites were identified as they are currently vacant and have the existing zoning necessary to create housing at a variety of affordability. Additionally, these sites are adjacent to existing residential developments. The development of housing units in these zones will be subject to complying to development standards established for the Very High Wildland Fire Hazard Severity Zone.

Urban Fires

Structural and automobile fires are the most common types of urban fires, and they can be caused by a variety of human, mechanical, and natural factors. Urban fires can spread to other structures or areas, particularly if not extinguished promptly. Proactive efforts, such as fire sprinkler systems, fire alarms, fire resistant roofing and construction methods, can help reduce the frequency and severity of urban fires. In newer structures, these safety requirements help confine structural fires to the building or property of origin. In the older areas of Hemet, where building materials may not be fire rated and structures are not fitted with fire sprinklers, the probability of structural fires spreading to adjacent buildings is much higher. Structural fires are of particular concern in high-density areas, where the potential for fire to spread from one building to the next is greater.

Figure 3-3: City of Hemet, Wildland Fire Hazard Severity Zones

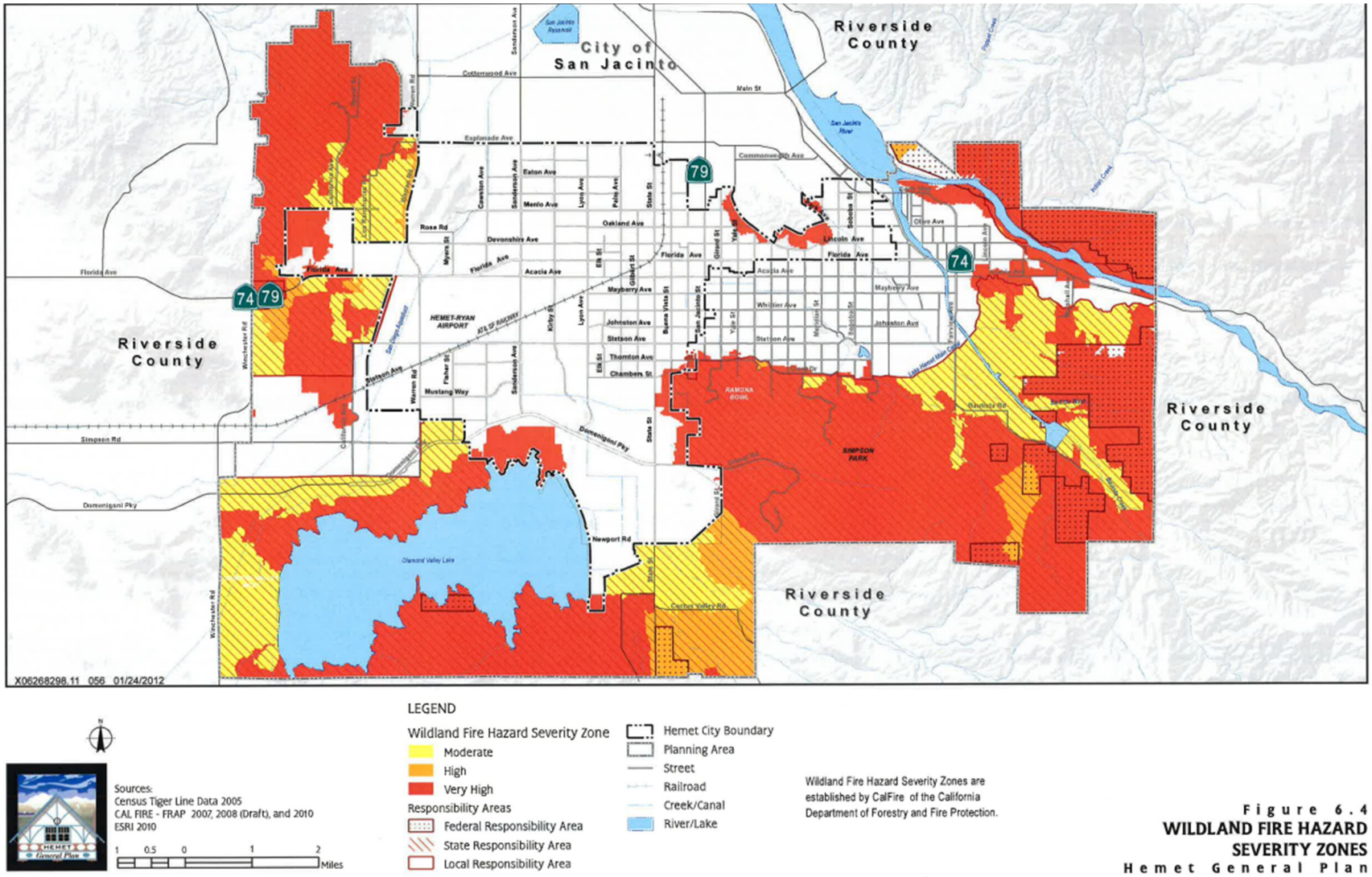


Figure 6.4
WILDLAND FIRE HAZARD SEVERITY ZONES
Hemet General Plan

E. Affirmatively Furthering Fair Housing (AFFH)

Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". These characteristics can include, but are not limited to race, religion, sec, marital status, ancestry, national origin, color, familiar status, or disability.

The Analysis of Impediments (AI) to Fair Housing Choice, prepared for by the City of Hemet for 2020 to 2025, examines housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

1. Needs Assessment

The AI contains a City-wide analysis of demographic, housing, and specifically fair housing issues. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous **Section 2: Community Profile**.

AI Outreach

As part of the AI, the City conducted a Fair Housing Survey to gather community input. A total of 77 participants participated. Key findings from the survey include the following:

- 12 percent of the respondents stated they had or thought they had experienced housing discrimination.
- The basis for housing discrimination included: familial status, race, source of income, and disability.
- The vast majority of respondents who cited housing discrimination stated the person responsible was their landlord.
- Respondents revealed knowledge regarding agencies to which they should report housing discrimination. Of the 39 residents who responded to the questions, 19 stated the Fair Housing Council of Riverside County, Inc., 17 stated HUD, and 9 named the State Department of Fair Employment and Housing. The respondents revealed a greater knowledge of fair housing agencies compared to the November 2015 survey respondents.

In addition, the City consulted with the Fair Housing Council of Riverside County, Inc., HUD-LA, and HUD-San Francisco, California Tax Credit Allocation Committee, California Department of Fair Employment and Housing, California Department of Housing and Community Development and the County of Riverside Housing Authority.

Housing Element Update Outreach

As part of the City's 6th Cycle Housing Element Update for 2021-2029, the City conducted two virtual Community Workshops, a joint Study Session with City Council and Planning Commission, and posted information and the Public Review Draft of the Housing Element on the City's website. Key findings from the workshops include the following:

- There is a gap between housing choice and available jobs in the City.
- The City should address displacement and housing options for persons experiencing homelessness.
- Throughout the Housing Element Update, the City should engage developers and consider vacant retail sites for future housing to promote walkability. Workshop participants recommended the City add housing near resources and near the City's downtown area.
- The City should prioritize the development of multi-generational housing, apartments/condos for sale, and senior housing.

Fair Housing Issues

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

As part of the 2020 to 2025 AI, the City identified the following fair housing impediments:

Private Sector Impediments:

- Population diversity
- Housing discrimination
- Steering
- Lending practices
- Property management practices

Public Sector Impediments:

- Disability definition
- Group homes
- Transitional and supportive housing
- Reasonable accommodation procedure

Local Contributing Factors – Analysis of Impediments

The City's AI provides the following details on the identified impediments to fair housing:

- **Population Diversity** – Although the City as a whole has a low segregation level, there is one racially/ethnically concentrated area of poverty. This area is census tract 434.03. Actions to ameliorate this impediment involve improvements to the neighborhood, creating incentives for market rate housing development, and enhancing the economic mobility of residents.
- **Housing Discrimination** – Housing discrimination, particularly on the basis of disability, race, and familial status, is an impediment to fair housing choice. Based on past trends, it is estimated that 25 housing discrimination complaints may be filed by Hemet residents with HUD during the five-year period between FY 2020-2021 and FY 2024-2025. During the same period, it is estimated that 300 housing discrimination complaints may be filed with the FHCRC.
- **Steering** – Steering may adversely impact homebuyers in their search process and when they apply for a loan. Steering also may adversely impact in-place renters and rental apartment seekers. Corrective actions have ben taken by the federal and state governments regarding loan steering so that abuse may not happen in the future as frequently as it occurred in the early to mid-2000s. However, the steering of apartment seekers is likely to continue, although it is not possible to measure its frequency. Although incidents of steering cannot be precisely quantified, there is evidence that it exists. Steering, therefore, creates an impediment to fair housing choice.
- **Lending Practices** – The City's goal is to improve the loan approval rates of all racial and ethnic populations that want to buy a home located in Hemet. Excessive debt to income ratios impedes fair housing choice because borrowers cannot qualify to buy a home in a neighborhood they like. Many of these borrowers should not apply for a loan until after they have their debts under control.
- **Property Management Practices** – The results of the apartment survey reveal a high degree of compliance with fair housing laws. Many of the apartment managers however do not have written policies that would better ensure that all renters, particularly those belonging to protected classes, are treated the same and fairly.
- **Disability Definition** – The California Legislature has determined that the definitions of "physical disability" and "mental disability" under the law of this state require a "limitation" upon a major life activity, but do not require, as does the federal American with Disabilities Act of 1990, a "substantial limitation." The Zoning Ordinance disability definition meets the intent of the federal and state fair housing laws in almost all respects. However, to eliminate what can be termed an administrative rather than actual impediment to fair housing choice, the definition should adhere to State law and eliminate the term "substantially limits" from the definition.
- **Transitional and Supportive Housing** – State law establishes how local zoning ordinances must provide for the transitional and supportive housing. The Hemet Zoning Ordinance requirements pertaining to transition housing and supportive housing for the most part meet the intent of state law.
- **Reasonable Accommodation Procedure** – An impediment to fair housing choice is created because the community is unaware of the reasonable accommodation procedures and no brochure or application is available to request an accommodation.

Lending Patterns

Availability of financing affects a person's ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who are regularly experience disproportionate roadblocks to home ownership. **Table 3-14** below identifies the lending patterns by race and ethnicity, as well as income category for the Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA). According to the data, applicants in the highest income category were more likely to have a loan approved, compared to applicants in the lowest income category where approval rates were consistently under 50 percent. Additionally, within each income category, applicants who identified as White consistently had higher rates of approval than other applicants who identified, for example, as Hispanic or Latino. Overall, applicants who identified as Native Hawaiian, Pacific Islander, and American Indian or Alaska Native had the lowest rates of loan approval in all income categories.

Table 3-14: Disposition of Loan Applications by Race/Ethnicity– Riverside San Bernardino Ontario MSA

Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	40.0%	35.4%	27.7%	983
Black or African American	48.9%	22.6%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.9%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	40.9%	36.4%	17.6%	352
Asian	47.0%	30.3%	27.2%	1521
Black or African American	43.8%	27.9%	32.3%	1529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19017
Hispanic or Latino	51.6%	25.1%	28.2%	11797
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	16.2%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.4%	27,369
Hispanic or Latino	60.8%	16.4%	27.0%	16,178

Table 3-14: Disposition of Loan Applications by Race/Ethnicity– Riverside San Bernardino Ontario MSA				
Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	15.4%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.7%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093
Source: FFEIC (2019). Consumer Financial Protection Bureau, Disposition of applications by income, race, ethnicity of applicant, 2019. Retrieved from: https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5 (Accessed September 2020)				

Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice. In Riverside County there were a total of 153 hate crimes reported between 2014 and 2019, according to the Riverside County *Analysis of Impediments to Fair Housing Choice 2019-2024* report. **Table 3-15** below identifies the reported hate crimes in the City of Hemet between 2014 and 2019. A total of 4 hate crimes were reported over 6 years. All reported hate crimes in Hemet were due to race, ethnicity, and/or ancestry. Approximately 61 percent of hate crimes in Riverside County as a whole were also due to race, ethnicity, and/or ancestry (Riverside County 2019-2024 AI).

Table 3-15: City of Hemet, Reported Hate Crimes by Bias Motivation (2015-2019)							
Year	Race/ Ethnicity/ Ancestry	Religion	Sexual Orientation	Disability	Gender	Gender Identity	Total
2014	1	0	0	0	0	0	1
2015	2	0	0	0	0	0	2
2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	1	0	0	0	0	0	1
2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	4	0	0	0	0	0	4
Source: Federal Bureau of Investigation, Uniform Crime Reporting. Hate Crime Statistics Report, 2014, 2015, 2016, 2017, 2018, and 2019.							

Fair Housing Enforcement and Outreach Capacity

The City of Hemet utilizes the Fair Housing Council of Riverside County, Inc. (FHCRC), as contracted through the County. The FHCRC is a non-profit organization that fights to protect the housing rights of all individuals. Since 1986, FHCRC's mission is "to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, age, sex, familial status (i.e. presence of children), disability, ancestry, marital status, age, source of income, sexual orientation, genetic

information, or other arbitrary factors." Residents can find fair housing information at City Hall and on the City's website.

FHCRC provides programs and services focused on eliminating housing discrimination, providing general housing assistance, and education and outreach activities to residents in the Riverside County. In recent years the Fair Housing Foundation has performed the following in the region:

- Expanding affordable housing opportunities
- Housing rehabilitation
- Public policies and programs affecting housing development
- Outreach to lenders
- Fair housing services
- Access to home purchasing financing
- Foreclosure prevention outreach services

Fair housing services are offered by FHCRC via phone, email, or in-person at any of the four FHCRC offices located in Riverside, Moreno Valley, Palm Springs, and Corona. The FHCRC carries out testing and enforcement activities to prevent or eliminate discriminatory housing practices in the region.

From July 1, 2013 to June 30, 2018, FHCRC received 343 discrimination inquiries from Hemet residents. Disability-related discrimination was cited in 245 out of 343 cases representing 71-percent of all complaints. Race related discrimination was the second most common basis for alleged discrimination in Hemet representing 9 percent of all complaints.

Additionally, HUD maintains data of all housing discrimination complaints filed by jurisdiction. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status, and retaliation. Between 2014 and 2019, 48,823 formal fair housing complaints were filed with HUD. About 12 percent (5,833 cases) were filed by California residents. The number and basis of fair housing cases filed by Hemet residents is not available at this time as the only accessible HUD data is at the State level.

The City of Hemet's Code Compliance Division occasionally receives complaints from residents about the state of their living situations and claims to why property owners/managers allowed conditions to deteriorate to levels worthy of contacting Code Compliance. Code Compliance works to ensure that property owners and managers comply with Code standards and abate any violations found in investigations. Additionally, Code Compliance also encourages residents to reach out to the Fair Housing Council for further guidance when complaints are filed over the mistreatment due to demographic background or identity.

The City's Community Development Department works closely with residents, property owners, outside agencies, and other City departments to resolve health, safety, and public nuisance conditions that adversely affect the quality of life in Hemet and that are not in compliance with adopted regulations. Enforcement is provided on a complaint and proactive basis. Most code violations are resolved on the initial contact made by Staff. Staff generally works under the model of voluntary compliance within a reasonable amount of time allotted. In rare instances, penalties are assessed to those who fail to comply with the Hemet Municipal Code. Should a fair housing complaint be brought to the City's attention, the

City would direct the complaint to FHCRC for further assistance. During the 5th Cycle Housing Element planning period, the City was not involved in any fair housing lawsuits, settlements, or judgments.

Fair Housing Laws

The following specifies how the City complies with State and local fair housing laws:

State

- **California Fair Employment and Housing Act (FEHA):** The City continues to implement and update programs that promote fair and equal access to housing and employment. The City also continues to review standards and requirements that may constrain equal access to housing and the development of affordable housing.
- **Government Code Section 65008:** The City continues to implement programs that encourage affordable housing development. The **Housing Plan** includes policies and programs that ensure compliance with the State's requirement for fair review of affordable housing development.
- **Government Code Section 8899.50:** The City implements programs and actions in compliance with State law that affirmatively furthers fair housing. As detailed throughout this **Section 3**, the City administers programs to promote equal housing access and affordable resources.
- **Government Code Section 11135:** The City promotes state-funded programs, such as the First-Time Homebuyer Loan Program. The City continues to implement and encourages programs that promote full and equal access to all programs and activities.
- **Density Bonus Law:** The City has an adopted Density Bonus Ordinance consistent with State Density Bonus Law. The City provides incentives to developers to produce affordable housing to very low-income households, low-income households, moderate-income households, senior citizens, transitional foster youth, disabled veterans, and persons experiencing homelessness, as well as for the development of childcare facilities.
- **No-Net-Loss Law:** Appendix B: Candidate Sites Analysis details how the City maintains adequate sites to meet its RHNA.
- **Excessive Subdivision Standards:** The City continues to update its Zoning Ordinance, waive certain development fees, and offer incentive packages to facilitate housing development.
- **Housing Element Law:** The City identifies and includes an analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs.

Local

- The City of Hemet does not have adopted Short-Term Rental, Inclusionary, or Growth Management Ordinances.
- **Municipal Code:** The City's Municipal Code is made up of adopted ordinances to guide development, regulations, and permitting.
- **Housing Plan:** Section 4 of this Housing Element provides goals, policies, and programs that address the City's housing needs and establish fair housing practices, remove constraints to development, and improve the existing housing stock.

2. Analysis of Federal, State, and Local Data and Knowledge

Local Data and Knowledge

Hemet officially became an incorporated City in January of 1910. The character of Hemet began to change dramatically in the early 1960's with the development of Sierra Dawn, the country's first "mobile home subdivision" in which individual lots were sold. Other mobile home parks and retirement housing developments followed, and Hemet became well known as a retirement community. There are approximately 44 mobile home parks (23 percent of total housing units) within the City limits, totaling 7,510 units as reported by the American Community Survey 2020 5-year estimates. The abundance of mobile homes in Hemet is unique and unlike many cities in the region. Mobile home subdivisions have shaped the development of Hemet.

Hemet is located within the southeast quadrant of Riverside County. The closest international commercial passenger airport is Palm Springs and Ontario Airport, both one hour in each direction and approximately two hours to Los Angeles International Airport. The City located in an eastern “cul-de-sac” of Riverside County. It is 30 minutes to the closest freeway (I-10 and I-215 Freeways via Highway 79 or Domenigoni Parkway), 30 minutes to the closest light rail, and 60 minutes to any major employment centers. Major job centers in Orange, Los Angeles, and San Diego Counties are approximately two hours away. It is estimated that 82 percent of Hemet residents commute to work, which is indicative of a severe jobs and housing imbalance in the City.

During the Covid-19 pandemic and mandatory stay at home orders, the lack of activity resulted in a significant disruption to the economic activity within the City, impacting brick and mortar retail industry and limited employment opportunities within the City. Many commercial buildings are vacant, underutilized, boarded up, landscape is not maintained and in need of significant maintenance and repair due to disinvestment. Median household income in Hemet is among the lowest compared to surrounding communities in both the Riverside and San Bernardino Counties. According to the CA Tax Credit Allocation Committee (TCAC), 98.7% of the City’s population is located within a Low Resource Area with “High Segregation and Poverty. The City is in the process of exploring economic development opportunities, including a deep dive with an economic development strategy to identify an analysis of the City’s per capita sales by market category and targeted industries for job growth. The effort will identify underserved employment and retail categories and conduct a supply and demand analysis on the targeted sector. The City plans to develop a strategy to retain existing business and explore economic development opportunities to meet the City's needs for the future. The process will capitalize on economic development efforts already occurring in the region and form partnerships with adjacent cities, the County of Riverside, and other local organizations to enhance economic programs and funding opportunities.

Although density bonus provisions are codified within the zoning code, there has been little interest by developers. Also, from what we are hearing, the developers are not interested in paying prevailing wages for an SB 35 project or affordable housing development. There are currently no minimum affordability requirements for new residential developments and those developments already entitled.

Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

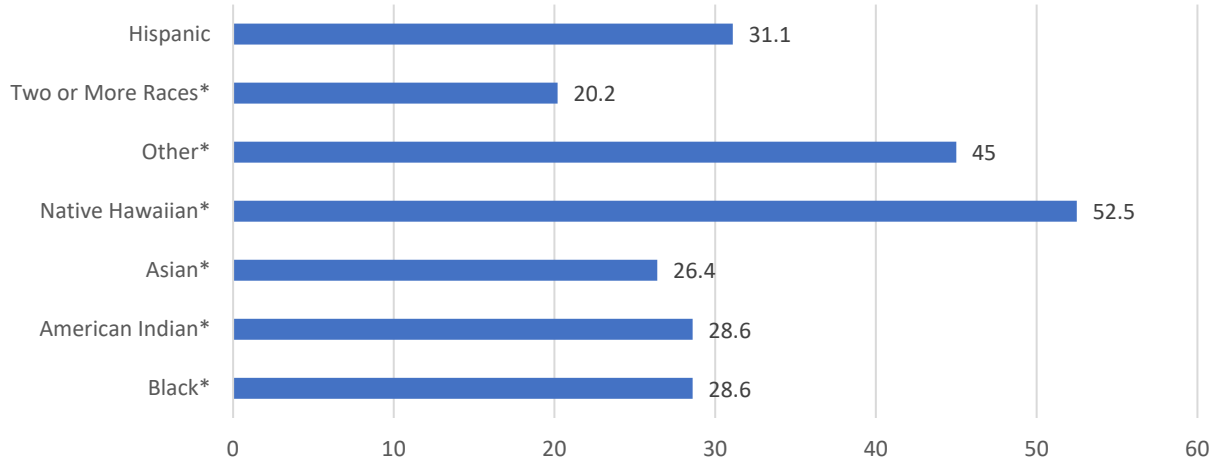
It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.[1] Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Figure 3-4 shows the dissimilarity between each of the identified race and ethnic groups and Hemet's White population. The White (non-Hispanic or Latino) population within Hemet makes up about 41 percent of the total population, according to the 2019 American Community Survey 5-Year Estimates. High scores in **Figure 3-4** indicates higher levels of segregation with the White population.

The racial and ethnic groups in Hemet with the highest levels of segregation were Native Hawaiian (52.5 percent) and Other (45 percent). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominantly White census tract in order to achieve a more integrated community. For instance, 52.5 percent of the Native Hawaiian population would need to move into a predominantly White census tract areas to achieve "perfect" integration. As indicated above, a score of 60 or higher indicate a segregated area. The City does not have any racial or ethnic groups with scores higher than 60.

[1] Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).

Figure 3-4: Dissimilarity Index with the White Population in Hemet



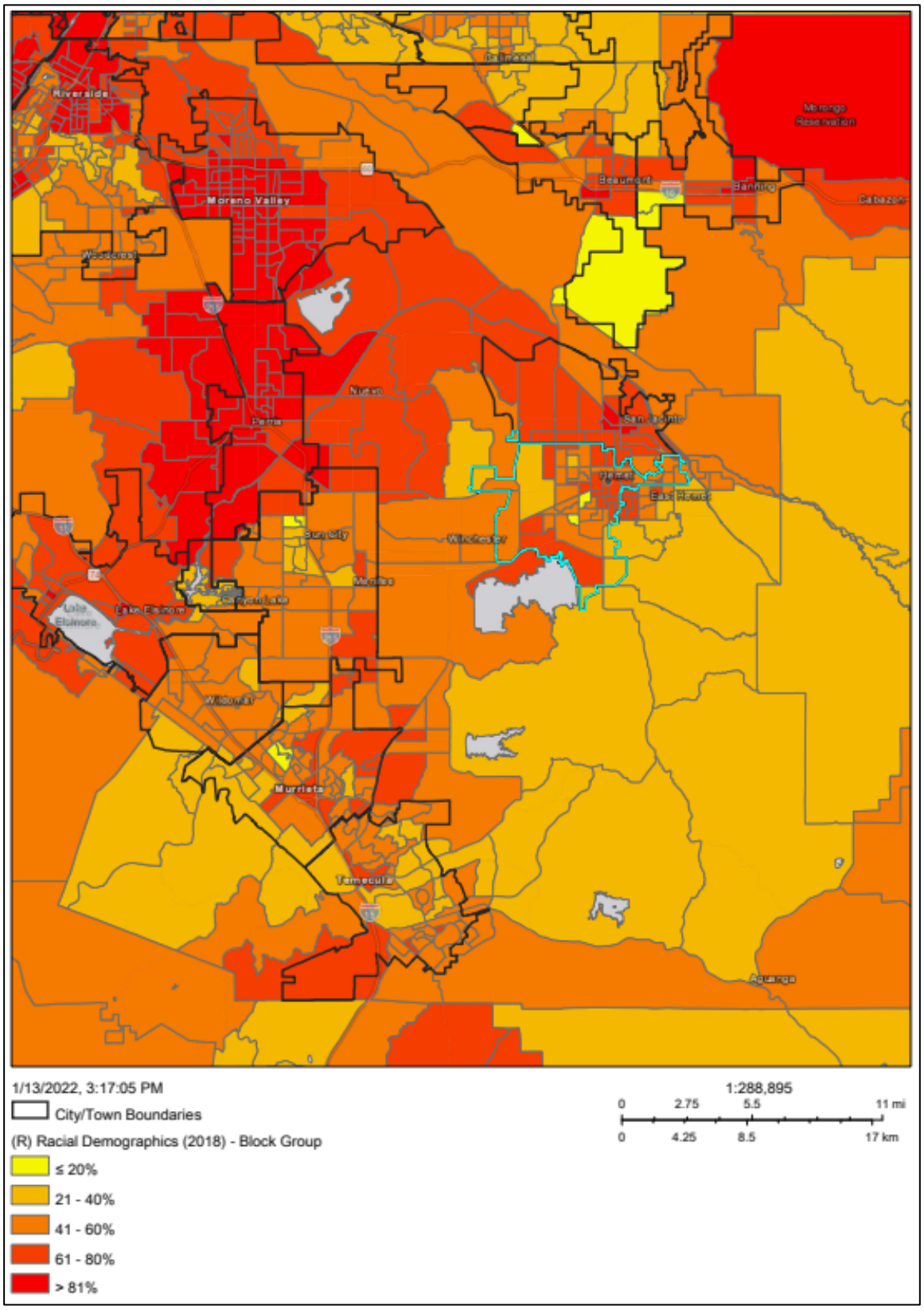
*Non-Hispanic Only.

*When a group's population is less than 1,000 its dissimilarity index may be high even if the group's members are evenly distributed throughout the area.

Source: Census Scope, Social Science Data Analysis Network

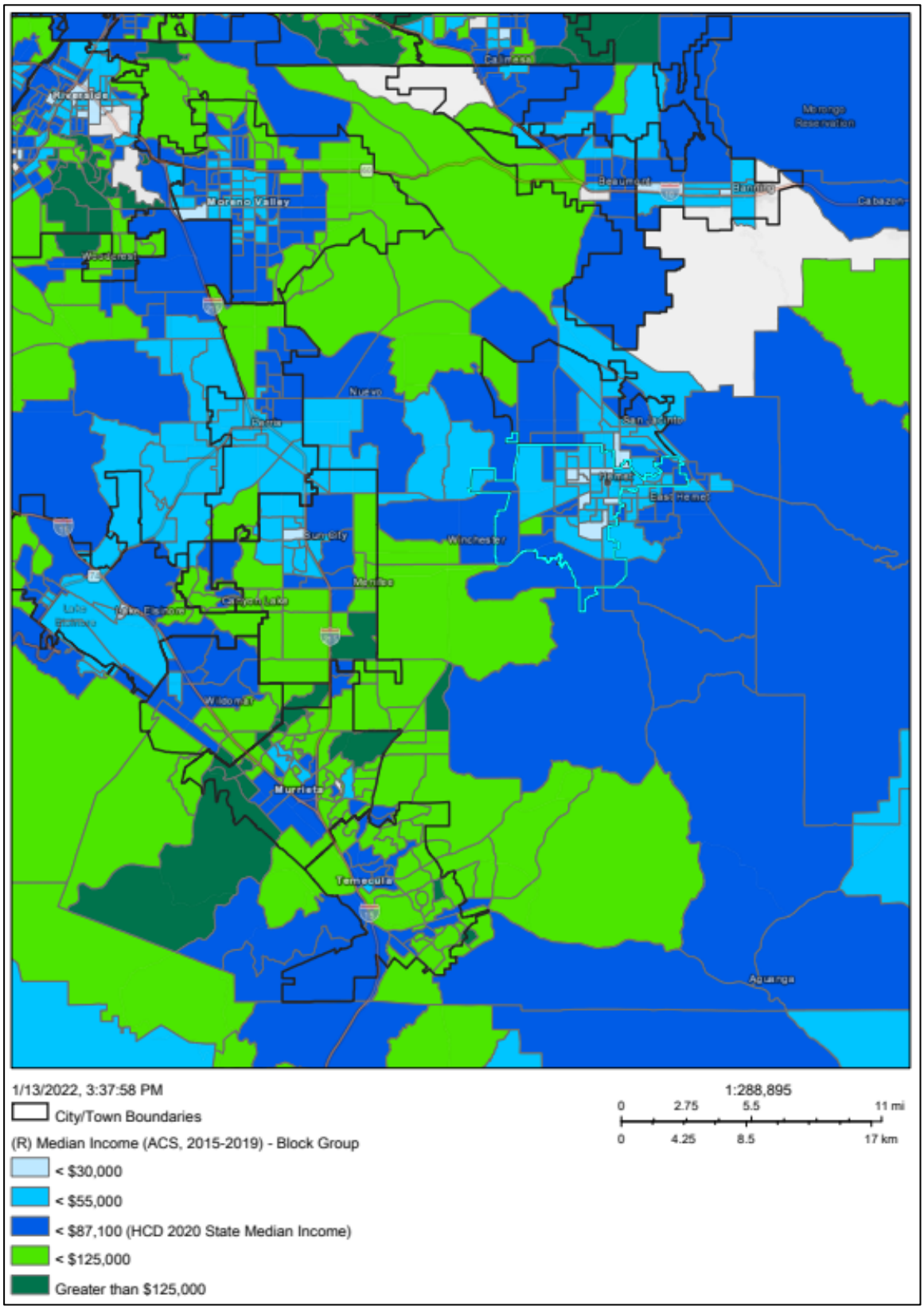
Figure 3-5 shows the concentration of persons who do not identify as White in the City of Hemet and the surrounding region. As the figure shows, the City has a very diverse population throughout the City as a whole. There are two block groups identified as having a Non-White population of less than 20 percent. The remaining block groups in the City mostly have approximately 41 to 60 percent of their population identifying as Non-White. The largest concentration of Non-White population is located in the City's downtown area; another concentration exists on the southern edge of the City, however this area is predominantly vacant, undeveloped land.

Figure 3-5: Percent of Non-White Population in and Around Hemet



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

Figure 3-6: Median Income in and Around Hemet



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

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

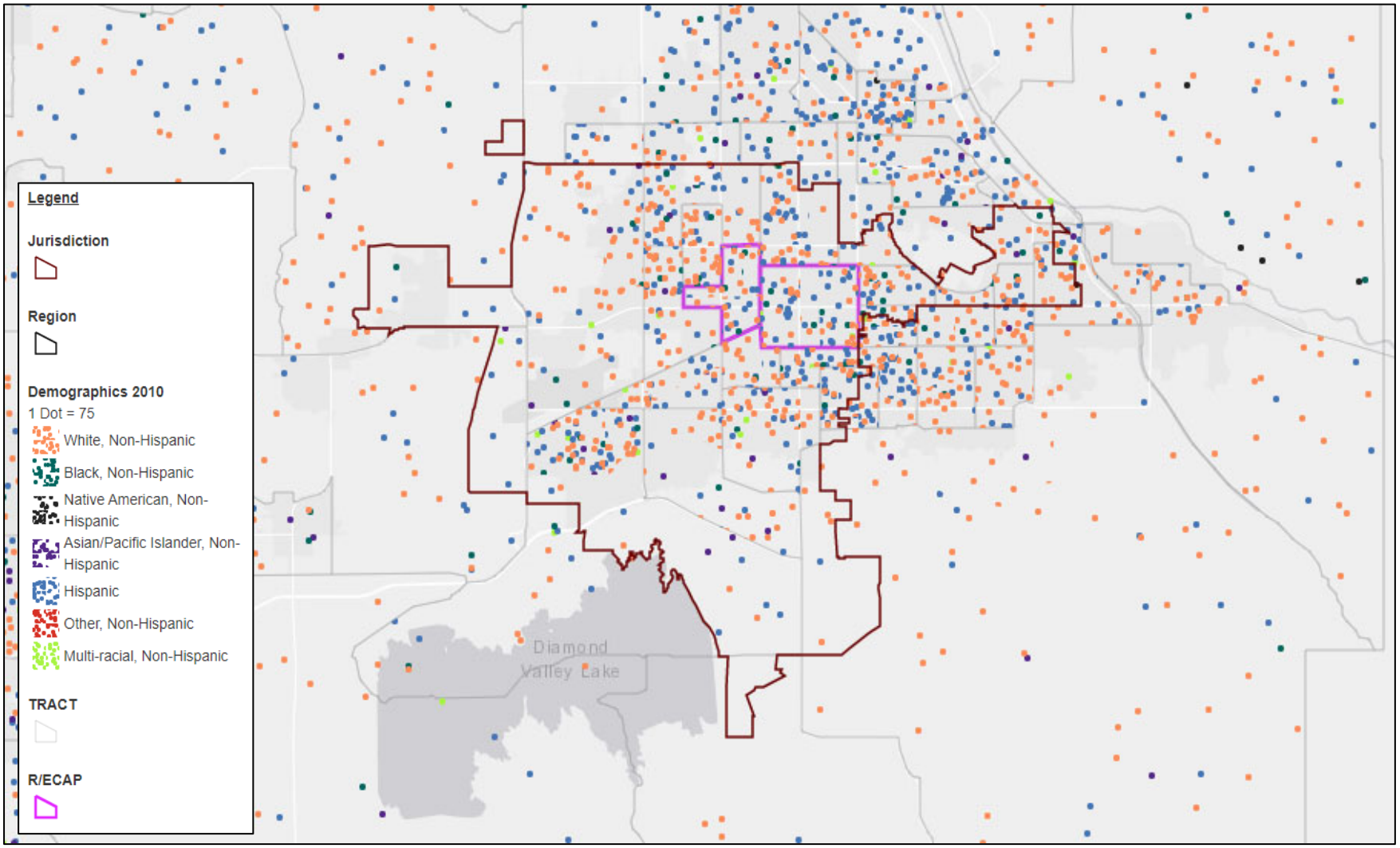
To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation[2]. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

Figure 3-7 below displays the R/ECAP analysis for the City of Hemet and surrounding area. The figure shows there are two racially or ethnically concentrated areas of poverty around the City's downtown area. **Table 3-16** below provides the household demographics and housing problems of two census tracts.

[2] Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, *80*(4), 677–iv. https://doi.org/10.1111/1468-0009.00028

Figure 3-7: R/ECAP Areas, City of Hemet



Source: HUD Affirmitaevly Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, June 8, 2021

Table 3-16: R/ECAP Analysis of Census Tract 434.01 and 434.05								
Household Characteristics	**Census Tract 434.01**				**Census Tract 434.05**			
	2010		**2019**		**2010**		**2019**	
	Owner	**Renter**	**Owner**	**Renter**	**Owner**	**Renter**	**Owner**	**Renter**
Household Demographics								
Total Households	1,900		1,868		1,786		1,877	
By Tenure	46.8%	53.2%	37.3%	62.7%	58.9%	41.1%	51.2%	48.8%
Median Household Income	$51,514	$18,917	$43,050	$31,592	$23,276	$16,107	$28,750	$20,982
Families Below Poverty Level	3.8%	21.6%	7.9%	22.2%	7.5%	29.6%	0.9%	26.6%
Female Householder, No Spouse Present	3.9%	71.4%	9.1%	32.1%	4.7%	65.4%	0.0%	75.5%
Average Household Size	3.25	3.02	3.77	3.55	1.86	2.89	1.98	3.19
Housing Problems								
Lacking Complete Plumbing Facilities	0.0%	0.0%	0.9%	2.2%	0.0%	0.0%	0.0%	2.6%
Lacking Complete Kitchen Facilities	0.0%	4.0%	0.0%	2.7%	1.0%	1.2%	0.0%	2.6%
Households Paying 30% or More of Household Income	36.3%	68.0%	24.8%	65.0%	36.0%	63.1%	36.5%	65.9%
1.51 to 2 Occupants per Room	4.4%	8.0%	0.9%	3.3%	2.9%	5.7%	0.9%	0.0%
2.01 or More Occupants per Room	0.9%	0.0%	1.0%	0.0%	0.0%	1.4%	0.0%	0.0%
Source: Amercian Community Survey, 5-Year Estimates, 2010 and 2019.								

For comparison, **Table 3-17** provides the same analysis of household demographics and housing problems for a higher resource and higher income census tract. The comparative analysis identifies the following:

- Census tract 433.17 has a larger and higher income population than census tracts 434.01 and 434.05.
- Census tract 433.17 predominately consists of owner-occupied households.
- Census tract 433.17 reports lower percentages of families below the poverty level except for census tract 434.05's 2019 owner-occupied units. Census tract 434.05 having a lower percentage of families below the poverty line is considered an anomaly. This could be attributed to the location or development of a particular block group within the census tract however it cannot be further analyzed at this time.
- Census tract 433.17 reports no housing units lacking complete kitchen and plumbing facilities.
- Census tract 433.17 generally experiences greater overpayment in owner-occupied housing and about the same rate of overpayment in renter-occupied housing.

Table 3-17: R/ECAP Analysis of Census Tract 433.17				
Household Characteristics	**2010**		**2019**	
	Owner	**Renter**	**Owner**	**Renter**
Household Demographics				
Total Households	2,152		2,389	
By Tenure	78.3%	21.7%	77.5%	22.5%
Median Household Income	$63,427	$51,912	$89,142	$60,955
Families Below Poverty Level	3.4%	1.6%	4.5%	1.5%
Female Householder, No Spouse Present	6.4%	18.1%	6.8%	0.0%
Average Household Size	3.30	4.42	3.64	3.17
Housing Problems				
Lacking Complete Plumbing Facilities	0.0%	0.0%	0.0%	0.0%
Lacking Complete Kitchen Facilities	0.0%	0.0%	0.0%	0.0%
Households Paying 30% or More of Household Income	40.5%	65.6%	29.9%	62.3%
1.51 to 2 Occupants per Room	1.8%	10.7%	0.0%	0.0%
2.01 or More Occupants per Room	0.0%	0.0%	0.0%	0.0%
Source: Amercian Community Survey, 5-Year Estimates, 2010 and 2019.				

Census Tract 434.01 is located within historic commercial core of the City, which was established in the early 1900's, and also includes the City's Civic Center, Public Library, historic Hemet Stock Farm, Hemet Museum, Santa Fe Educational Center, and historic residential neighborhoods. Large portions of the area are vacant or underutilized along the existing railroad right-of-way due to the diminished concentration of agricultural activities in the region. Florida Avenue (State Route 74) bisects the Downtown in an east/west direction. This highway provides a major regional transportation linkage across the San Jacinto Valley and has high traffic volumes thereby contributing significantly to Downtown's overall image and character as viewed by drivers. Many of the homes built between 1950-1975 have deteriorated. The Downtown area and surrounding areas within Census Tract 434.01 have experienced urban blight. A Downtown Specific Plan was adopted in 2016 intended to revitalize the downtown and stimulate infill development and economic vitality.

Census Tract 434.05 includes a higher concentration of mobile home parks, surrounded by low density multi-family, single family homes, and bisected by a heavily traveled commercial corridor on Florida Avenue (Highway 74) controlled by Cal Trans.

The City of Hemet is committed to increasing housing mobility opportunities for persons outside of the City and in the County as a whole. **Section 4** of this Housing Element outlines housing opportunities, affordable housing, and fair housing strategies to increase opportunities to all households. The City has included the following housing programs to support affordable housing throughout the City:

- **Program H-1a: Implement Fair Housing Laws**
- **Program H-1d: Special Housing Needs**
- **Program H-1f: Housing for Extremely Low-Income (ELI) Households**

The City has identified low-/very low-income housing sites as well as above moderate-income housing sites as part of the Sites Analysis, which are located within the R/ECAP areas identified in Figure 3-4. Increased housing in this area may create opportunity near commercial amenities and employment centers in addition to the increased affordable housing in this area which may decrease housing cost burdens.

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, the White population is the most severely insulated (separated from other racial groups).[3] Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census track level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least $125,000. The nationwide RCAA analysis identifies the following:

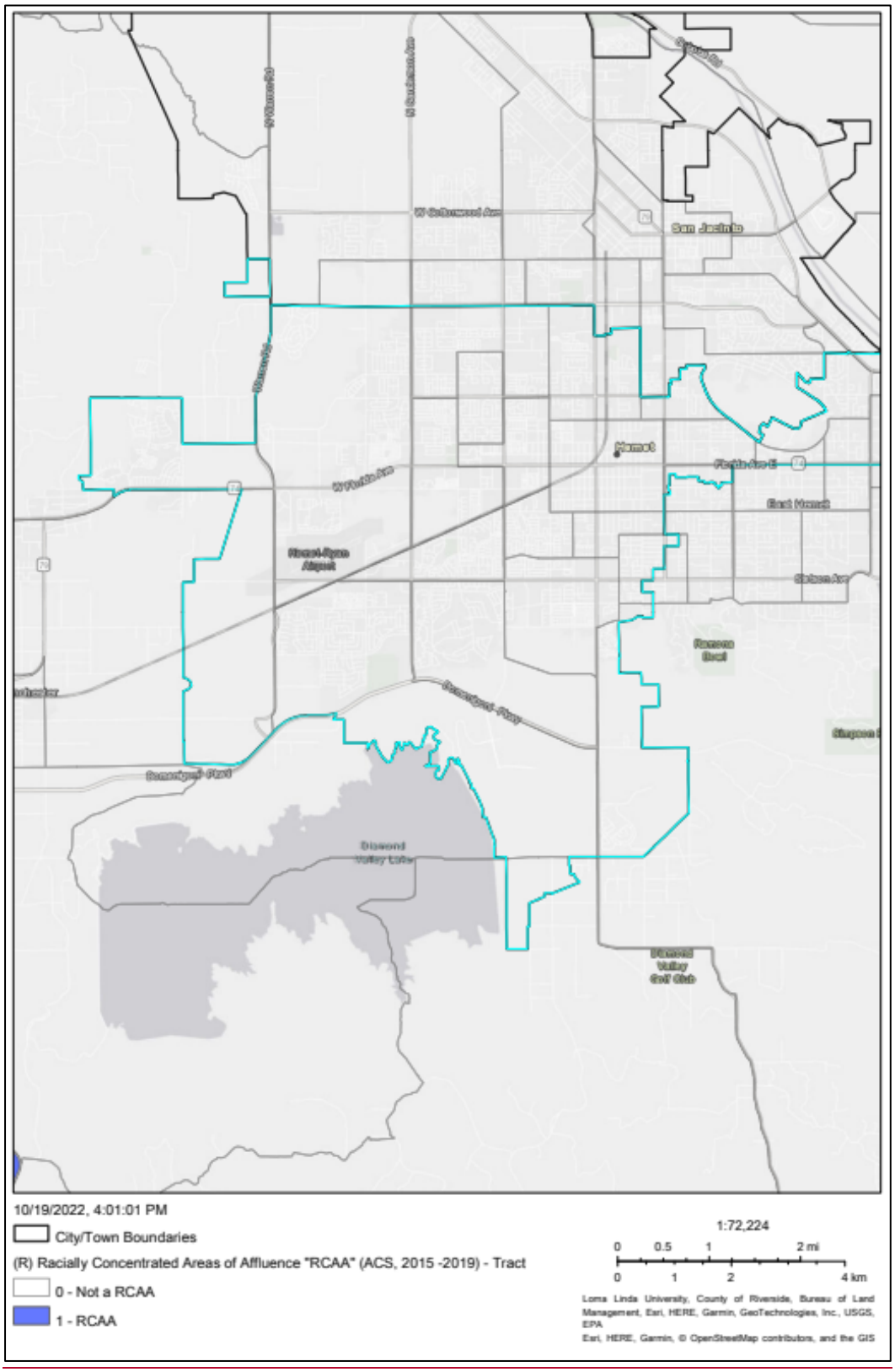
- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract.

Overall, RCCAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.[4]

Figure 3-8- shows RCAAs for the City. As shown, there are no concentrated areas of affluence identified within the City of Hemet.

[3] Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.
[4] Ibid.

Figure 3-8: RCAAs, City of Hemet



Disparities in Access to Opportunity

Regional Opportunity Index (ROI)

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity."

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people's relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity**: Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity**: Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

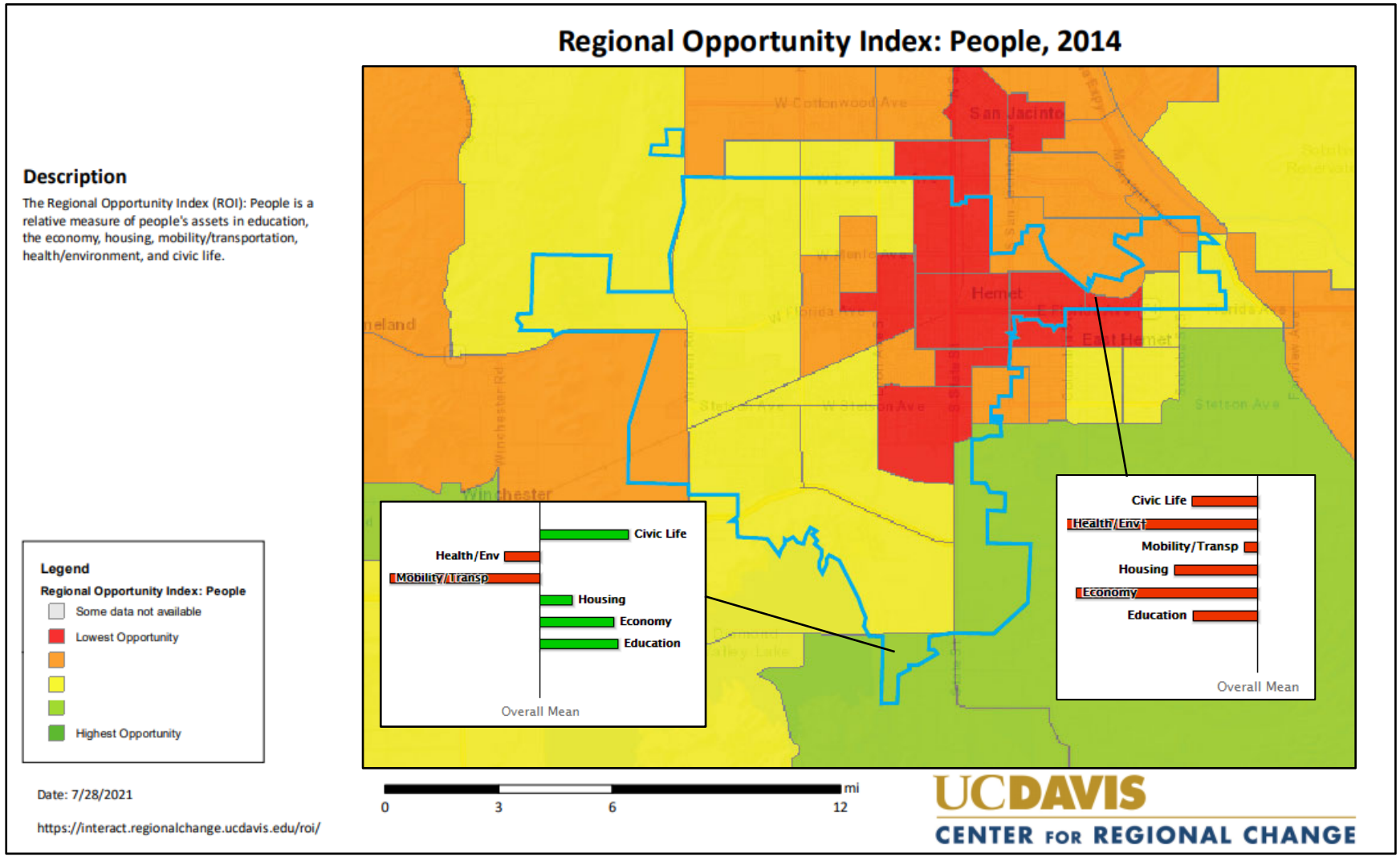
Figure 3-10 shows the opportunity classification of the Hemet population. As the figure shows, a large percentage of the City has low to moderate opportunity scores. This indicates a low level of relative opportunities that residents achieve. **Figure 3-11** identifies the opportunity scores of each census tract, showing that persons living within the City have access to moderate to high levels of opportunity. Both figures also identify the census tracts with the highest and lowest levels of opportunity achieved by people and available in the census tract.

Additionally, **Table 3-18** and **Figure 3-12** below display the data for Regional Opportunity Index in Hemet overall compared to the State of California. The data shows the following key findings:

- While teacher experience is very high in Hemet, educational achievements are much lower and truancy/discipline rates are higher than the State.
- Economic opportunities within Hemet are low. Employment rates and minimum basic income is lower than the State, and the limited available jobs are of lower quality.
- Despite economic factors, homeownership is higher in Hemet and cost burden is the same as that reported for the State. Hemet offers housing with higher degrees of adequacy at more affordable rates.
- Hemet residents have slightly less access to vehicles but benefit from lower commute times and higher internet access than that reported for the State.
- Overall health and environmental factors are lower in Hemet. Residents in Hemet reportedly lose about 50 years of life due to various low environmental and health factors such as air quality, access to prenatal care, access to supermarkets, and available health care.
- Hemet has higher rates of US citizenship and English fluency compared to the State, though voting rates are lower.

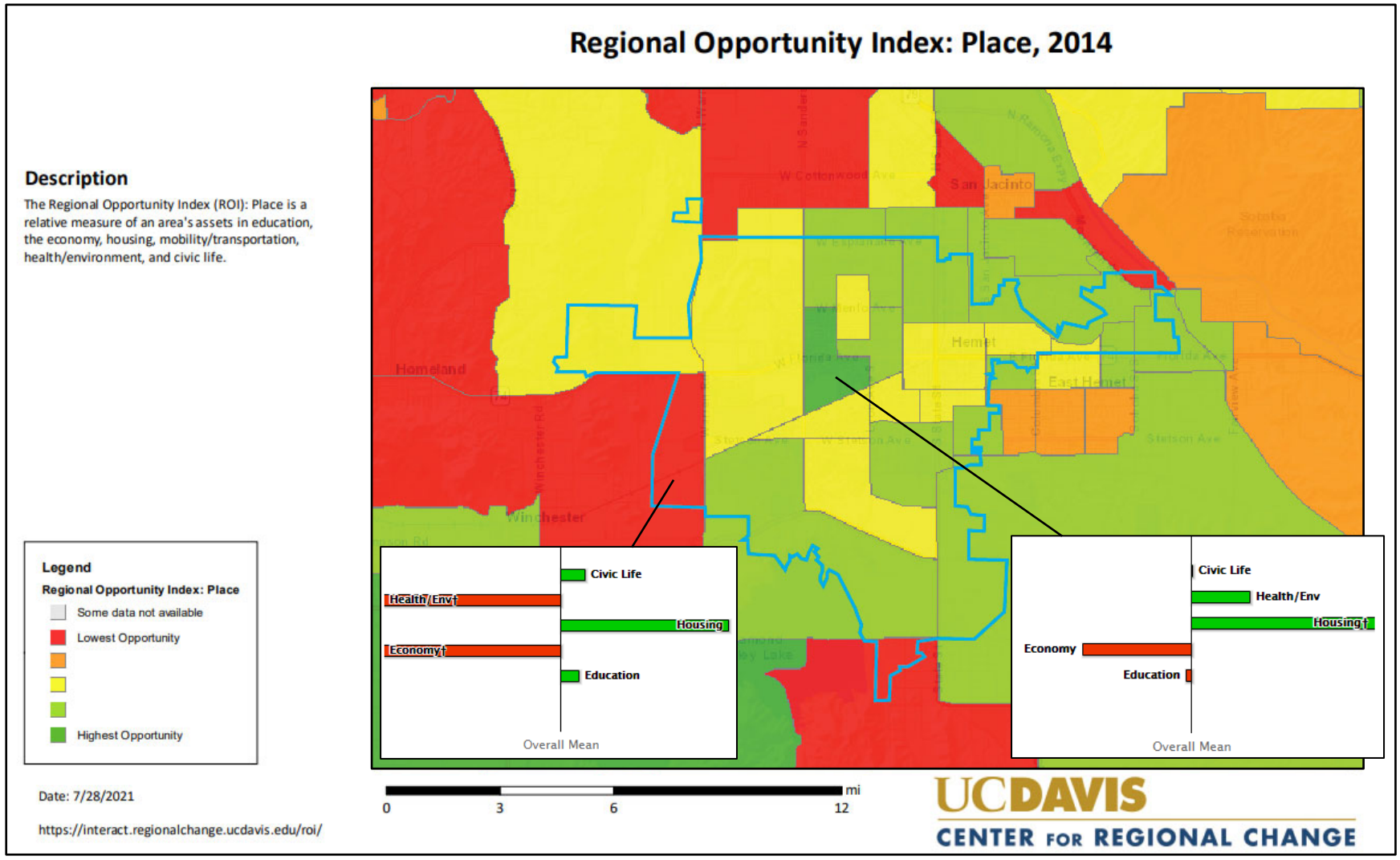
Overall, the City of Hemet is considered a lower opportunity area with low rates of resident achievements. Poor health and environmental conditions, paired with little access to high quality employment and educational resources, results in decreased life expectancy and achievement for residents. The City should focus on providing access to affordable housing options near resources and services, as well as improving environmental, educational, and economic resources for current and future residents.

Figure 3-10: Regional Opportunity Index, People – City of Hemet



Source: HUD Affirmitaevly Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 28, 2021

Figure 3-11: Regional Opportunity Index, Place – City of Hemet

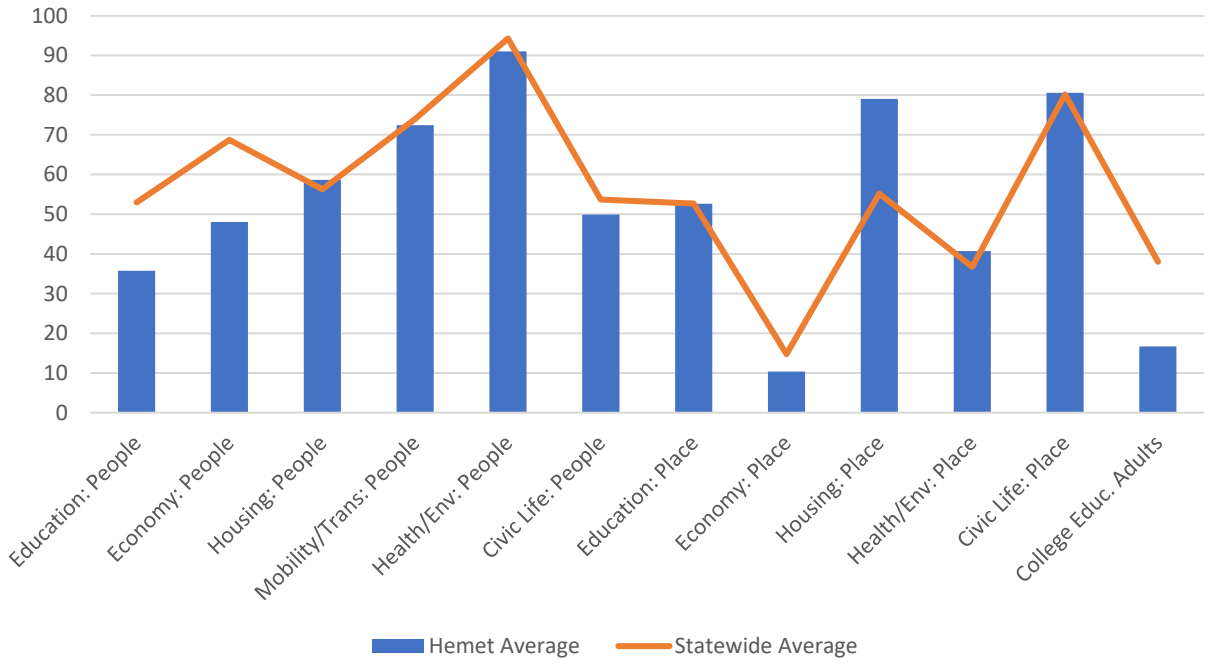


Source: HUD Affirmitaevly Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 28, 2021.

Table 3-18: Opportunity Indicators - Hemet and California			
	ROI Indicator	Hemet	California
Education	**People**		
	College Educated Adults	**17%**	38%
	Math Proficiency	**61%**	70%
	English Proficiency	**55%**	65%
	Elementary Truancy	**37%**	24%
	Place		
	High School Graduation Rate	**80%**	83%
	UC/CSU Eligibility	**21%**	41%
	Teacher Experience	**69%**	36%
	High School Discipline Rate	**11%**	6%
Economic	**People**		
	Employment Rate	**81%**	89%
	Minimum Basic Income	**42%**	64%
	Place		
	Job Availability	**371.94**	701.75
	Job Quality	**28%**	40%
	Job Growth	**4%**	3%
	Bank Accessibility	**0.13**	0.24
Housing	**People**		
	Home Ownership	**57%**	55%
	Housing Cost Burden	**52%**	52%
	Place		
	Housing Adequacy	**94%**	91%
	Housing Affordability	**0.35**	0.19
Mobility	**People**		
	Vehicle Availability	**85%**	86%
	Commute Time	**55%**	60%
	Internet Access	**4.59**	4
Health/ Environmental	**Place**		
	Infant Health	**94%**	95%
	Birth to Teens	**11%**	7%
	Years of Life Lost	**50.34**	29.84
	Place		
	Air Quality	**6.29**	10.01
	Prenatal Care	**78%**	83%
	Access to Supermarket	**49%**	53%
	Health Care Availability	**1.15**	1.76
Civic Life	**People**		
	Voting Rates	**24%**	31%
	English Speakers	**94%**	88%
	Place		
	US Citizenship	**90%**	83%
	Neighborhood Stability	**77%**	85%

Source: *UC Davis Center for Regional Change and Rabobank, 2014.*

Figure 3-12: Regional Opportunity Index - Hemet and California



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Opportunity Indicators

Opportunity indicators also help inform communities about disparities in access to opportunity. The Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. **Table 3-19** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median

income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 3-19 below displays the opportunity indices by race and ethnicity for persons living in Hemet. According to the data, there is some poverty among the population of Hemet, across all racial/ethnic groups. There are higher levels of poverty among the Hispanic and Native American, Non-Hispanic, populations. Additionally, access to quality education is low among all racial/ethnic groups (each group has an opportunity index score below 50). The data shows the City offers low labor and economic opportunity; however, residents generally have sufficient access to affordable transportation. The Asian or Pacific Islander, Non-Hispanic, population is the only one to have an index score below 50 for access to transportation at low costs. The environmental health index scores among all racial and ethnic groups are above 50. As **Table 3-19** shows, all racial and ethnic groups below the federal poverty line have decreased index scores across certain indicators (low poverty, school proficiency, and labor market); however, the population below the poverty line in Hemet experiences greater access to affordable transportation and proximity to jobs, across most racial and ethnic groups.

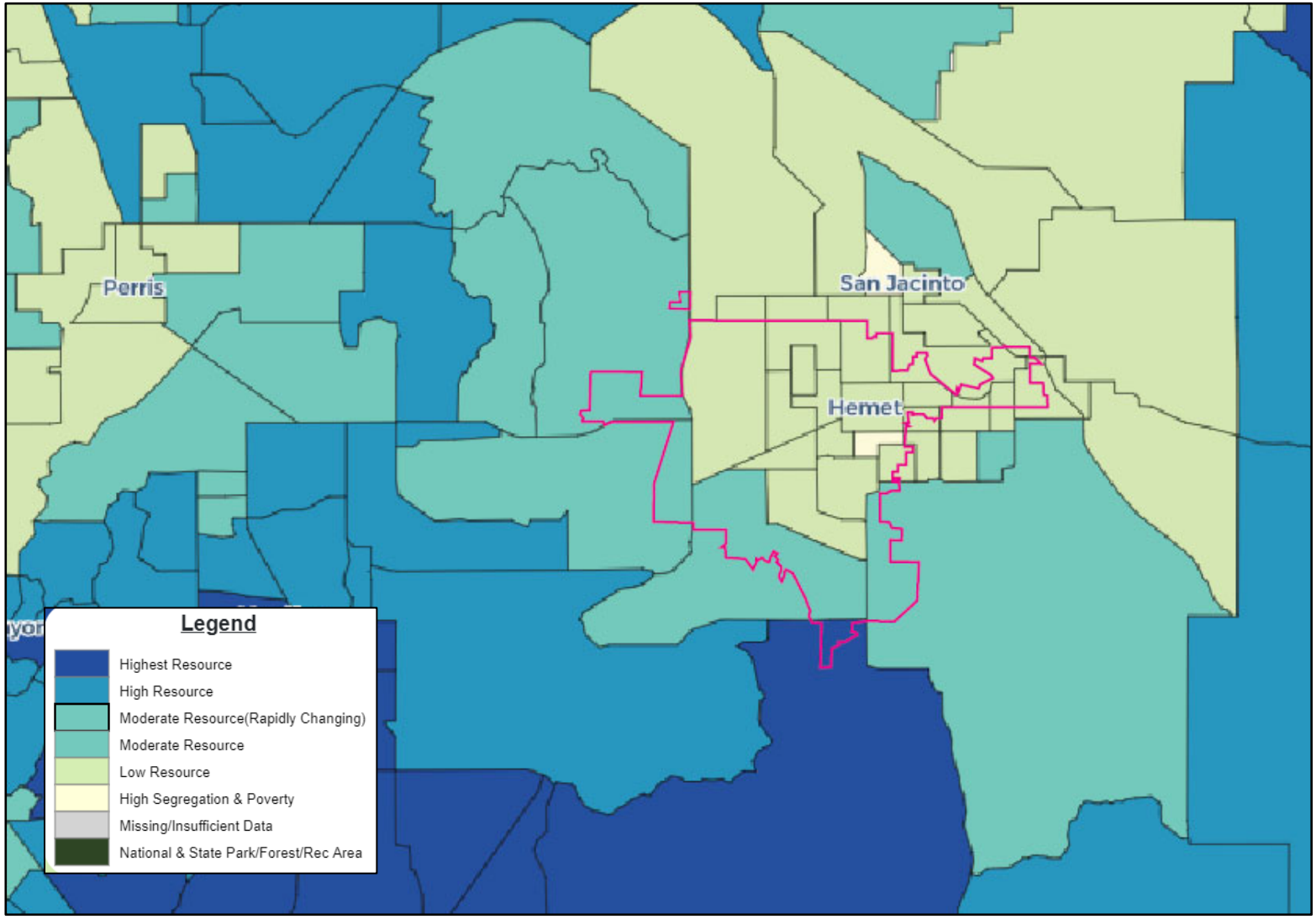
Table 3-19: Opportunity Indicators, City of Hemet							
(Hemet, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	24.66	24.76	9.13	53.78	51.35	40.31	51.22
Black, Non-Hispanic	21.75	24.78	7.89	52.42	51.93	41.25	50.77
Hispanic	20.42	23.78	8.35	51.78	51.72	39.42	51.22
Asian or Pacific Islander, Non-Hispanic	28.10	28.05	10.48	47.36	45.19	38.85	50.35
Native American, Non-Hispanic	21.19	23.70	8.53	55.17	53.58	37.74	51.65
Population Below Federal Poverty Line							
White, Non-Hispanic	20.97	22.59	7.80	57.81	56.53	39.49	51.49
Black, Non-Hispanic	16.36	22.56	7.09	61.05	57.56	42.95	50.52
Hispanic	13.42	21.63	5.72	58.61	59.36	40.18	53.11
Asian or Pacific Islander, Non-Hispanic	19.83	24.81	8.83	67.71	60.17	44.42	46.37
Native American, Non-Hispanic	13.56	21.91	5.44	58.48	58.25	37.89	54.49
Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping Tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

Tax Credit Allocation Committee (TCAC/HCD)

The Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live — but might, if given the choice. As shown in **Figure 3-13** below, the City of Hemet is classified as low to moderate resource areas. The TCAC/HCD Opportunity Map also identifies one area of high segregation and poverty in the center of Hemet. The City of Hemet is committed to exploring programs and avenues to increase housing access and opportunity to both existing and future residents within Hemet and the surrounding areas.

Figure 3-13: TCAC/HCD Opportunity Map – City of Hemet



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

Opportunity Indicators – Education

The TCAC/HCD Opportunity Area Maps include education data, as illustrated in **Figure 3-14**. This data represents opportunity levels based on the following four factors:

- **Math proficiency** – Percentage of 4th graders who meet or exceed math proficiency standards.
- **Reading proficiency** – Percentage of 4th graders who meet or exceed literacy standards.
- **High school graduation rates** – Percentage of high school cohort that graduated on time.
- **Student poverty rate** – Percentage of students not receiving free or reduced-price lunch.

As **Figure 3-14** shows, the City is categorized as low to moderate opportunity levels for education. The City of Hemet is surrounded by a variety of educational opportunity levels. To region to the east of the City represents mostly less positive education outcomes, while the regions to the west and the south are shown to have very positive education outcomes. The area between the Cities of Hemet and Temecula is represented in the figure as having high positive education outcomes, but it should be noted this area includes a large amount of undeveloped land and two lakes. The area east of East Hemet is also represented as having high education outcomes but is mostly undeveloped mountainous area. The region directly surrounding the City of Hemet is mostly categorizes as having moderate education outcomes and areas of more positive outcomes are identified further from the City.

As part of the City's candidate sites analysis (**Appendix B**), sites have been identified equally throughout the City as a whole; there are no concentrations of lower income units identified. As such, the future development of affordable housing may occur in regions of the City providing various levels of opportunity for education. To provide improved opportunities for existing and future residents, the City has included Program H-1a in **Section 4: Housing Plan**.

Opportunity Indicators – Economy

The TCAC/HCD Opportunity Area Maps include economic data, as illustrated in **Figure 3-15**. This data represents opportunity levels based on the following five factors:

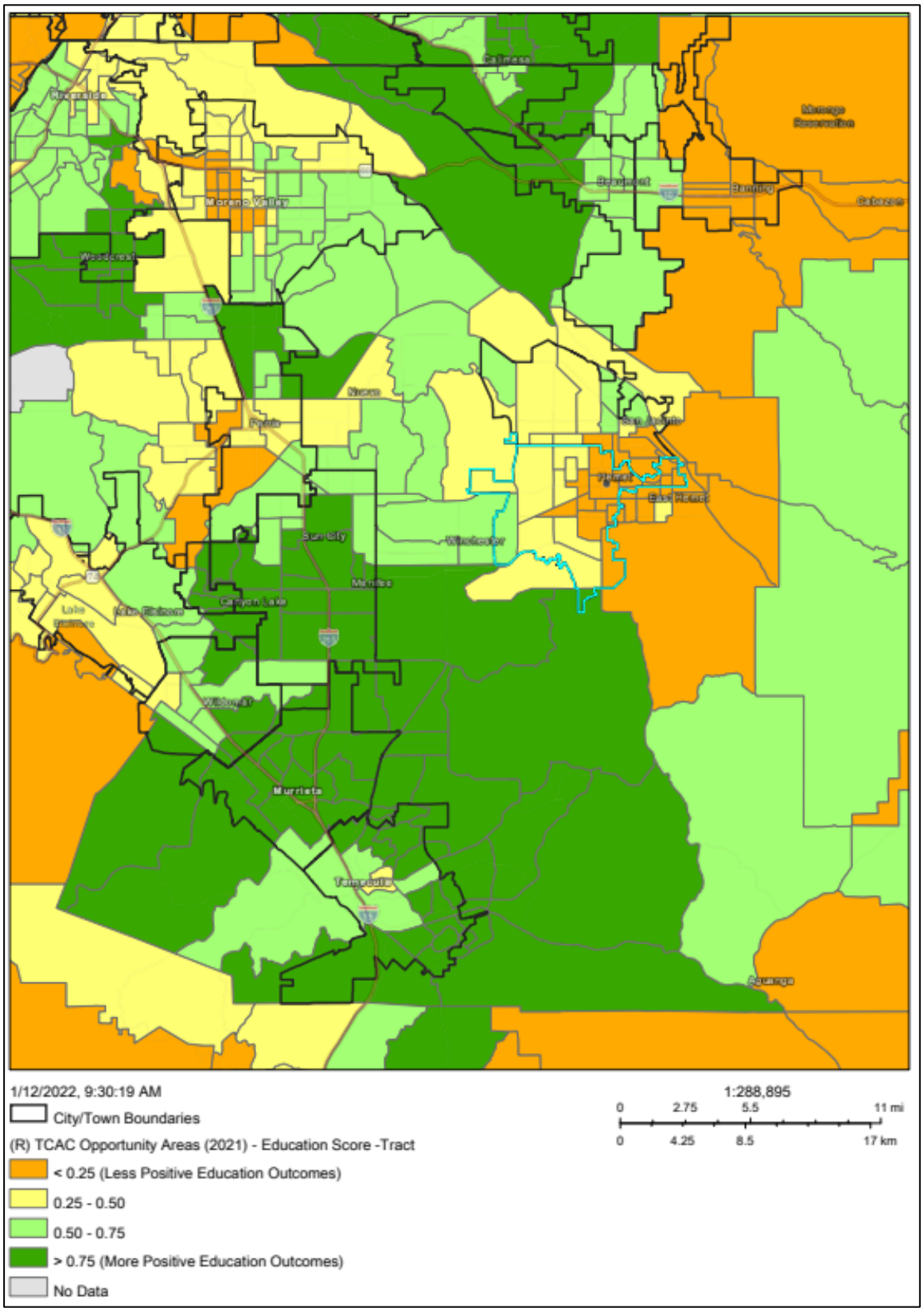
- **Poverty** – Percent of population with income above 200% of federal poverty line.
- **Adult Education** – Percent of adults with a bachelor's degree or above.
- **Employment** – Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces.
- **Job Proximity** – Number of jobs filled by workers with less than a BA that fall within a given radius (determined by the typical commute distance of low-wage workers in each region) of each census tract population-weighted centroid.
- **Median Home Value** - Value of owner-occupied units.

As **Figure 3-15** shows, the City is mostly made up of low economic outcomes scores. This trend is similar to that of the region surrounding the City of Hemet. The region to the north and east of the City shows similar low economic outcomes and the region to the west shows slightly higher economic outcomes. As stated above, the region to the south shows positive outcomes, but the area is made up of mostly

undeveloped land. Increased economic opportunities exist further south towards Murrieta and Temecula and north near Calimesa and Beaumont.

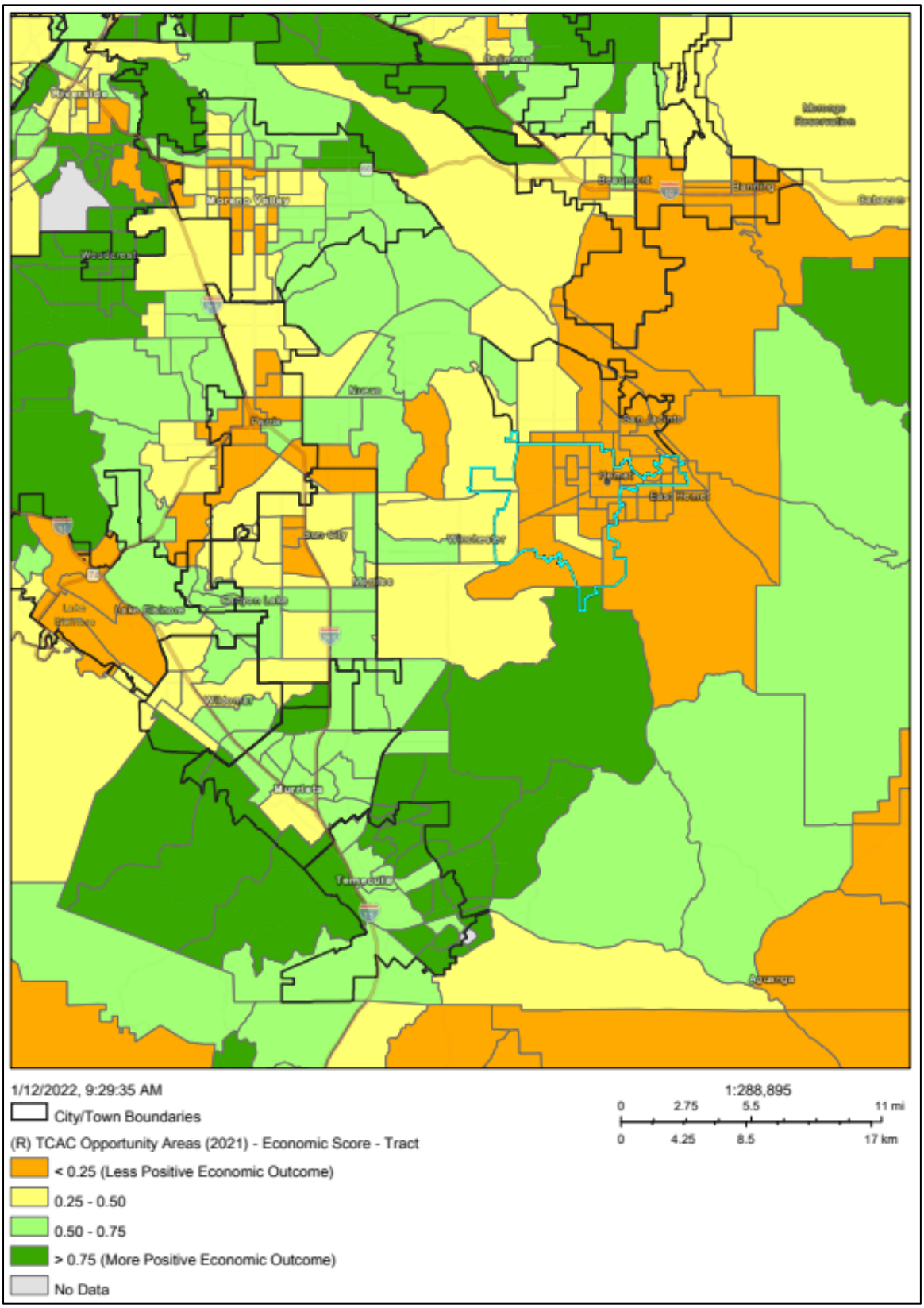
As part of the City's candidate sites analysis (**Appendix B**), sites have been identified equally throughout the City as a whole; there are no concentrations of lower income units identified. As such, the future development of affordable housing may occur in regions of the City providing various levels of opportunity for economic achievement. To provide improved opportunities for existing and future residents, the City has included Program H-1a in **Section 4: Housing Plan**.

Figure 3-14: TCAC/HCD Opportunity Map – Education Score



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

Figure 3-15: TCAC/HCD Opportunity Map – Economic Score



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

Access to Transit

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided in **Table 3-20**, Hemet scored a 3.9 AllTransit performance score, illustrating a moderate access to public transit to commute to work. Compared to neighboring cities, Hemet has the highest AllTransit score.

Figure 3-16 shows the performance scores throughout the City of Hemet and neighboring cities. As the Figure shows, the performance scores are the highest near the City center and the central and northwestern region of the City. Access to transit it lacking in the southern region and western edges; this may be due to the higher propensity of agricultural uses in these areas.

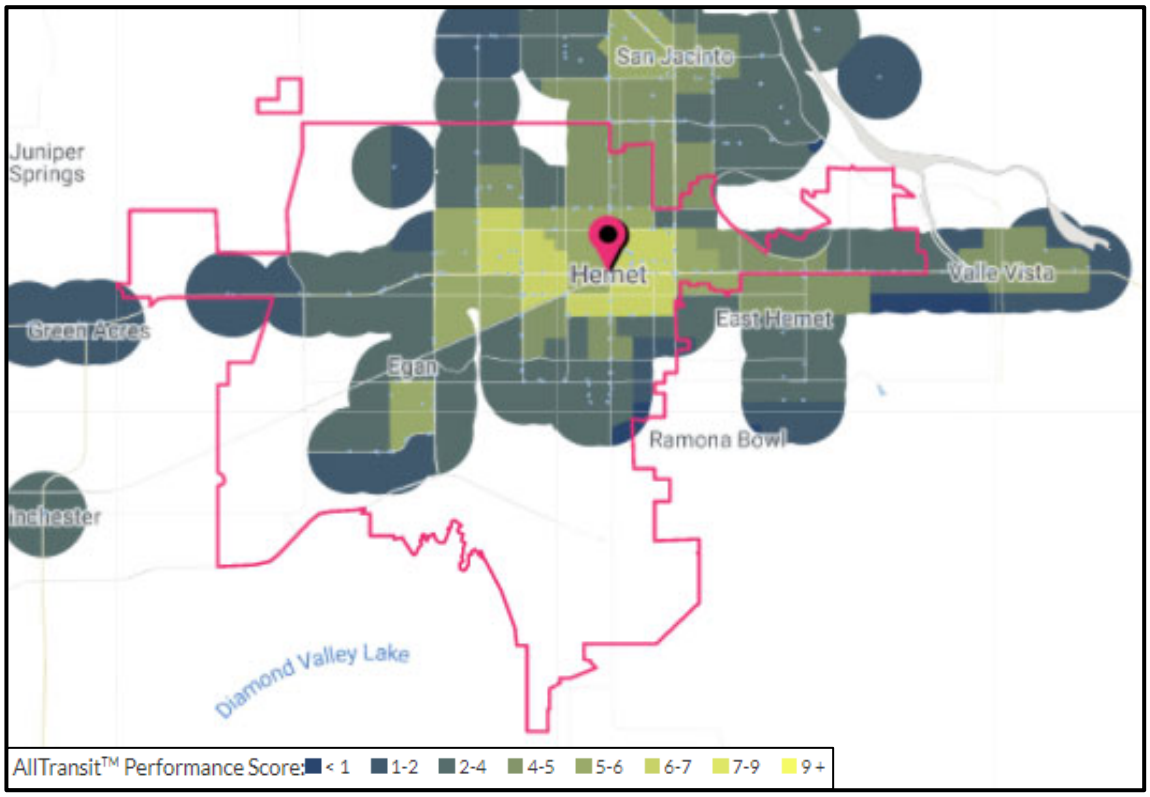
Additionally, **Figure 3-17** shows the City and region's proximity to jobs. The figure shows that in relation to the surrounding region, the City of Hemet has much greater proximity to employment. This shows that Hemet residents spend less time commuting and greater employment opportunities exist for local residents within the City limits. Furthermore, as candidate sites have been dispersed throughout the City, new housing units will provide additional housing options for local employees and create potential for new employment opportunities.

Table 3-20: Opportunity Indicator – Transit

Jurisdiction	AllTransit Performance Score	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
San Jacinto	3.3	449	19,910	0.69%	4
Hemet	**3.9**	**583**	**21,763**	**1.37%**	**4**
Menifee	2.7	370	10,898	0.75%	2
Perris	3.8	637	17,455	1.28%	4
Riverside County	3.3	589	27,262	1.42%	3

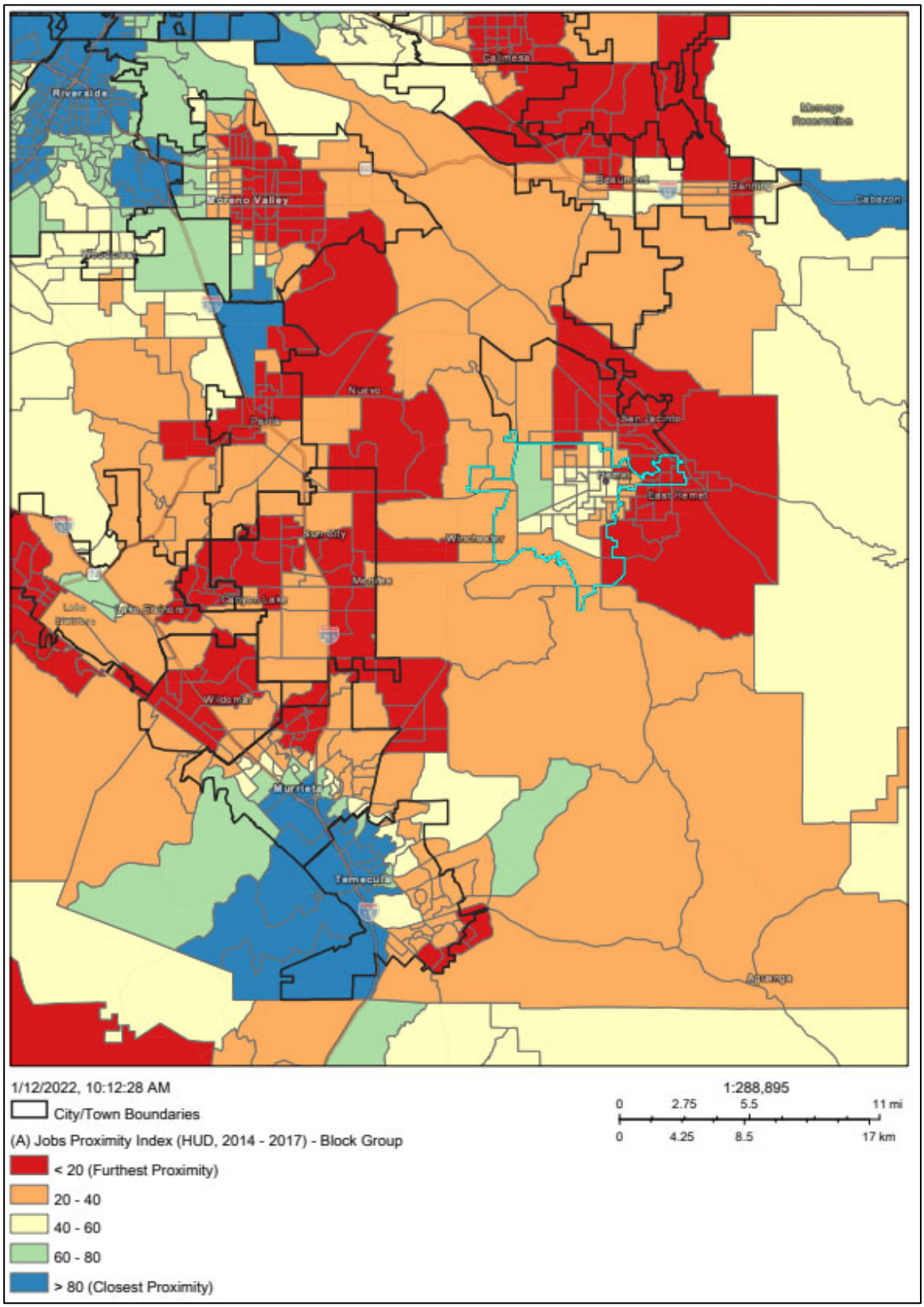
Source: All transit, American Community Survey 2019.

Figure 3-16: All Transit Performance Score – City of Hemet



Source: AllTransit Metrics, ACS 2019.

Figure 3-17: Jobs Proximity Index



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

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants. **Figure 3-18** below displays mapped results for the CalEnviro Screen in Hemet. The map shows that the City has moderate to high pollution burdens with higher burdens towards the center of Hemet. Census tract 6065043401 towards the City's center has the highest pollution burden in Hemet, while Census tract 6065043314 has the lowest pollution burden. Both census tracts are detailed in **Table 3-21** and **3-22**.

Table 3-21: CalEnviro Screen 3.0 – Census Tract 6065043401, Hemet

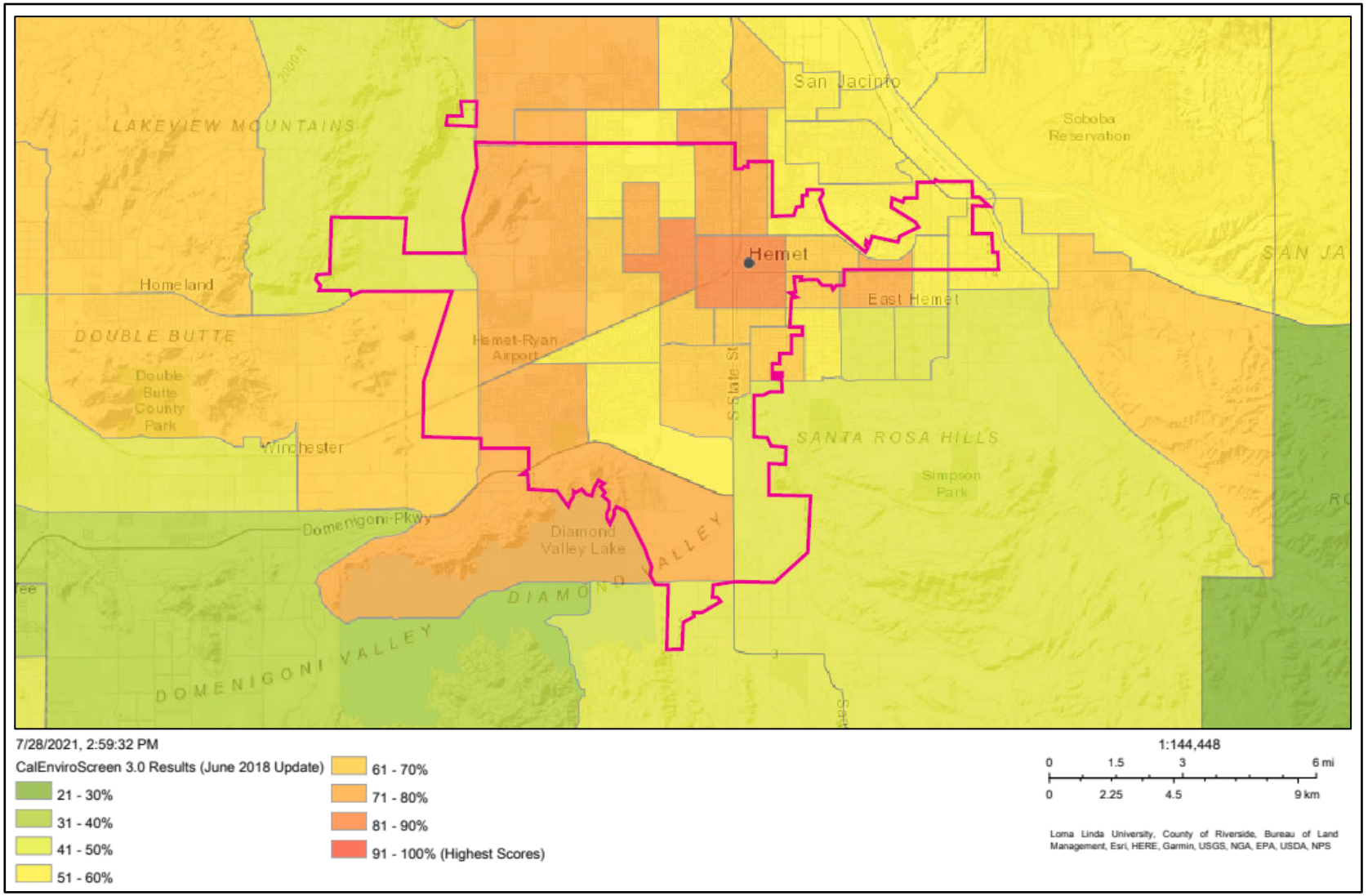
Pollutant	Percentile*		Health Risk/Burden	Percentile*
Ozone	91		Asthma	90
PM 2.5	20		Low Birth Weight	72
Diesel	30		Cardiovascular Rate	98
Pesticides	0		Education	82
Toxic Releases	73		Linguistic Isolation	57
Traffic	61		Poverty	98
Drinking Water	94		Unemployment	99
Cleanups	42		Housing Burden	98
Groundwater Threats	14			
Hazardous Waste	0			
Impaired Water	0			
Solid Waste	50			

Table 3-22: CalEnviro Screen 3.0 – Census Tract 6065043314, Hemet

Pollutant	Percentile*		Health Risk/Burden	Percentile*
Ozone	91		Asthma	68
PM 2.5	11		Low Birth Weight	22
Diesel	15		Cardiovascular Rate	96
Pesticides	64		Education	34
Toxic Releases	68		Linguistic Isolation	27
Traffic	5		Poverty	48
Drinking Water	85		Unemployment	61
Cleanups	0		Housing Burden	30
Groundwater Threats	0			
Hazardous Waste	0			
Impaired Water	0			
Solid Waste	0			

*Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts.
Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update. Accessed July 7, 2021.

Figure 3-18: CalEnviro Screen 3.0, City of Hemet



Source: CalEnviro Screen 3.0 Map Tool, June 2018. Accessed July 28, 2021.

3. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Hemet evaluates existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Existing Needs

The Housing Authority of the County of Riverside administers Section 8 Housing Choice vouchers within the City of Hemet. As of September 2021, Hemet has 1,377 total households currently receiving Section 8 voucher assistance. This includes 651 elderly households and 753 disabled households. The City has a waitlist of 4,998 total households, including 785 for elderly households and 1,478 for disabled households.

Housing Needs in Hemet

A variety of factors affect housing needs for different households. Most commonly, disability, household income, and household characteristics shape the type and size of housing needed, as well as accessibility based on existing units in a City. **Table 3-23** through **3-27** display data for demographic characteristics of Hemet, as compared to Riverside County and the State of California. Additional detailed analysis of the Hemet community is provided in **Section 2: Community Profile**.

Table 3-23 displays the data for persons with disabilities in the City, County, and State. Persons with disabilities may require different features in a home to make housing more accessible. This may include, but is not limited to, ramps rather than stairs, lower and within reach counter tops, and other specific design features. The City has the highest population percentage with a disability, with about double that of the County and State. Persons with ambulatory difficulties (a physical and permanent disability that requires the assistance of a wheelchair to move from place to place) and independent living difficulties made up the largest percentage of those with a disability in all 3 jurisdictions.

Table 3-23: Population by Disability Type by Geography, 2019

Disability Type	Hemet	Riverside County	California
Hearing Difficulty	5.5%	3.3%	2.9%
Vision Difficulty	4.1%	2.3%	2%
Cognitive Difficulty	8.1%	4.5%	4.3%
Ambulatory Difficulty	13%	6.5%	5.8%
Self-Care Difficulty	4.5%	2.8%	2.6%
Independent Living Difficulty	9.8%	5.9%	5.5%
Total with a Disability*	**20.5%**	**11.6%**	**10.6%**

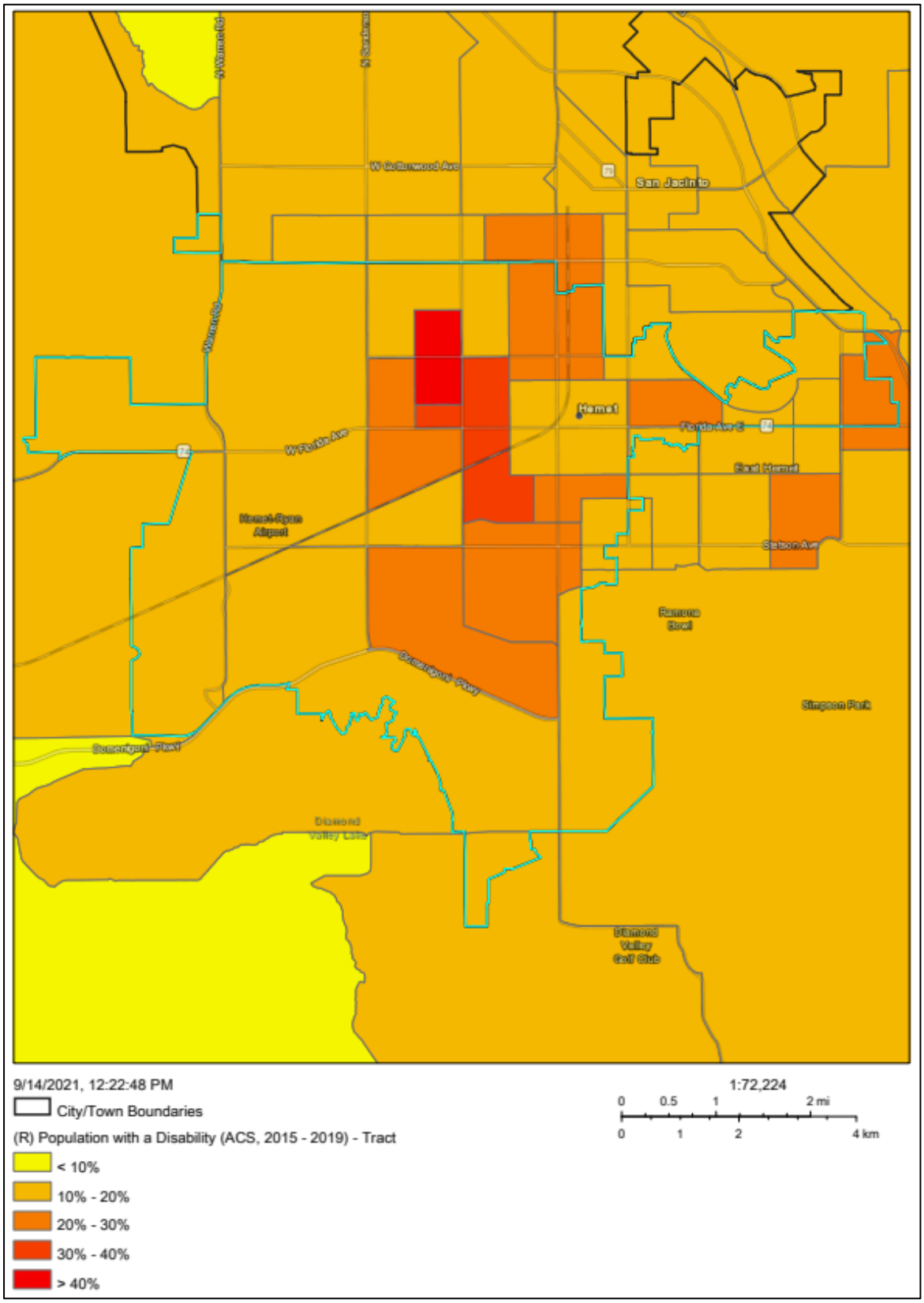
* Total of noninstitutionalized population with at least one disability.

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

Figure 3-19 identifies the occurrence of disabilities within the City's census tracts. As illustrated, there are a few tracts towards the center of the City where over 40 percent of the population reports a disability and a number of surrounding tracts with 30 to 40 percent. At least 10 percent of the population within each census tract reports at least one disability.

A number of proposed housing sites are located within the census tracts reporting larger disabled populations. The location of the potential future housing sites in these census tracts may provide opportunities for affordable housing in conjunction with or near services.

Figure 3-19: Hemet Population with a Disability



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

Tables 3-24 and **3-25** display household type and income data for the State, County, and City. Amongst the three jurisdictions, households categorized as "family" made up the majority of households. Hemet reports the lowest percentage of the three, with about 7 percent less than Riverside County and 3 percent less than California. In addition, 45 percent of Hemet households are married-couple family households and 32.6 percent have related children under the age of 18. The percent of households with children is near the County and State's percentages but remain smaller. Households with children may require different or additional design standards and may also be larger to accommodate additional persons to avoid overcrowding. A little over half of the City's households have at least one person over the age of 60. This is greater than for the County and State (41.6 percent and 39.1 percent, respectively).

Regarding household income, **Table 3-25** shows Hemet has a much lower annual median income compared to Riverside County and the State. The City of Hemet's median income is $39,726, while the State's median income is $75,235. Approximately 60 percent of the City's population earns annual income below $50,000, with about 15 percent earning under $15,000. Generally, a higher percentage of married couple households show a higher median income in a community as they are more likely to have more than one income source. Higher income may provide for sufficient and stable housing options, as well as the ability to renovate and update aging attributes of a home.

Table 3-24: Population by Familial Status by Geography, 2019

Familial Status	Hemet	Riverside County	California
Family Households	65%	72.7%	68.7%
Married-Couple Family Households	45%	53.8%	49.8%
With Related Children Under 18	32.6%	37.2%	34%
Non-Family Households	35%	27.3%	31.3%
Households with one of more people 60 years or over	55.5%	41.6%	39.1%
Total Occupied Housing Units*	**28,893**	**724,893**	**13,044,266**

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

Table 3-25: Households by Income by Geography, 2019

Household Income	Hemet	Riverside County	California
Less than $10,000	7.7%	5.4%	4.8%
$10,000-$14,999	7.2%	3.9%	4.1%
$15,000-$24,999	16.1%	8.4%	7.5%
$25,000-$34,999	12.8%	8.5%	7.5%
$35,000-$49,999	16.8%	11.7%	10.5%
$50,000-$74,999	17%	17.1%	15.5%
$75,000-$99,999	9.5%	13.1%	12.4%
$100,000-$149,999	8.4%	16.9%	16.6%
$150,000-$199,999	2.9%	7.9%	8.9%
$200,000 or More	1.6%	7.1%	12.2%
Median Income	**$39,726**	**$67,005**	**$75,235**

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

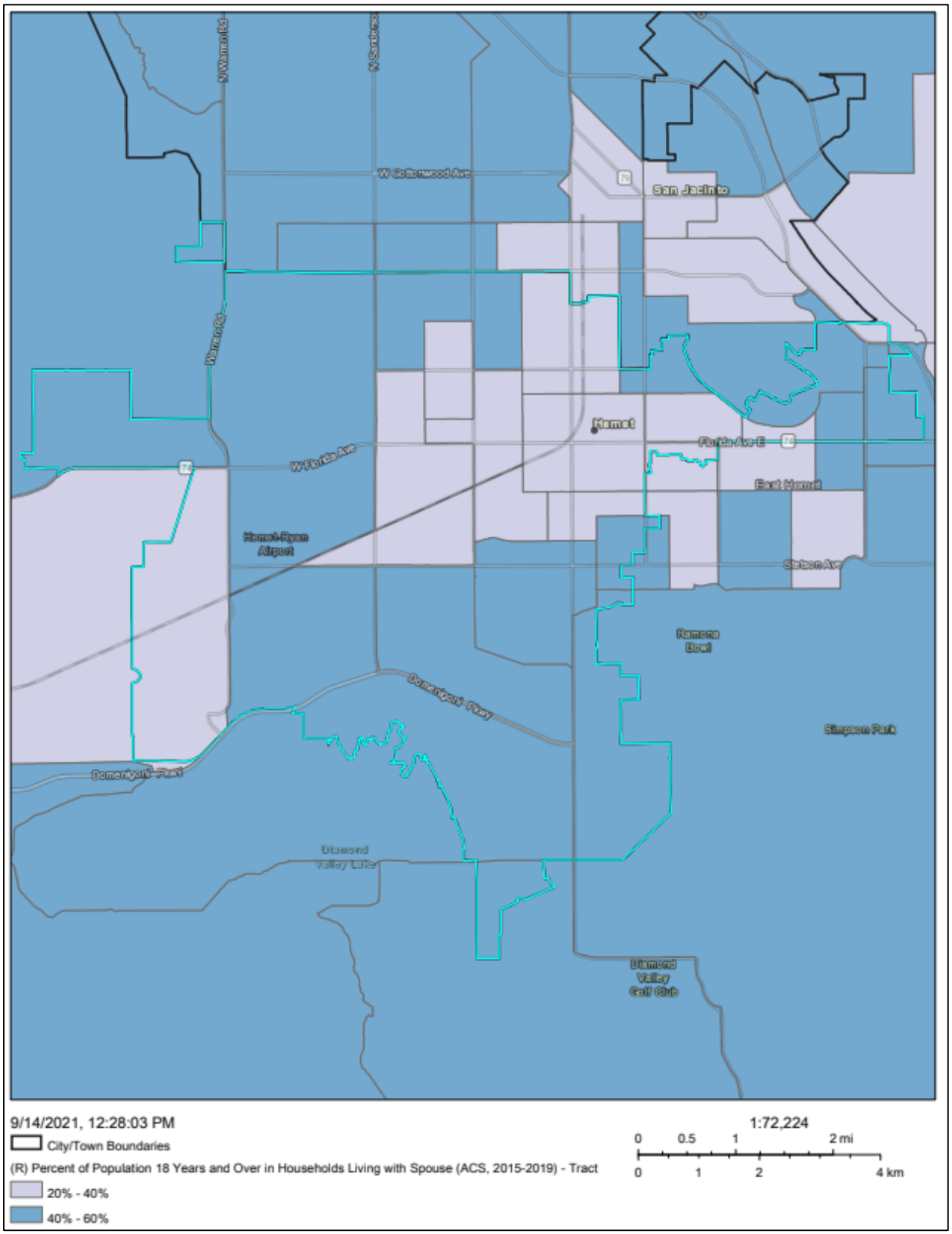
Figure 3-20 below shows that a large portion of the City has higher rates of households made up of married couples. Most of the region with high rates of married-couple households include single-family neighborhoods, as well as some agricultural and vacant land. The City's downtown region has the largest concentration of 20 to 40 percent married-couple households.

Figure 3-21 shows the percent of children living in married-couple households. In alignment with the concentration of married-couple households, there is a much greater percentage of children in areas that also reported high percentages of married-couples. The downtown region reports the lowest rates of children, with census tracts ranging from 20 to 40 percent and 40 to 60 percent children living in married-couple households.

Figure 3-22 shows the percent of children living in female households with no spouse present. A large portion of the City shows less than 20 percent; however, a few census tracts in the downtown area report 40 to 60 percent of children living in female-headed households.

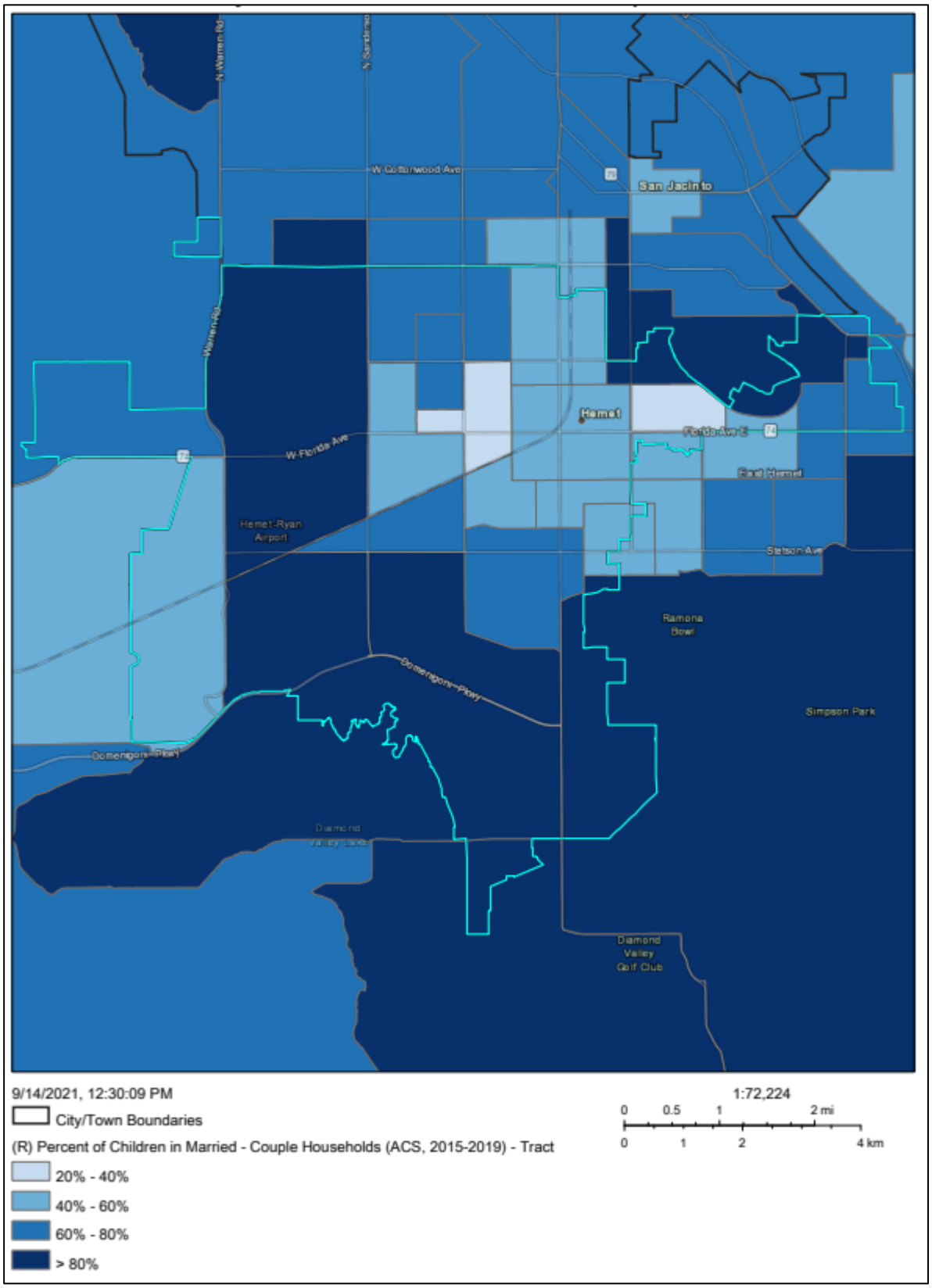
Reflecting the overall high rates of married couples and family households throughout Hemet, **Figure 3-23** shows only three census tract with 20 to 40 percent persons living alone.

Figure 3-20: Married-Couple Households, Hemet



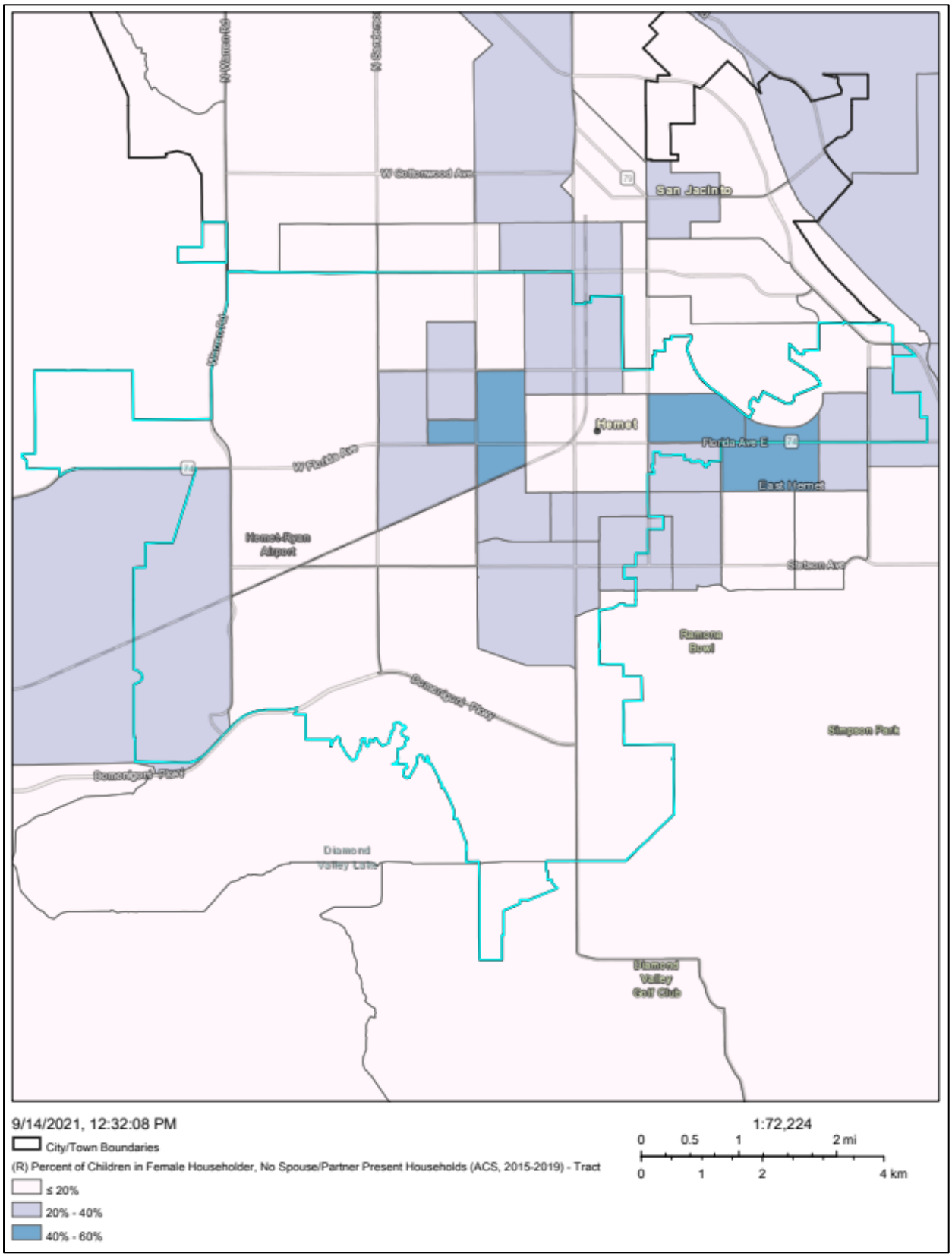
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-21: Children in Married-Couple Households, Hemet



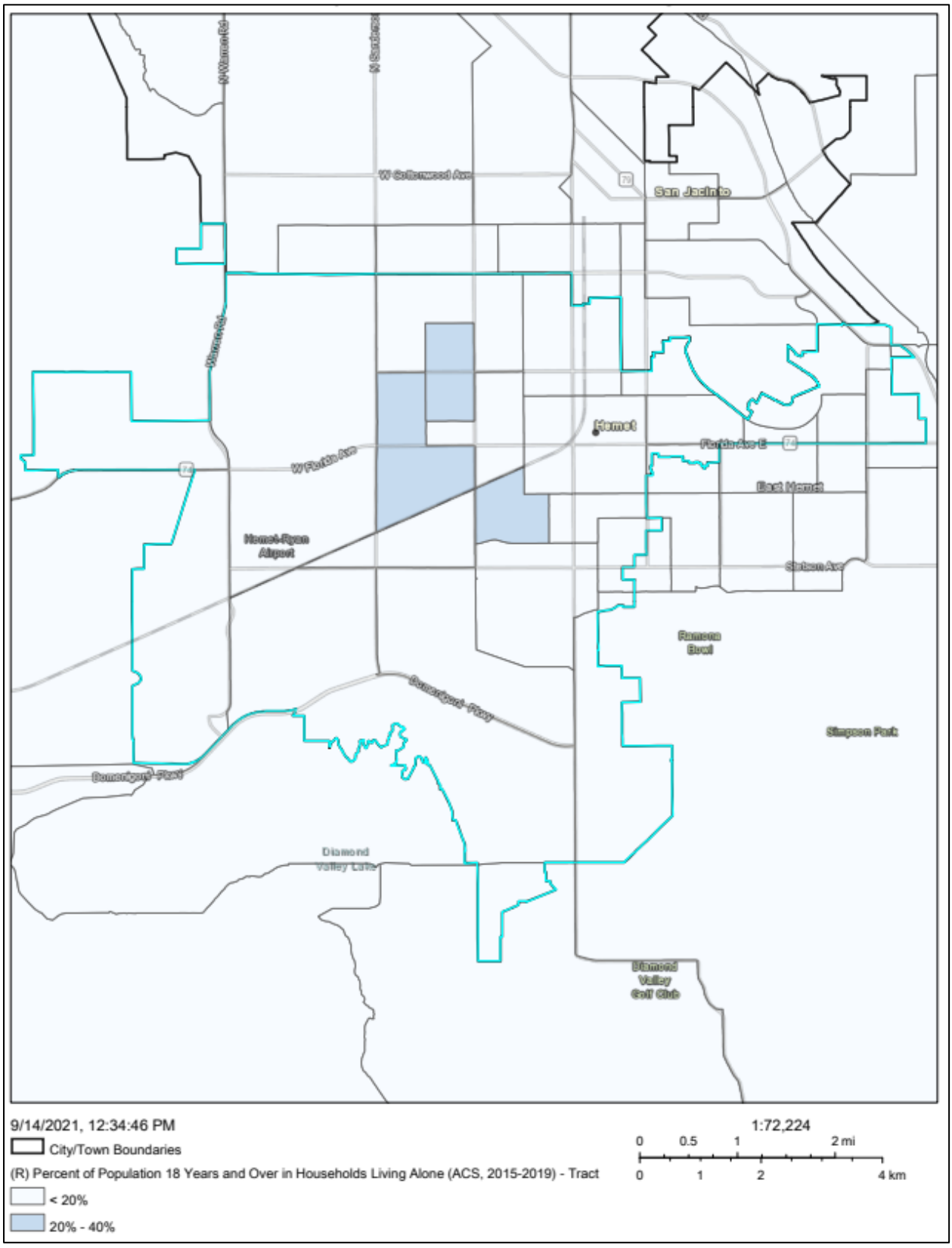
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-22: Children in Female-Headed Households, Hemet



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

Figure 3-23: Householder Living Alone, Hemet



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

Table 3-26 displays data for households experiencing overpayment or cost burden in the State, County, and City. Housing cost burden may have a number of consequences for a household, such as displacement and limited income for food, transportation, and other necessities. The HUD Consolidated Planning/CHAS data shows that Hemet has a higher percentage of households overpaying for housing compared to the County and State. Almost a quarter of Hemet households are severely overburdened as they pay over 50 percent of their annual income for housing.

Figure 3-24 and **Figure 3-25** show overpayment for both homeowners and renters throughout the City. As the figures show, the City high overpayment rates closer to the downtown region. **Figure 3-25** shows renters are disproportionately overburdened by housing costs throughout most of the City, with some census tracts reporting over 80 percent of renters experiencing a cost burden.

Table 3-26: Household Overpayment by Geography, 2019

Overpayment	Hemet	Riverside County	California
Cost Burden > 30%	44%	40.4%	40.1%
Cost Burden > 50%	22.8%	19.2%	19.4%
Cost Burden Not Available	1.7%	1.5%	1.4%

Source: HUD Consolidated Planning/CHAS Data, 2013-2017.

Table 3-27 displays data for overcrowding in the State, County, and City. Overcrowding is defined as between 1.01 and 1.5 persons per bedroom, and severe overcrowding is at least 1.51 persons per bedroom. Overcrowding occurs when nonfamily members combine incomes to live in one household, such as roommates. It also occurs when there are not enough size appropriate housing options for large or multigenerational households. The data shows that renter households experience more overcrowding than owner households. Overcrowding is the lowest in Hemet compared to the State and County. Severe overcrowding is similar for all 3 jurisdictions for owner households.

Figure 3-26 shows overcrowding for all households throughout the City. The figure shows most overcrowding occurs most around the downtown region with two census tracts reporting 15.01 to 20 percent overcrowding of owner households. Most of the City reports overcrowding rates up to 8.2 percent.

Table 3-27: Households by Overcrowding by Geography, 2019

Overcrowding and Tenure	Hemet	Riverside County	California
Owner Households			
Overcrowded	1.4%	2.1%	1.6%
Severely Overcrowded	0.7%	0.8%	0.6%
Renter Households			
Overcrowded	2.7%	3%	3.6%
Severely Overcrowded	1.1%	1.1%	2.4%

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

Figure 3-24: Overpayment by Home Owners

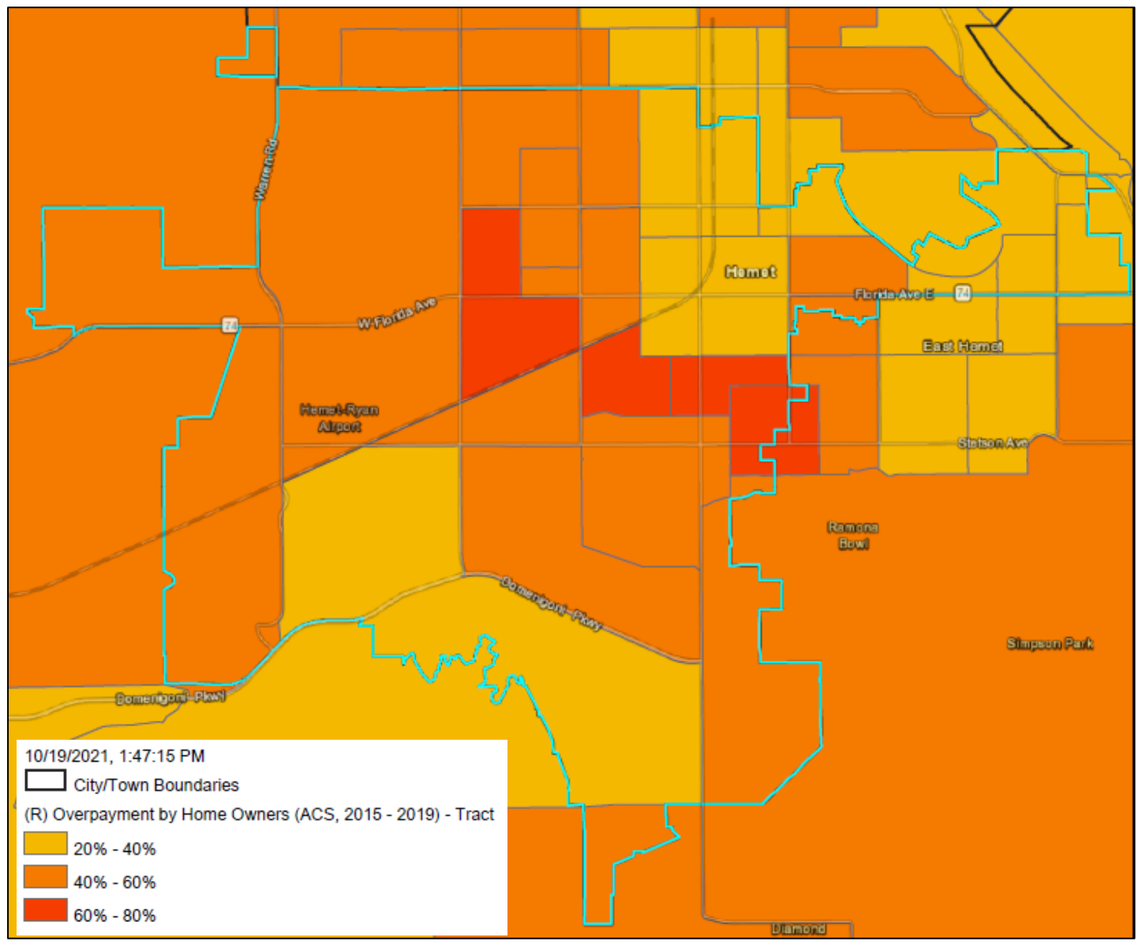
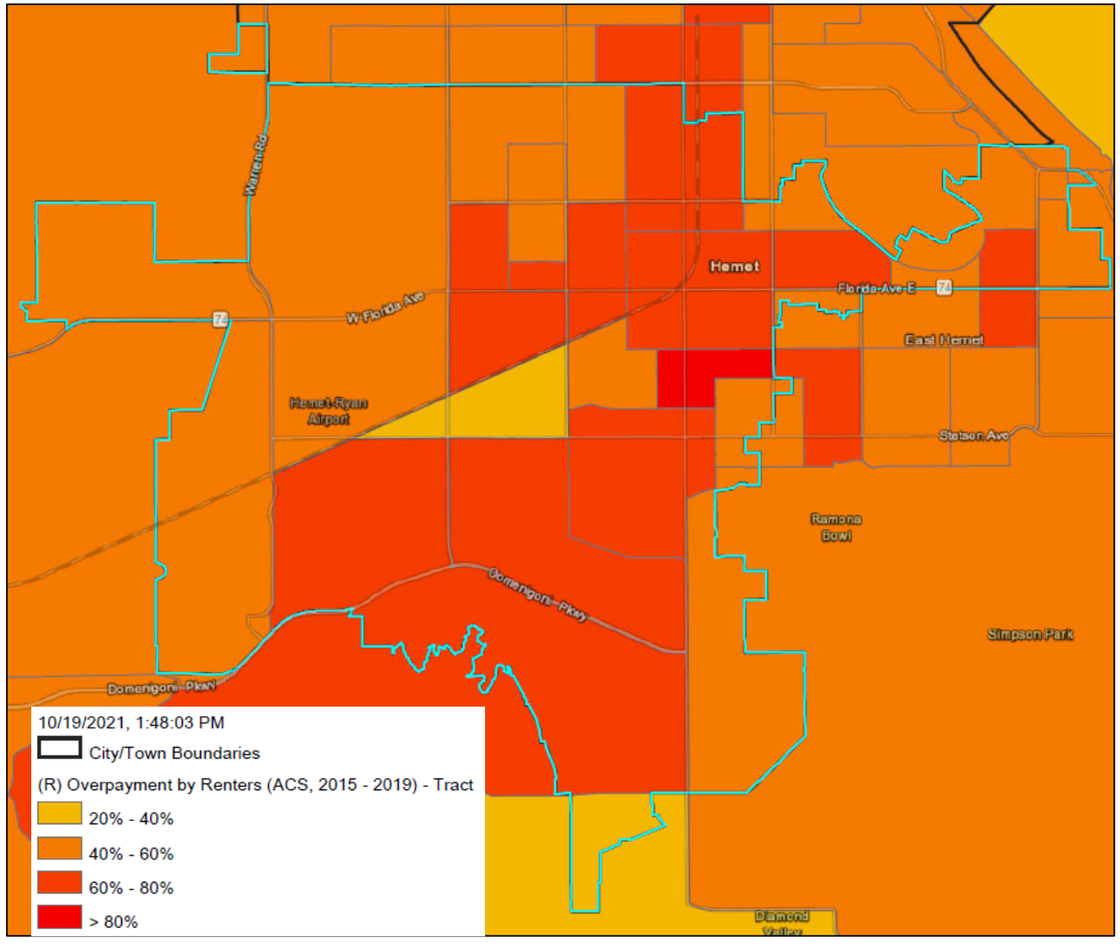
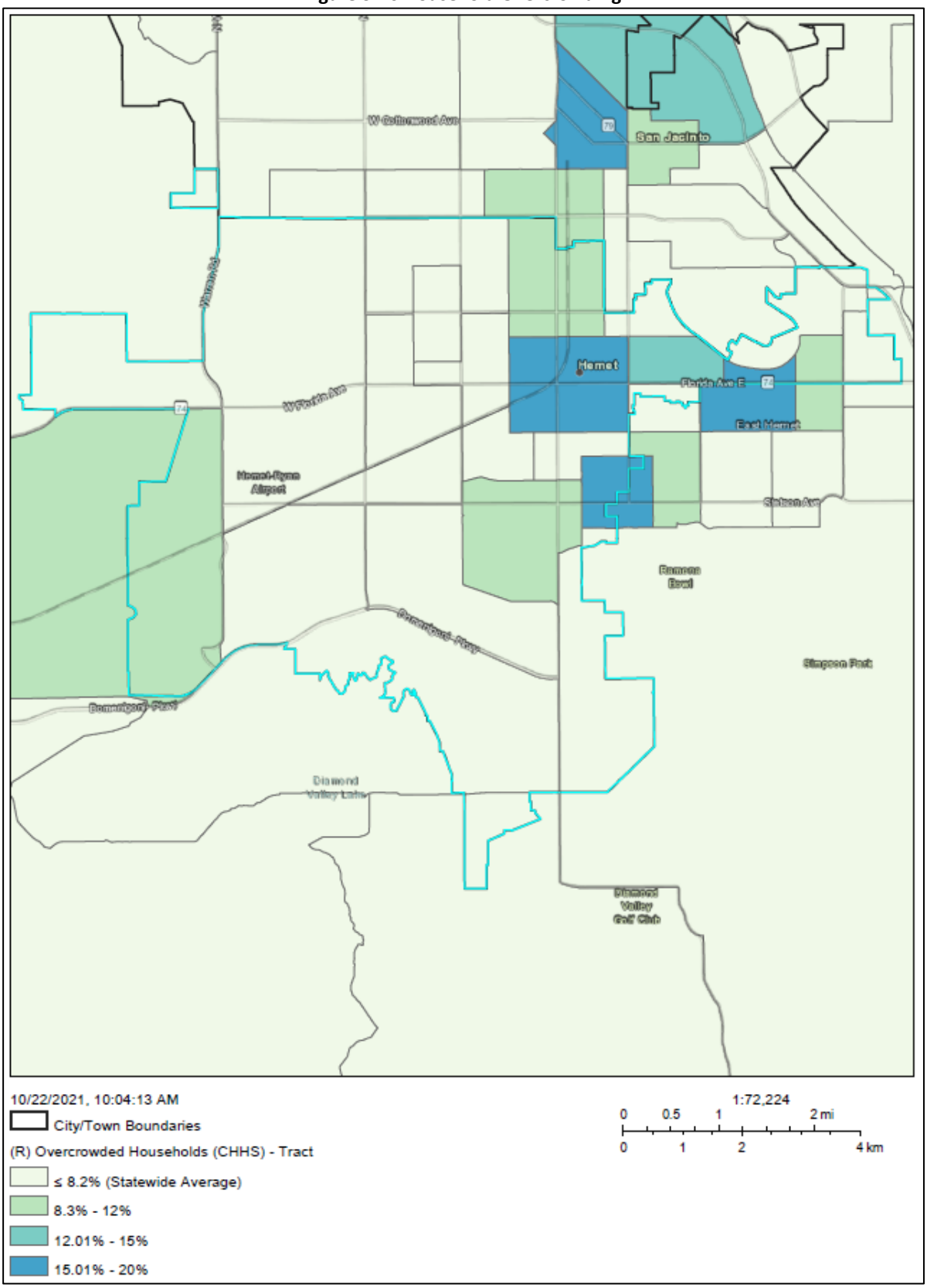


Figure 3-25: Overpayment by Renters



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

Figure 3-26 Household Overcrowding



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

Table 3-28 displays data for household tenure (owner vs. renter) for the State, County, and City. Homeownership is an important foundation for helping families with low income build stability and independence. The opportunity for transition into the homebuyer's market is important for persons and households in all communities as homeownership allows for increased stability and opportunity to age in place. The data shows that Hemet has a higher homeownership rate than the State, but about 8 percent less than the County.

Table 3-28: Households by Tenure by Geography, 2019			
Household Tenure	Hemet	Riverside County	California
Owner Households	58.5%%	66.3%	54.8%
Renter Households	41.5%	33.7%	45.2%
Source: American Community Survey, 5-Year Estimates, 2019.			

Housing Stock in Hemet

Table 3-29 and **3-30** display comparative housing stock data for the State, County, and City. **Table 3-29** below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and household types. The data shows that a majority of housing stock in all three jurisdictions are single-family dwelling units. Approximately 11.6 percent of housing units in Hemet have at least 10 units, compared to 7.8 percent for the County and 17.5 percent for the State. The City of Hemet has the highest percentage of mobile homes at almost a quart of the total housing stock.

Table 3-29: Occupied Housing Units by Type by Geography, 2019			
Housing Unit Type	Hemet	Riverside County	California
1-Unit, Detached	51.5%	68.3%	57.7%
1-Unit, Attached	4.1%	5.4%	7%
2 Units	1.8%	1.5%	2.4%
3 or 4 Units	4%	3.7%	5.5%
5 to 9 Units	3%	4.4%	6%
10 to 19 Units	4.3%	3.4%	5.2%
20 or More Units	7.3%	4.4%	12.3%
Mobile Home	23.7%	8.8%	3.7%
Boat, RV, Van, etc.	0.3%	0.1%	0.1%
Source: American Community Survey, 5-Year Estimates, 2019.			

Table 3-30 below displays housing stock by year built for the City, County, and State. Older housing generally requires more upkeep, regular maintenance, and can cause a cost burden on both renters and homeowners. Approximately 66.2 percent of the City's housing stock was built over 30 years ago. This compares to 53.4 percent for the County and 74.4 percent for the State. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions.

Table 3-30: Housing Unit by Year Built by Geography, 2019			
Year Built	Hemet	Riverside County	California
Built 2014 or later	1.2%	2.3%	1.7%
Built 2010 to 2013	1.3%	2.6%	1.7%
Built 2000 to 2009	20.4%	26%	11.2%
Built 1990 to 1999	10.8%	15.8%	10.9%
Built 1980 to 1989	22.3%	21.3%	15%
Built 1970 to 1979	25.7%	14.5%	17.6%
Built 1960 to 1969	11%	7.7%	13.4%
Built 1950 to 1959	4.5%	6%	13.4%
Built 1940 to 1949	1.2%	1.8%	5.9%
Built 1939 or earlier	1.5%	2.1%	9.1%
Source: American Community Survey, 5-Year Estimates, 2019.			

Table 3-31 below displays rates of substandard housing by factors considered for the City, County, and State. These factors may lead to units being considered substandard and in need of rehabilitation. As the table shows, the City of Hemet has the most units with substandard factors in comparison to the County and the State. This may represent a potentially higher need for rehabilitation assistance to improve current housing conditions.

Table 3-31: Housing Conditions by Geography, 2019			
Elements of Substandard Housing Conditions	Hemet	Riverside County	California
No Telephone Service Available	1.2%	0.9%	0.9%
Lacing Plumbing Facilities	1.1%	0.4%	0.4%
Lacking Complete Kitchen Facilities	2.2%	0.7%	1.1%
Source: American Community Survey, 5-Year Estimates, 2019.			

Future Growth Needs

The City's future growth need is based on the RHNA production of 812 very low- and 732 low-income units within the 2021-2029 planning period. **Appendix B** of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Urban Displacement

The Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision makers and stakeholders better plan for existing communities and

provide additional resources to areas in need or at-risk of displacement and gentrification. The displacement typologies and the criteria used to identify each category are listed below with the census tracts identified in each:

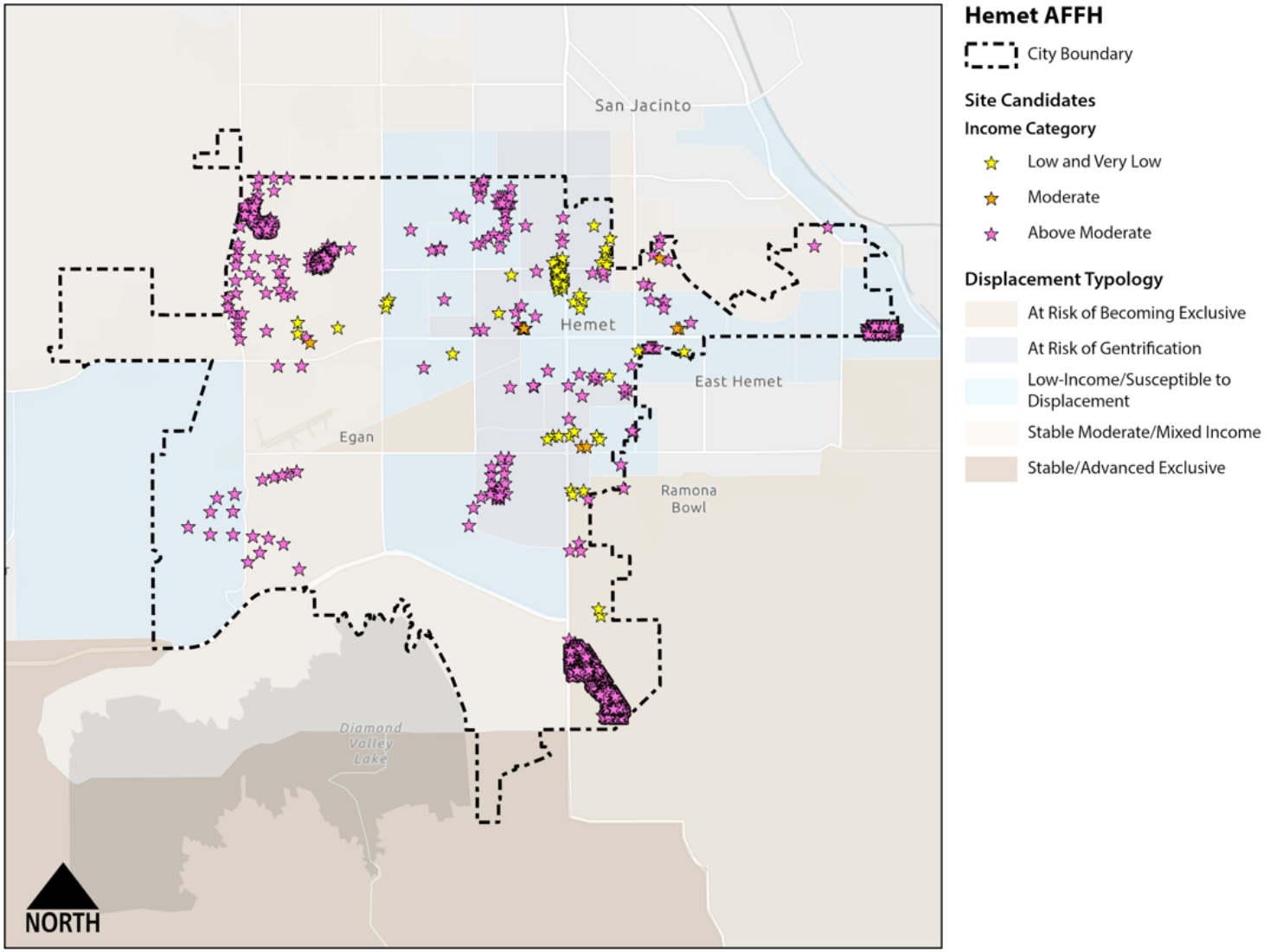
Table 3-32: Displacement Typology Criteria and Hemet Census Tracts

Modified Types and Criteria	Hemet Census Tracts
Low-Income/Susceptible to Displacement • Low or mixed low-income tract in 2018.	437.02, 434.01, 435.05 437.02, 433.12, 435.06 433.10, 433.16, 427.23 433.09, 435.03
Ongoing Displacement of Low-Income Households • Low or mixed low-income tract in 2018. • Absolute loss of low-income households, 2000-2018.	--
At Risk of Gentrification • Low or mixed low-income tract in 2018. • Housing affordable to low or mixed low-income households in 2018. • Didn't gentrify 1990-2000 OR 2000-2018. • Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018. • Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap.	435.07 434.05 434.04 434.03 433.07
Early/Ongoing Gentrification • Low or mixed low-income tract in 2018. • Housing affordable to moderate or mixed moderate-income households in 2018. • Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2-12-2018. • Gentrified in 1990-2000 or 2000-2018.	--
Advanced Gentrification • Moderate, mixed moderate, mixed high, or high-income tract in 2018. • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. • Marginal change, increase, or rapid increase in housing costs. • Gentrified in 1990-2000 or 2000-2018.	--
Stable Moderate/Mixed Income • Moderate, mixed moderate, mixed high, or high-income traact in 2018.	433.17, 427.45 435.04, 435.08
At Risk of Becoming Exclusive • Moderate, mixed moderate, mixed high, or high-income traact in 2018. • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. • Marginal change or increase in housing costs.	433.06 433.04
Becoming Exclusive • Moderate, mixed moderate, mixed high, or high-income traact in 2018. • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. • Rapid increase in housing costs. • Absolute loss of low-income households, 2000-2018. • Declining low-income in-migration rate, 2012-2018. • Median income higher in 2018 than in 2000.	--
Stable/Advanced Exclusive	432.39

Table 3-32: Displacement Typology Criteria and Hemet Census Tracts	
Modified Types and Criteria	**Hemet Census Tracts**
• High-income tract in 2000 and 2018 • Affordable to high or mixed high-income households in 2018. • Marginal change, increase, or rapid increase in housing costs.	
Source: Urban Displacement Project, University of California Berkeley (2021).	

Table 3-32 and **Figure 3-27** show a number of low income census tracts in the City which are susceptible/at risk of displacement. These census tracts are located in and around the City's downtown – an area previously identified as having lower access to opportunities. The southern region of the City is shown to be mostly made up of stable census tracts with mixed incomes and some pockets of exclusivity. As **Figure 3-27** shows, sites identified as part of the candidate sites analysis have been identified throughout the whole City. All of the above moderate sites identified in stable moderate/mixed income regions are current projects in the pipeline seeking permits or having received permits and being built. A number of lower income sites have been identified in the low-income region susceptible to displacement. As detailed in the **Appendix B: Candidate Sites Analysis**, these sites are currently available for the development of affordable multi-family units as they currently meet the required zoning and density that facilitates such development. The development of new housing units in areas marked susceptible to displacement may create new opportunities for existing residents to access housing affordable to low and very low income households, as well as create new opportunities for employment and community resources. Given the City's downtown area is identified as having lower access to services and resources, **Program H-1a** is included in Section 4 to facilitate the creation of additional opportunities for existing and future residents.

Figure 3-27 Gentrification and Displacement in Hemet



Source: Urban Displacement Project, University of Berkeley (2021).

Assisted Units "At-Risk" of Conversion

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low-income households.

Table 3-33 below provides a list of 303 housing units with affordability covenants, of which 0 housing units are at-risk of converting to market-rate between 2021 and 2031. Consistent with the requirements to analyze the impacts of the potential conversion of these units to market-rate units, this section provides an analysis of preservation of assisted housing units at-risk of conversion.

Table 3-33: City of Hemet Assisted Housing Covenants (2021-2031)

Project Name	Assisted Units	Owner Type	Assistance Program	Earliest Possible Date of Conversion	Risk Level Through 2031
Ability First 1360 Acacia	17	Non-Profit	PRAC/811	2059	None
Hemet Estates 1101 E. Menlo Ave.	80	Profit-Motivated	Section 8/RDA	2033	None
Oasis Senior 1015 N. Oakland Ave.	64	Non-Profit	PRAC/811	2050	None
Sahara Senior 465 N. Palm	74	Non-Profit	PRAC/202	2048	None
Village Meadows 700 Arbor Pkwy.	68	Limited Dividend	Section 8/RDA	2068	None
Total Units	303	--	--	--	0

Resources for Affordable Housing Units

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe,

sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.

- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Qualified Entities to Preserving Affordable Housing Units

The following organizations may potentially assist in preserving units at-risk of converting to market rate.

- Century Housing
- Coalition for Economic Survival
- Community Partnership Development Corporation
- Housing Corporation of America
- Jamboree Housing Corporation
- Neighborhood Housing Services of the Inland Empire (NHSIE)
- Nexus for Affordable Housing, Inc.
- Poker Flats Investors LLC
- American Family Housing
- Southern California Housing Development Corporation

Persons Experiencing Homelessness

People experiencing homelessness are those who do not have a fixed, regular, and adequate overnight residence, or whose overnight residence is a shelter, street, vehicle, or enclosure or structure unfit for habitation. Factors contributing to increases of homelessness may include the following:

- Lack available resources to support stable housing access
- Spikes in rent increase and lack of tenant protections
- Housing discrimination
- Evictions
- Lack of housing affordable to low- and moderate-income persons
- Increases in the number of persons whose incomes fall below the poverty level
- Reductions in public subsidies to the poor
- The deinstitutionalization of the mentally ill

According to the Riverside County Homeless Point-in-Time Count, in 2019 there were an estimated 112 unhoused persons which decreased to an estimate 93 unhoused persons in 2020. As of 2021, the total point in time count of unhoused persons is estimated at 46 persons. The PIT count for Riverside County is done for Supervisory Districts, for Hemet, this includes Murrieta, San Jacinto, and Temecula. Overall, the 46 unhouse persons in Hemet account for about 73% of the overall Supervisory District 3 count of 63 persons. When contextualized with the total number of people residing in Hemet, the 46 homeless individuals represent approximately 0.05% of the population. In neighboring jurisdictions, the point in time count of homeless persons in 2021 was:

- Murrieta: 3 persons
- San Jacinto: 11 persons
- Temecula: 2 persons

The demographic data for unhoused persons is not broken down by jurisdictions, however for the 63 unhoused persons in the Supervisory District 3, 38 percent experienced chronic homelessness. Additionally, 44 persons identified as White, 14 persons identified as Black, one (1) person identified as American India and three (3) persons identified as Native Hawaiian. About 27 percent of the people survey were seniors (60 years+) and about 27 percent were under the age of 24. Thirty-five percent of unhoused persons experience mental health conditions and 5 percent recorded substance abuse.[5]

SB 330

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and polices that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential

[5] Riverside County Homeless Point-in-Time Count, Riverside County Health Informatic, 2020 and 2021. Accessed online: January 13, 2021.

density reduction associated with a "housing development project", from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

The City has not identified any sites as part of its housing sites strategy, as outlined in **Appendix B's** Sites Analysis, that have existing residential uses. All sites identified within this element are vacant.

Sites Inventory

The City of Hemet has enough residentially zoned vacant land to accommodate the City's RHNA allocation. While the units are located throughout the City, a majority are located within the northern, central, and western portions of the City. These areas are generally more developed and have increased access to transit amenities, higher job proximity, and higher educational opportunity. The location of the sites in the sites inventory does not concentrate sites in areas with disproportionate segregation, poverty, or housing needs in ways that would exacerbate existing conditions. Rather, the location of sites aims to assist areas with disproportionate segregation, poverty, and housing needs in addressing these challenges.

Integration and Segregation

While the City of Hemet has a diverse population throughout the City as a whole, areas with the largest concentration of non-white populations are located in the City's downtown area and along the southern edge of the City, however this area is predominately vacant, undeveloped land. The site inventory does not concentrate sites in these areas and instead distributes them largely throughout the northern, central, and western portions of the City. In addition, the City generally has median incomes with some lower income census tracts around the City's downtown area. Per Hemet's RHNA allocation the sites inventory accommodates a mix of low and very low-income housing as well as moderate and above moderate-income housing throughout the northern and western portions of the City as well as in the central portion around the greater downtown area. Lower income housing around the downtown area will provide additional affordable housing opportunities to ensure that displacement will not be exacerbated and the moderate and above moderate housing in this area will prevent the exacerbation of the concentration of lower income households.

Access to Opportunity

The majority of the City is considered low resource according to the TCAC Opportunity Map composite score. Thus, while the majority of sites identified in the sites inventory are located in low resource areas, they are not disproportionately located in these areas in the context of the resource level of the City as a whole. However, the northern and western portions of the City have closer access to job proximity as well as higher educational opportunity. The northern and central portions of the City have increased access to transit amenities. Sites were placed throughout the northern, western, and central portions of the City to take advantage of the current and future assets within those areas.

Disproportionate Housing Needs

The City of Hemet's homeowners experience high rates of overpayment in the central portions of the City and renter experience high rates of overpayment throughout the City. Site selection emphasized the

development of vacant land currently zoned for residential use. Consideration was given to the lower income sites around the downtown area and in the northern portion of the City. Placement of lower income sites in these areas provides access to supportive services such as education facilities and transit amenities and ensures that there are affordable housing options in geographical areas that experience high rates of cost burden and may be susceptible to displacement. Additionally, there are some housing sites placed in the central and eastern portion of the City. The placement of these lower-, moderate-, and above moderate-income sites are within areas experiencing overcrowding that would benefit from increased housing opportunity at all income levels to alleviate the impacts of overcrowding.

4. Assessment of Contributing Factors to Fair Housing in Hemet

In addition to the identified AI impediments, Hemet experiences the following local contributing factors to fair housing:

- There are two Racially or Ethnically Concentrated Areas of Poverty (R/ECAPS) within Hemet as identified by HUD. These identified census tracts have at least 50 percent non-white populations with a poverty rate that exceeds 40 percent and/or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Hemet have moderate to low achievement opportunities but moderate to high access to opportunities. Additionally, analysis of the California Tax Credit Allocation Committee/Department of Housing and Community Development (TCAC/HCD) Opportunity Area Maps show that the majority of the City is categorized as "low resource," meaning there is low access to essential resources for existing residents in those census tracts.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low- and low-income RHNA allocation (**Appendix B**). These sites are dispersed throughout the City.

The AI also identifies the following actions to remove and mitigate impediments to fair housing in the community:

- **Population Diversity**
  - Reduce neighborhood poverty levels
  - Develop market rate housing
- **Housing Discrimination**
  - Continue to provide fair housing services
  - Increase fair housing services to include periodic testing
  - Increase fair housing awareness and education through the City's website
- **Steering**
  - Provide information on steering at first time homebuyer (FTHB) workshops
- **Lending Practices**
  - Provide information on reasons for loan denials
- **Property Management Practices**
  - In FY 2021/2022 prepare written policies

- **Disability Definition**
  - Delete the reference to "substantially limits" in the disability definition
- **Transitional and Supportive Housing**
  - Amend the transitional and supportive housing zoning requirements
- **Reasonable Accommodation Procedure**
  - Prepare a brochure or flyer to promote the reasonable accommodation procedure and prepare an application

Current Local Contributing Factors

There are a number of elements that may contribute to fair housing issues throughout the community. The following provides potential contributing factors affecting fair housing in Hemet:

- **Public Investment in Specific Neighborhoods** – The City of Hemet is considered a low resource region, as illustrated in **Figure 3-8.** This includes one census tract with high segregation and poverty. When compared with the CalEnviroScreen map in **Figure 3-10**, the areas lower opportunity results overlap with higher degrees of environmental burdens. The City must focus on investing in central neighborhoods to provide those most directly impacted by pollution and poor mobility with additional resources.
- **Fair Housing Enforcement and Outreach Capacity** – The City of Hemet partners with the Fair Housing Council of Riverside County (FHCRC) for fair housing-related issues and educational opportunities. During the Analysis of Impediments (AI) update, approximately 15 percent of survey respondents noted they believed to have experienced fair housing discrimination. Additionally, the AI noted a number of impediments to fair housing in Hemet ranging from population diversity to lending practices to transitional and supportive housing zoning. The AI noted the community is unaware of reasonable accommodation procedures as no information is readily available to the public. The City must continue its partnership with the FHCRC to educate the community on available services and provide additional resources to residents and property owners on fair housing practices.
- **Availability of Affordable Housing** – **Section 2** of this Housing Element provides data on household and economic characteristics. The City has an unemployment rate of 12.9 percent and 58 percent of the employed population earn a lower income (below 80 percent of the Median Family Income for the region). In comparison, there are currently only 303 total deed-restricted affordable housing units in the City (**Table 3-28**). In addition to allowing for the development of additional affordable housing units for current lower income residents, the City must provide additional resources and outreach to organizations and residents regarding aid available for those in need.

5. Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix B**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and

balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figures 3-28 through **3-33** below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using AFFH data layers for segregation and integration provided through HCD's AFFH data and mapping resources.

- **Figure 3-28 – Hemet Proposed RHNA Sites, Hispanic/Latino, 2018**
- **Figure 3-29 – Hemet Proposed RHNA Sites, Non-White Population, 2018**
- **Figure 2-30 – Hemet Proposed RHNA Sites, Low and Moderate Income, 2015**
- **Figure 2-31 – Hemet Proposed RHNA Sites, R/ECAP Areas**
- **Figure 2-32 – Hemet Proposed RHNA Sites, RCAA Areas**
- **Figure 2-33 – Hemet Proposed RHNA Sites, TCAC/HCD Opportunity Areas**

Figure 3-28 shows the proposed candidate sites to meet the RHNA for Hemet in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. **Figure 3-28** shows the following findings:

- 8 proposed sites to accommodate the RHNA allocation (totaling 135 potential units, or 2% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic less than 20 percent. Of those units, 9 are proposed as affordable to low and very low incomes.
- 909 proposed sites to accommodate the RHNA allocation (totaling 4,200 potential units, or 47% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent. Of those units, 258 are proposed as affordable to low and very low incomes.
- 133 proposed sites to accommodate the RHNA allocation (totaling 3,875 potential units, or 43% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent. Of those units, 843 are proposed as affordable to low and very low incomes.
- 21 proposed sites to accommodate the RHNA allocation (totaling 766 potential units, or 9% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 60 and 80 percent. Of those units, 551 are proposed as affordable to low and very low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.

Figure 3-29 shows the proposed candidate sites to meet the RHNA for Hemet in relation with census data showing the percentage of the population within each block group that is Non-White. **Figure 3-29** shows the following findings:

- 1 proposed site to accommodate the RHNA allocation (totaling 3 potential units, or less than 1% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White less than 20 percent. None are proposed as affordable to low and very low incomes.
- 764 proposed sites to accommodate the RHNA allocation (totaling 3,537 potential units, or 39% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 20 and 40 percent. Of those units, 217 are proposed as affordable to low and very low incomes.
- 226 proposed sites to accommodate the RHNA allocation (totaling 3,011 potential units, or 34% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 40 and 60 percent. Of those units, 686 are proposed as affordable to low and very low incomes.
- 80 proposed sites to accommodate the RHNA allocation (totaling 2,425 potential units, or 27% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent. Of those units, 758 are proposed as affordable to low and very low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of Non-White populations.

Figure 3-30 shows location of proposed candidate sites to meet the RHNA for Hemet in comparison with census data showing the percentage of the population within each block group who is categorized as low-income or moderate-income by the American Community Survey. **Figure 3-30** shows the following findings:

- 873 proposed sites to accommodate the RHNA allocation (totaling 4,022 potential units, or 45% of the total potential units) are located within block groups that have a percentage of the population that identifies as low- and moderate-income between 25 and 50 percent. Of those units, 217 are proposed as affordable to low- and very-low incomes.
- 100 proposed sites to accommodate the RHNA allocation (totaling 2,211 potential units, or 25% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 50 and 75 percent. Of those units, 141 are proposed as affordable to low- and very-low incomes.
- 98 proposed sites to accommodate the RHNA allocation (totaling 2,742 potential units, or 31% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income greater than 75 percent. Of those units, 1,303 are proposed as affordable to low- and very-low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low-income persons.

Figure 3-28 – Hemet Proposed RHNA Sites, Hispanic/Latino, 2018

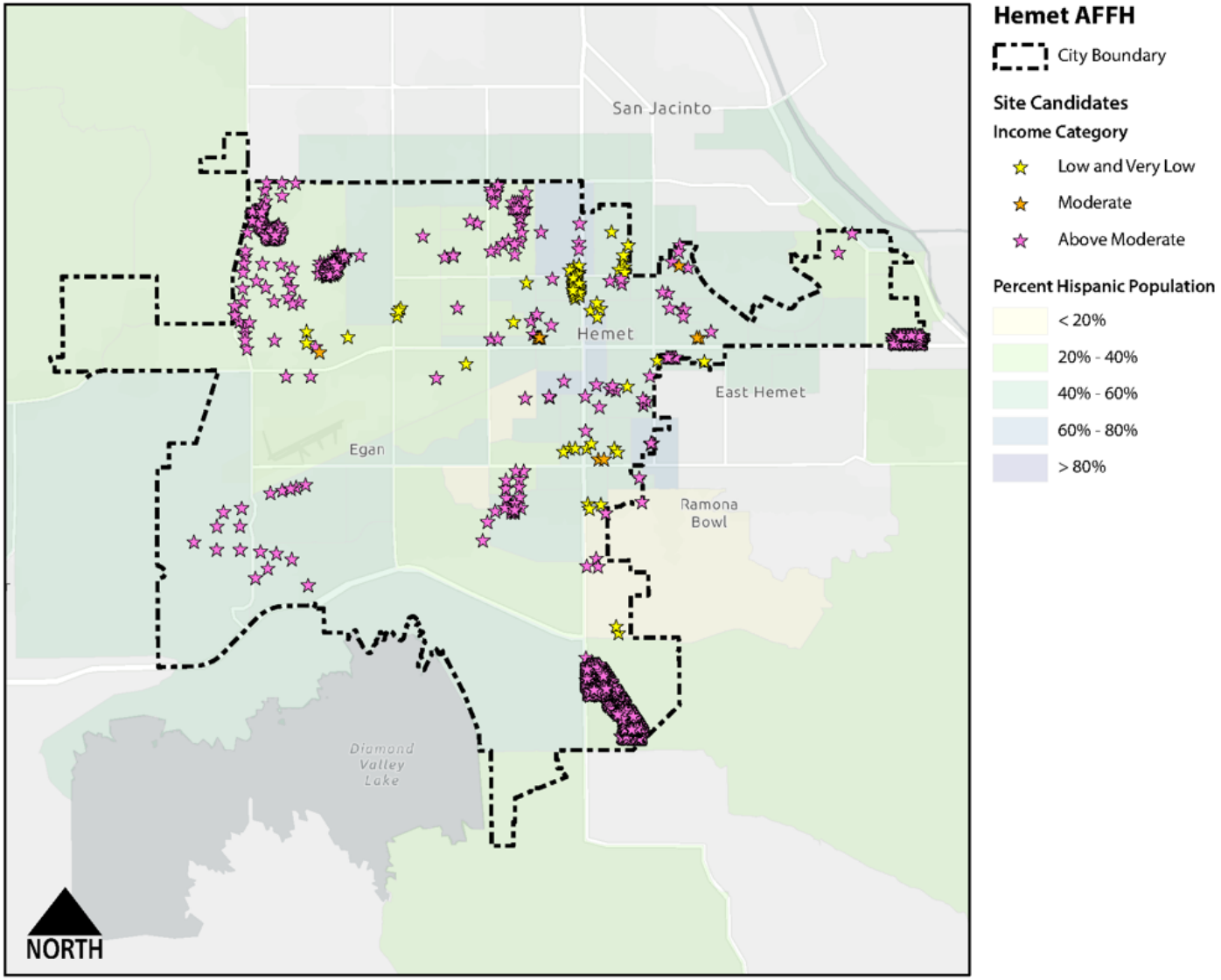


Figure 3-29 – Hemet Proposed RHNA Sites, Non-White Population, 2018

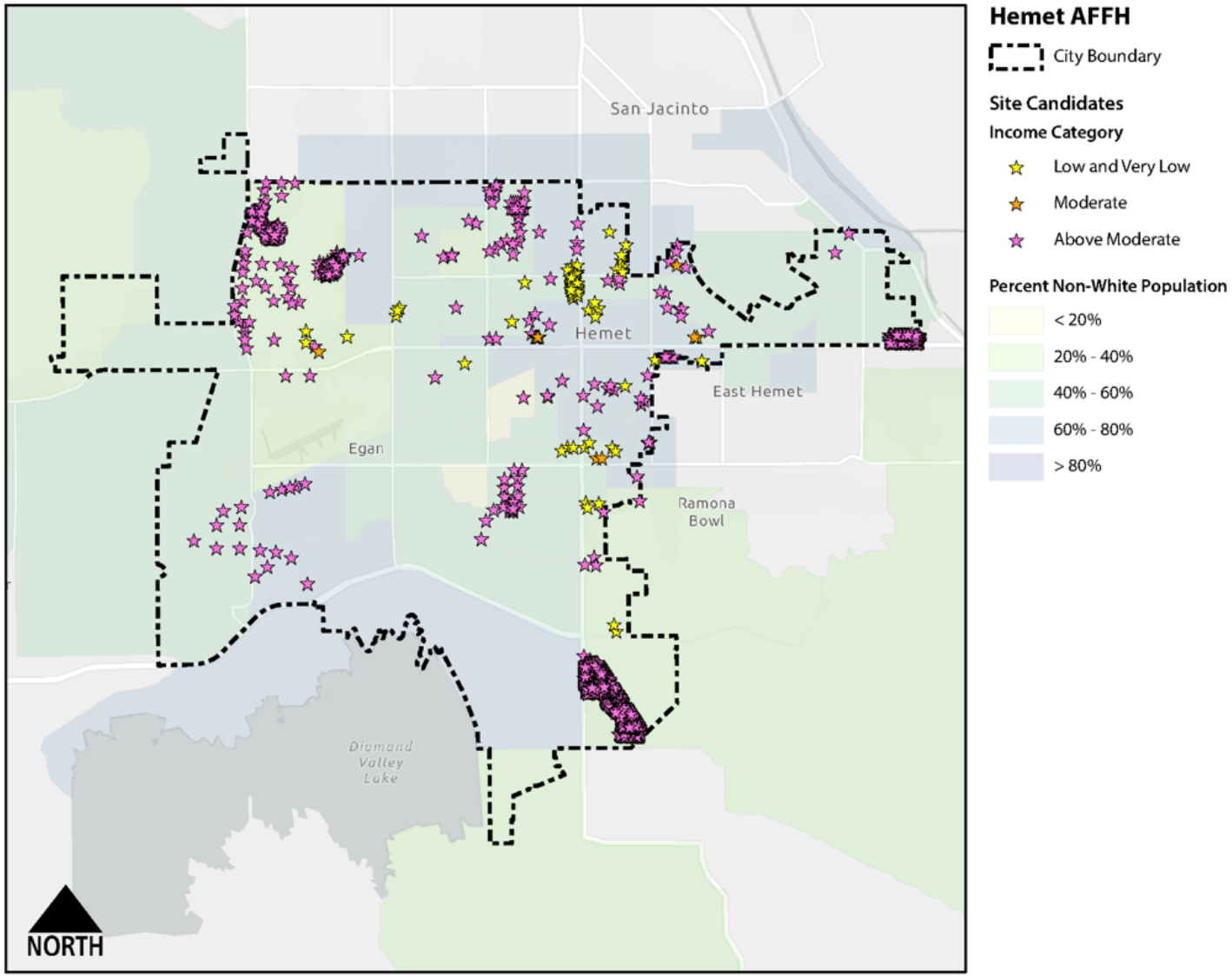


Figure 3-30 – Hemet Proposed RHNA Sites, Low and Moderate Income, 2015

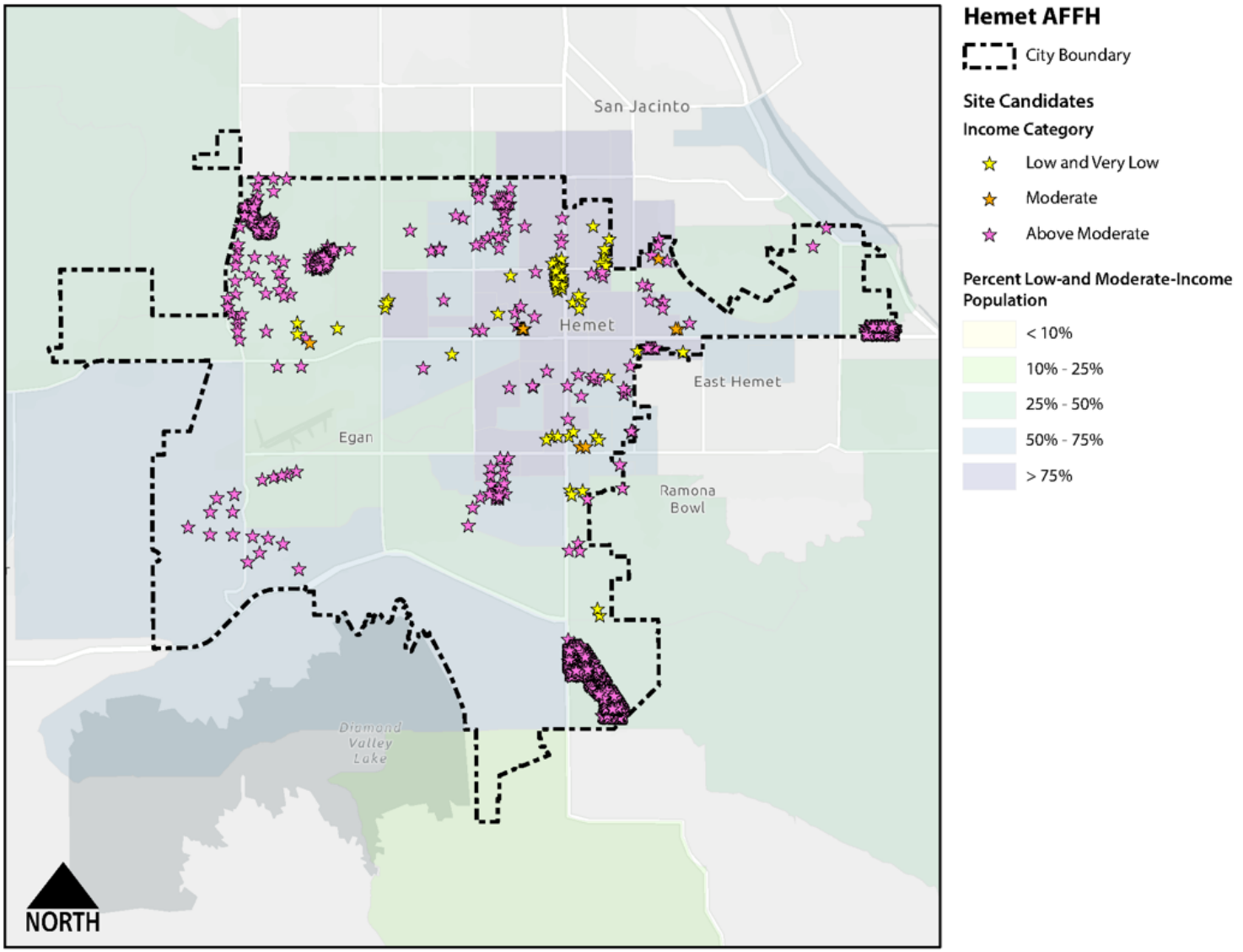


Figure 3-31 shows proposed candidate sites to meet RHNA for Hemet in relation with data showing R/ECAP areas within the City. R/ECAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. The goal of the AB 686 analysis is to analyze how the sites identified to accommodate the RHNA allocation may exacerbate or mitigate existing fair housing issues. **Figure 3-31** shows the following:

- There are 23 sites located in R/ECAPs within the City of Hemet.
- The 23 sites contain a total of 734 units (or 8% of the total potential units), 454 of which are assumed affordable to lower income households.

Figure 3-32 shows proposed candidate sites to meet RHNA for Hemet in relation with data showing RCAA areas within the City. RCAAs are racially or ethnically concentrated areas of affluence; they are identified as areas with a White Non-Hispanic population greater than 80 percent and a median household income greater than $125,000. **Figure 3-32** shows that there are no RCAAs in Hemet.

Figure 3-33 shows proposed candidate sites to meet RHNA for Hemet in relation with the TCAC/HCD Opportunity areas within the City. TCAC is the California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps which show how resources are spatially distributed throughout the City.

Figure 3-33 shows the following findings:

- 519 proposed sites to accommodate the RHNA allocation (totaling 7,011 potential units, or 78% of the total potential units) are located within the Low Resource region of the City. Of which, 1,652 are affordable to Lower income households.
- 546 proposed sites to accommodate the RHNA allocation (totaling 1,953 potential units, or 22% of the total potential units) are located within the Moderate Resource region of the City. Of which, 9 are affordable to Lower income households.
- 6 proposed sites to accommodate the RHNA allocation (totaling 12 potential units, or less than 1% of the total potential units) are located within the High Segregation and Poverty region of the City. Of which, 0 are affordable to Lower income households.

Figure 3-31 – Hemet Proposed RHNA Sites, R/ECAP Areas

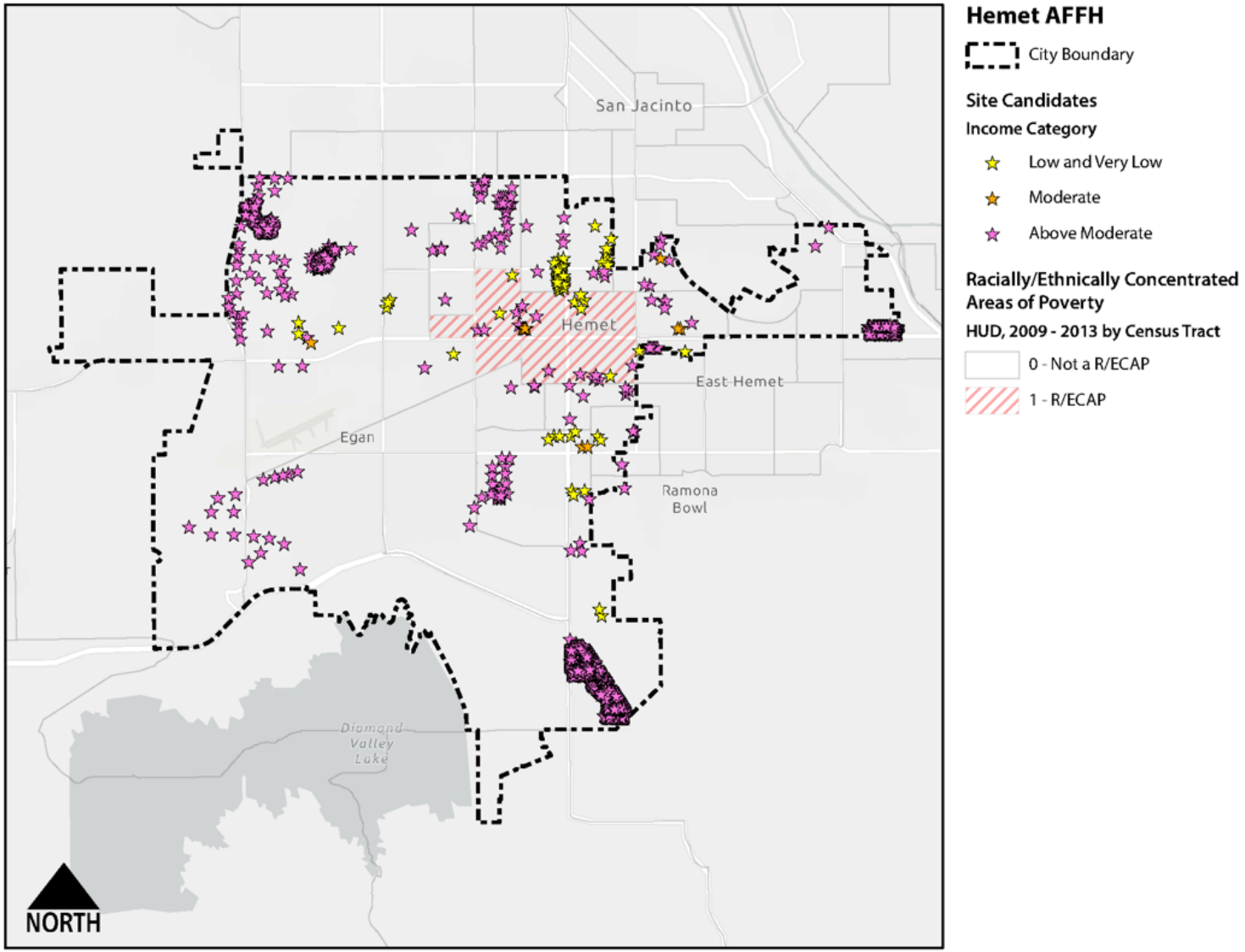


Figure 3-32 – Hemet Proposed RHNA Sites, RCAA Areas

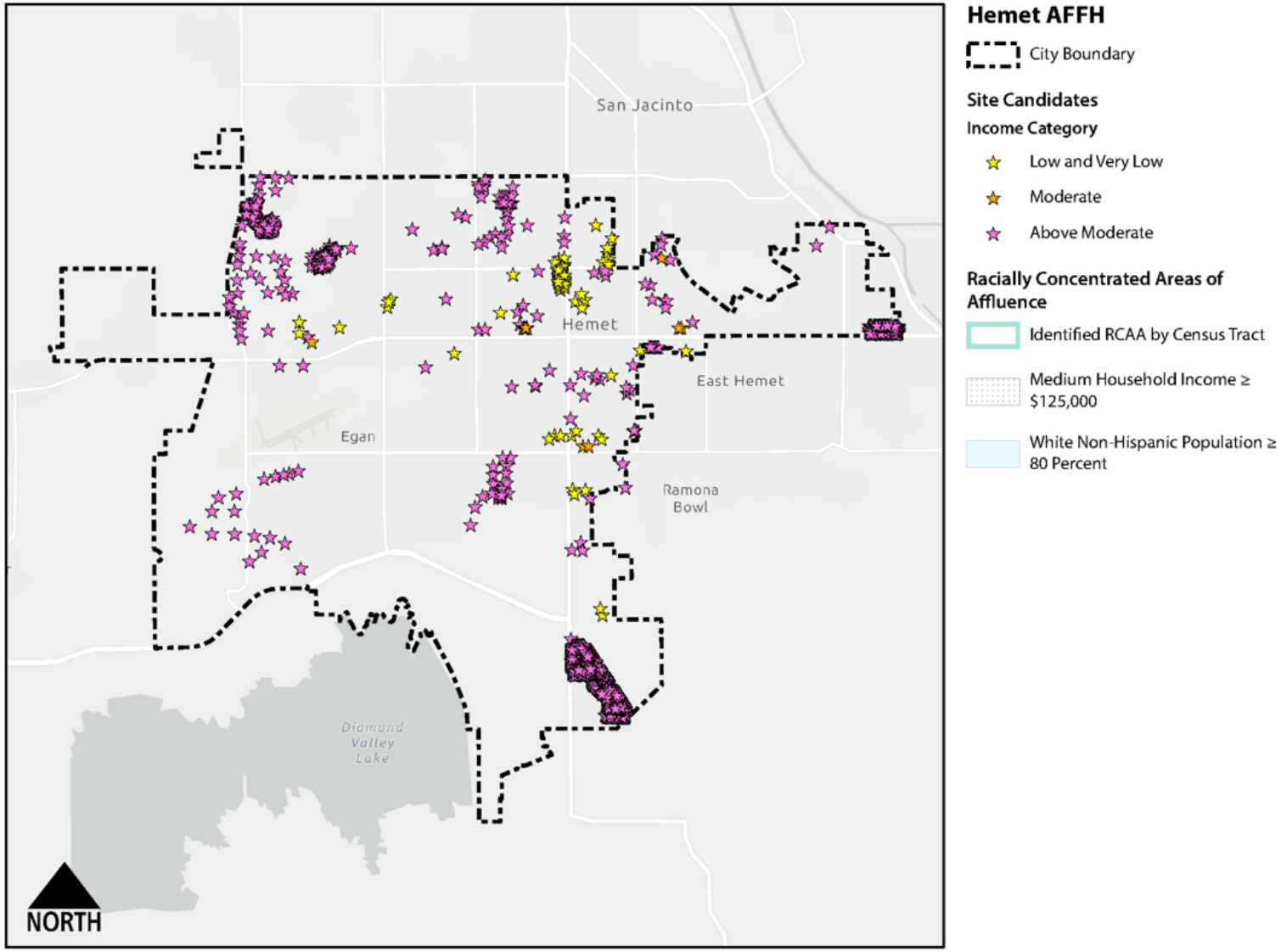
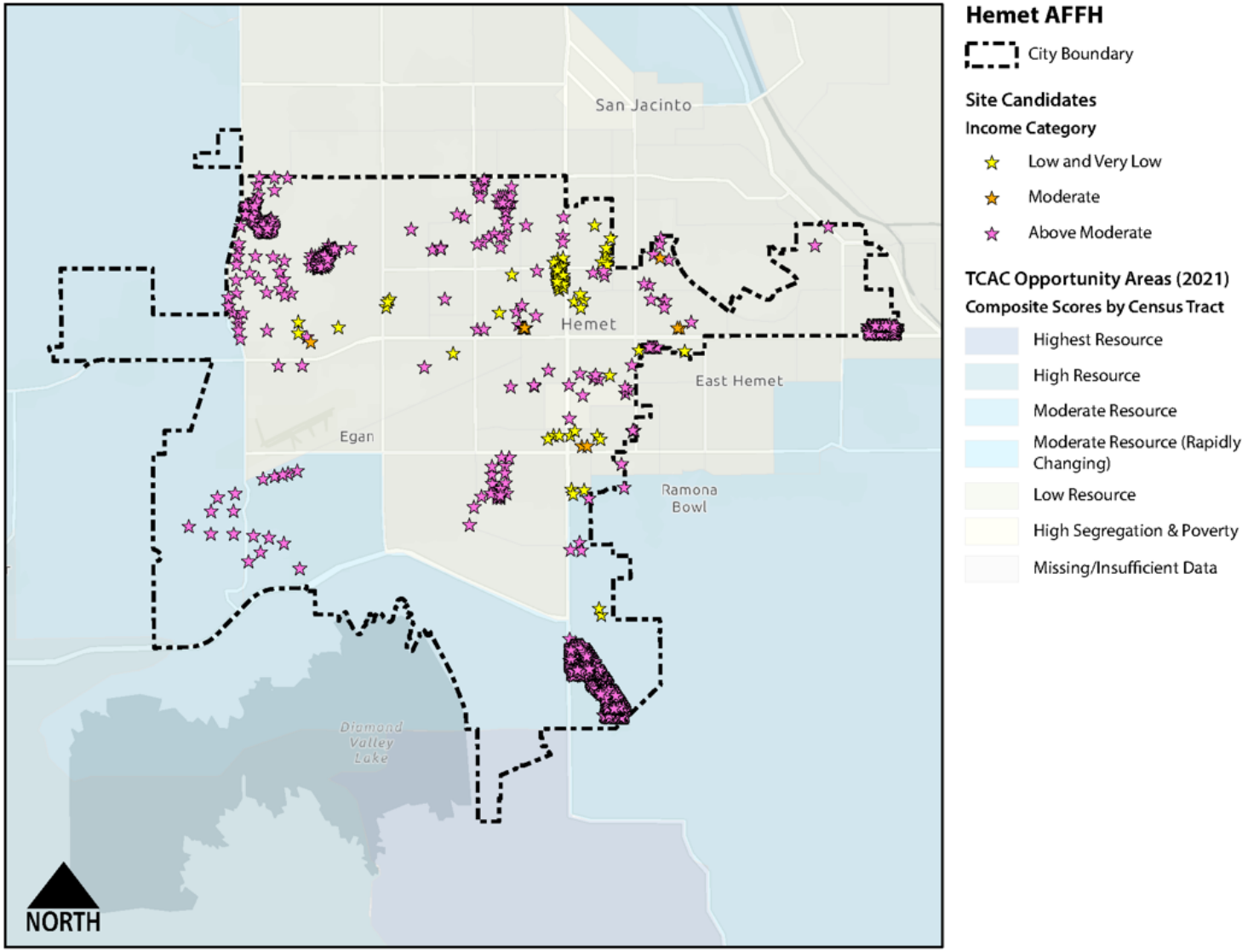


Figure 3-33 – Hemet Proposed RHNA Sites, TCAC/HCD Opportunity Areas



The data shows that the proposed candidate sites to meet the very low- and low-income RHNA allocation are predominantly concentrated in the central region of the City, with more moderate and above-moderate households concentrated in the peripheral areas of the City. The proposed candidate sites to meet the very low- and low-income RHNA allocation are predominantly concentrated in the central region of the City due to the area having the highest opportunity ratings, as well as the highest transit connectivity. The location of potential units does not exacerbate existing conditions and instead is meant to improve existing conditions by creating increased access to opportunities and transportation.

In addition, potential site locations for lower-income units to meet the RHNA allocation were limited due to environmental constraints and the presence of the Wildland/Urban Interface and Very High Fire Hazard Severity Zones (VHFHSZs). The VHFHSZs encompass large portions around the western and southern edges of the City. Therefore, when also considering access to resources and services, potential lower-income housing units are limited to the downtown region of Hemet.

6. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- **Program H-1a:** Implement Fair Housing Laws
- **Program H-1c:** Accessibility for Persons with Disabilities
- **Program H-1b:** Emergency Shelters and Homeless Facilities
- **Program H-1d:** Special Housing Needs
- **Program H-2a:** Facilitate Development of Affordable Ownership and Rental Housing Through Regulatory Incentives
- **Program H-2b:** Participate in Regional Solutions to Housing Issues
- **Program H-4b:** Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations
- **Program H-5b:** Preserve Existing Assisted Units
- **Program H-5c:** Riverside County Housing Choice Vouchers

F. Housing Resources

1. Regional Housing Needs Allocation

This section of the Housing Element provides an overview of the resources available to the City to meet their Regional Housing Needs Allocation (RHNA).

Residential Sites Inventory

Appendix B of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and adequate sites identification strategy.

Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City of Hemet's RHNA allocation is 1,174 for moderate-income sites and 3,748 for above moderate-income sites. Utilizing the City's existing residentially zoned vacant land, projected ADU assumptions, and projects in-the-pipeline, the City can fully accommodate the moderate- and above moderate-income RHNA allocations. A breakdown of each strategy and its total number of sites is provided in **Appendix B**.

Analysis of the City's Existing Capacity and Zoning

The Housing Element must demonstrate the City's ability to accommodate the RHNA either through the production or the availability of properly zoned land that can accommodate additional growth. The City of Hemet is able to accommodate all of its moderate- and above moderate-income RHNA need through available, vacant land with existing zoning classifications that permit residential as a primary use, projects in-the-pipeline, and anticipated development of ADUs. **Appendix B** of this Housing Element contains a list and description of the sites designated to meet the City's moderate- and above moderate-income need. **Table 3-34** below summarizes the capacity of the sites which can accommodate 1,380 moderate-income units and 5,972 above moderate-income units.

Table 3-34 Residential Capacity for Moderate and Above Moderate-Income Sites

	Moderate-Income	Above Moderate-Income
Project In-the-Pipeline	0	4,301
Accessory Dwelling Unit Projection	30	7
Existing, Vacant Residentially Zoned Properties	1,350	1,664
TOTAL	**1,380**	**5,972**

Reasonable Capacity Assumptions

Reasonable capacity for sites identified to meet the City's RHNA was calculated based on a number of factors, including existing zoning requirements, vacancy, and the assumed density based on the City's development history. Per HCD guidance, the City has assumed a potential development density of 80 percent of the maximum permitted where recent development history in the zoning designation is not present. Potential constraints to the full redevelopment of the parcel, to the extent they are known, such as environmentally sensitive areas, were considered and deductions were made where those factors decreased the net buildable area of a parcel. For example, if a parcel contained a large slope on one side, the buildable acreage was assumed at 50% of the gross parcel acreage. Additionally, all development standards have been applied to candidate sites and it was determined that all project would feasibly develop at the assumed density of 80 percent of the maximum permitted density in any given zone regardless if its residential or not.

Table B-1 provides a list of projects currently in the pipeline. Five of those projects are proposed at densities ranging from 20 to 39 dwelling units an acre, with average lot sizes of 12.3 acres, 27 dwelling units per acre, and 302 units. Candidate sites with assumed densities of 80 of the maximum permitted are generally lower than the pipeline project examples that are proposing higher densities. Of the pipeline projects, one is proposing 348 affordable units on about 13.9 acres at a density of 25 units per acre and another is proposing 400 affordable units on about 14.6 acres at a density of 27 unites per acre.

As certain sites permit both residential and nonresidential uses, Program H-3m is included to establish incentives that promote residential development over nonresidential. Section 4: Housing Plan identifies a variety of programs that incentivize residential development, particularly affordable residential development. However, as Table B-1, the City is experiencing a large influx of residential development project (5,201 units are currently in the pipeline); as such, it can be assumed that residential development is highly likely to continue remaining a top interest on sites where residential uses are permitted.

Accessory Dwelling Unit Production

One of the proposed methods for meeting the City's moderate and above moderate RHNA is through the promotion and development of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2019 that promote and remove barriers that may inhibit the development of ADUs within communities. The following is a summary of those bills:

- AB 68 and 881
  - Prohibit minimum lot size requirements
  - Cap setback requirements at 4', increasing the size and location opportunities for ADUs
  - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot ADU from being developed on a lot
  - Remove the need for replacement parking when converting an existing garage to an ADU
  - Limit local discretion in establishing min and max unit size requirements
  - Mandate a 60-day review period for ADU applications through a non-discretionary process
- SB 13
  - Prohibit owner-occupancy requirements for 5 years
  - Reduce impact fees applicable to ADUs
  - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670
  - Prohibits Homeowner's Associations (HOAs) from barring ADUs

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Hemet over the 2021-2029 planning period.

HCD has supported a strategy for estimating future development of ADUs in the City, therefore by applying the average ADU development from 2018-2021 to each year, the City of Hemet assumes a total of 88 ADUs to be developed from 2021-2029. Utilizing the Southern California Association of Governments (SCAG) approved ADU affordability assumptions, 51 ADUs will be allocated to the low- and very low-income RHNA, 30 will be allocated to the City's moderate-income RHNA and 7 will be allocated to the above moderate. A detailed outline of the Affordability Analysis, as approved by HCD, is available in **Appendix B** of the Housing Element.

The City of Hemet estimates an increase of ADU production through both new residential development and individual homeowners. The City believes that ADUs provide 1) increased housing opportunity for a variety of persons in Hemet and 2) an option for seniors in multigenerational households to age in place

and remain in the City. Through the Housing Element, Hemet commits to creating an ADU tracking program and performing a mid-cycle assessment of their ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance. A program detailing this Program is in **Section 4: Housing Plan**.

Sites Suitable for Lower Income Housing

The State Department of Housing and Community Development (HCD) has identified 30 dwelling units an acre as the default density, or feasible density for accommodating low- and very low-income housing. Utilizing the City of Hemet's existing residentially zoned land, ADU projected assumptions, and in-the-pipeline projects the City can accommodate a portion of the very low- and low-income housing units, as summarized in **Table 3-35**.

Table 3-35: Residential Capacity for Very Low- and Low-Income Sites

	Very Low- and Low-Income
Project In-the-Pipeline	900
Accessory Dwelling Unit Projection	51
Existing, Vacant Residentially Zoned Properties	761
TOTAL	1,712

Vacant Parcels

Recent HCD guidance states that at least 50 percent of the City's low- and very low-RHNA allocation should be met on vacant sites. If the City cannot accommodate 50 percent of the units on vacant land, it is considered an impediment to the development of affordable housing and further analysis should prove viability of redevelopment of non-vacant sites. With an development affordability assumption of 30 percent going towards lower income housing units, the City of Hemet can accommodate 744 housing units affordable to very low- and low-income households on 100 percent of the City's current vacant land identified as part of the Sites Analysis provided in **Appendix B**.

Regional Housing Needs Allocation

Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its final Regional Housing Needs Allocation (RHNA Plan) in March 2021. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the Southern California region, so that every community provides an opportunity for a mix of housing for all economic segments.

Hemet's share of the SCAG regional growth allocation is 8,272 new units for the current planning period (2021-2029). **Table 3-36** indicates the City's RHNA needs for the stated planning period.

Table 3-36: City of Hemet's RHNA Allocation for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	406	6%
Very Low (31 to 50%)[1]	406	6%
Low (51 to 80%)	732	11%
Moderate (81% to 120%)	1,174	18%
Above Moderate (Over 120%)	3,748	58%
TOTAL	6,466	100%

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

Summary of Sites Inventory and RHNA Obligations

The data summarized in **Table 3-37** below and in **Appendix B** shows the City of Hemet's ability to meet the 6,466 RHNA allocation in full capacity with a 2,598-unit buffer. Along with identifying appropriate sites to meet the current and future housing needs, the City has established a Housing Plan to support its efforts in providing housing opportunities for all income levels in Hemet.

Table 3-37: 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
Total Potential Development Capacity	1,712		1,380	5,972	9,064
Percent Surplus	11%		18%	59%	-
Numerical Surplus	168		206	2,224	2,598

G. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following funding sources.

1. Section 8 Housing Choice Vouchers

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Housing Authority of the County of Riverside administers Section 8 Housing Choice vouchers within the City of Hemet.

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and;
- Public services for low-income households and those with special needs.

Each year, the City of Hemet receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development. The City Administration is responsible for administering these funds. These funds must be used to develop viable communities by promoting integrated approaches that provide items such as decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons.

Investment of CDBG funds in the community is guided by the City's Five-Year Consolidated Plan that identifies the housing, community, and economic development needs of the community, the resources available, and strategies to address identified needs. Each Annual Action Plan describes the activities to be undertaken using CDBG funds to address Consolidated Plan strategies. Subsequent to each program year, the City prepares a Consolidated Annual Performance and Evaluation report detailing the results of CDBG activities.

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80-percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used

for activities that promote affordable rental housing and homeownership by low-income households. The City of Hemet does report receiving $1,059,875 in HOME – Program Income funds and $1,470,739 in HOME funds in 2020. In 2014, HOME reported awarding $1,438,500 in HOME funds for 7 rental units and 1 owned unit. In 2015, HOME reported awarding $723,000 in HOME funds for 3 rental units and 1 owned unit. In 2016, HOME reported awarding $111,000 in HOME funds for 1 rental unit and 1 owned unit. In 2017, HOME reported awarding $107,500 in HOME funds for 2 owned units. In 2018, HOME reported awarding $88,800 in HOME funds for 2 owned units.

Local Early Action Planning (LEAP) Grants

SB2 Grant

To supplement the cost of the City's effort to update the streamlining process of affordable housing, the City has been awarded an SB 2 Planning Grant Program grant from HCD. The SB 2 program includes improvements to expedite local planning processes. In 2020, the City received $310,000 from the SB 2 Grant.

LEAP Grant

The City of Hemet applied for and received a total of $300,000 from the California Department of Housing and Community Development (HCD). LEAP Grants provide funding opportunities for jurisdictions to update their planning documents and implement process improvements that will facilitate or accelerate housing productions to meet the 6th Cycle Regional Housing Needs Assessment (RHNA).

2. Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Title 24

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

Energy Use and Providers

Southern California Gas Company (SCG) provides natural gas service for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCG. SCG has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCG will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City. Southern California Edison Company (SCE) is the distribution provider for electricity in Hemet. Every year SCE expands and improves existing facilities according to demand.

Utility companies serving Hemet offer programs to promote the efficient energy use and assist lower-income customers. Southern California Edison participates in the Low-Income Energy Efficiency program to help homeowners and renters conserve energy and control costs. Eligible customers receive no-cost weatherization, including attic insulation, energy efficient refrigerators, energy-efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration. Edison also participates in the California Alternate Rates for Energy program, which provides a 15 percent discount on electric bills for low-income customers.





Section 4

HOUSING PLAN



Section 4: Housing Plan

The Housing Plan describes the City of Hemet's 2021-2029 housing policy programs. The Housing Plan describes the specific housing-related goals, policies, and programs the City will undertake during the planning period. The Plan aims to provide additional housing opportunities, remove governmental constraints to affordable housing, improve the condition of existing housing, and provide equal housing opportunities for all current and future residents of Hemet.

These goals, policies, and programs were developed based on a review of the City's 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.

The goals, policies and programs provided in this Section are assumed to be implemented pursuant to the timelines described in this plan and are subject to annual funding and staffing resources.

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 Programs

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. These low resource areas also report low educational and economic opportunities for residents.

- The City of Hemet shows higher rates of substandard housing conditions, such as lack of plumbing and kitchen facilities as well as lack of telephone service available, in comparison to the rest of the County and the State.
- 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 Analysis of Impediments (AI), as detailed in Section 3, 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

Table 4-1 establishes the actions the City will take to address fair housing issues in Hemet.

Table 4-1: Fair Housing Actions			
Contributing Factors by Fair Housing Issue	**Meaningful Actions and Priority**	**Geographic Target**	**Timeline**
Housing Mobility Strategies			
Loan applicants with less than 50 percent of the MSA/MD (Metropolitan Statistical Area/Metropolitan Division) median-income categories report higher percentages of denied applications. White applicants were, on average, also more likely to be approved for a loan than another races or ethnicities.	**Medium Priority** Proactive outreach to financial institutional partners (including banks, credit unions and other applicable organizations/entities) to identify ways to discourage discrimination in underwriting and lending to Hemet households.	City-wide	Conduct an affordable housing workshop with invited guests from the lending industry and local affordable housing advocates by December 2023.
	Medium Priority Provide financing and loan information and available resources for lower income households online and at City Hall.		Provide information and resources online and at City Hall by December 2023. Update information as needed.
The FHCRC received 343 discrimination inquiries between 2013 and 2018. Of those, 71 percent were disability-related.	**High Priority** Conduct targeted outreach and identify program solutions based on feedback and input received.	Disabled Hemet residents	Conduct a workshop and community survey by December 2023 to gather feedback from disabled residents on access to housing, resources, and discrimination. Depending on feedback, adopt programs to further assist this population.
Place-Based Strategies for Conservation and Revitalization			
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.	**High Priority** Address Fair Housing via R/ECAP and Environmental Justice by adopting an Environmental Justice Element	Census tracts 434.01 and 434.05	Adopt Environmental Justice policies as part of the General Plan by December 2023.
	Medium Priority Engage community health workers to conduct ground level site visits and meetings within R/ECAP census tracts to better understand resident and business barriers, resources, and needs.		Annual meetings with R/ECAP census tract communities to discuss housing.
Housing Choices and Affordability in Areas of Opportunity			

Table 4-1: Fair Housing Actions			
Contributing Factors by Fair Housing Issue	**Meaningful Actions and Priority**	**Geographic Target**	**Timeline**
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 and low economic opportunities for existing residents in those census tracts.	**High Priority** Address Access to Opportunity through facilitation of entrepreneurship opportunities that create economic opportunities with little personal investment, such as home-based businesses.	All census tracts with low access to opportunity	Establish and promote by December 2023.
	Medium Priority The City will collaboration with the Chamber of Commerce to establish policies and programs supportive of local employment opportunities.		Annual collaboration with the Chamber of Commerce and adoption of policies and programs as needed throughout the Planning Period.
As part of the City's "Low Resource" scores, census tracts towards the City's center are categorized as having the lowest positive education outcomes.	**Low Priority** Address Access to Opportunity in regard to education by increasing outreach to local school districts, vocational schools and other public and private education and job training entities. The City will outreach to and conduct annual meetings with these entities to discuss the housing needs and improving opportunity access, especially to lower income households located in low resource areas.	Census tracts with low education scores	Annual outreach to local school districts, vocational schools, and other public and private education and job training entities.
Protection from Displacement			
The cost of housing limits upward mobility and the costs of upkeep, repairs, or rehabilitation	**High Priority** Continue to plan and facilitate the rehabilitation of lower and moderate-income housing through all relevant	City-wide	Annually review available funding and programs, evaluate effectiveness of programs, and maintain

Table 4-1: Fair Housing Actions			
Contributing Factors by Fair Housing Issue	**Meaningful Actions and Priority**	**Geographic Target**	**Timeline**
(especially for older housing units) may be prohibitive for some segments of the population.	federal, State, and county housing assistance programs, as well as local development standards.		updated information on available resources online.
	Medium Priority Provide trainings to landlords on fair housing requirements, source of income discrimination, and benefits of marketing housing units for vouchers.		Annually host and promote a workshop for landlords.
	Medium Priority Continue to seek cooperative relationships with other public or private organizations to effectively leverage financial resources and staff capabilities in delivering home repair and housing rehabilitation programs.		Annually outreach to organizations.
	Medium Priority 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.		Maintain existing agreements with Riverside County Housing Authority. Identify at least one additional agency to operate home repair/rehabilitation program(s).
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.	**Medium Priority** Explore and implement anti-gentrification policies and regulations to combat displacement, which especially effect low-income residents and communities of color. These may include, but are not limited to mobile home rent control, inclusionary housing, foreclosure assistance, community land trusts, and housing trust funds.		Adopt anti-gentrification policies and regulations by December 2024.

Timing: Action-specific timing identified in Table 4-1
Responsible Agency: Community Investment Department; City of Hemet Housing Authority
Funding Source: General Funds; 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 persons and families experiencing homelessness. 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.

Actions:

- Continue to coordinate with service providers to address the needs of persons and families experiencing homelessness.
- Monitor the capacity of existing shelters within the City.
- Coordinate outreach services.

Timing: Monitor annually; City will hold 1 meeting with applicable providers and agencies annually
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.

Actions:

- Outreach to and 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). Provide outreach collateral in support of this effort. (Timeline: Establish outreach collateral for developers by December 2023)
- Annually evaluate City regulations and procedures to ensure that they do not exclude participation by persons with disabilities. (Timeline: Annual review as part of annual APR updates)
- Establish 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. (Timeline: Include considerations in FY2023/24 CIP Program and annually through the planning period)
- Continue to support, administer, and fund the Handicapped Ramp Program and the Senior and Disabled Home Repair Program as resources are available. (Timeline: Provide annual funding priority and annual review with APR updates)
- Annually monitor and support the Ability First Apartments – an 18-unit apartment complex for the developmentally and physically disabled. (Timeline: Provide annual contact and coordination with property owner)
- Identify potential additional exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures. (Timeline: Provide assessment of code requirements by December 2023, update Code as applicable by June 2024 with annual review with APR updates)

- Annually review the City's adopted Reasonable Accommodation procedures to ensure effectiveness. Update annually as necessary. (Timeline: Provide annual review with APR updates)

Timing: Timelines included with each specific action
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.

Actions:

- Annually collaborate with housing providers to address the needs of special needs groups.
- Identify and adopt incentives, zoning standards, and programs to facilitate housing for special needs groups.
- Annually seek State and federal funding opportunities.

Timing: Annual collaboration with housing providers and review of funding opportunities; adopt incentives, zoning standards, and programs to facilitate housing for special needs groups by December 2024.
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: Transitional and Supportive Housing

California Government Code Section 65583(c)(3) requires transitional and supportive housing to be permitted in all residential zoning districts under the same restrictions as other residential dwellings of the same type in the same zone. Government Code Section 65651(a) also requires supportive housing to be permitted by-right in zones where multi-family and mixed-use development is permitted, including non-residential zones permitting multi-family uses if they meet the Government Code Section requirements.

Actions:

- Adopt a Code Amendment updating zoning for transitional and supportive housing in compliance with State law.

Timing: Adopt Code Amendments within 18 months of Housing Element adoption
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.

Actions:

- Adopt land use policies that support the development of housing at ELI levels. (Timeline: within 36 months of Housing Element adoption)
- Establish 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. (Timeline: within 36 months of Housing Element adoption)

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: Adopt Extremely Low Income (ELI) land use policies and expedited review process within 36 months of Housing Element adoption. Provide for annual review of ELI policies and procedures and update as appropriate.
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-1g: Agricultural Employee and Farmworker Housing

The City will amend the Hemet Municipal Code to be in compliance with Health and Safety Code, 17021.5, 17021.6 and 17021.8. The Municipal Code will be amended to state that employee housing for six or fewer employees will be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Additionally, the Municipal Code will be amended to state that employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

The City will also amend the Municipal Code to explicitly define Farmworker Housing and establish it as a permitted use in residential or nonresidential zones, consistent with State law.

Actions:

- Amend the Municipal Code in compliance with Health and Safety Code, 17021.5, 17021.6 and 17021.8. and define agricultural employee housing in a manner consistent with applicable Health and Safety Code sections.

- Amend the Municipal Code to define Farmworker Housing and establish it as a permitted use in residential or nonresidential zones, consistent with State law.

Timing: Adopt Code Amendments within 24 months of Housing Element Adoption
Responsible Agency: Community Development Department, Planning and Building Divisions
Funding Source: General Fund

Program H-1h: Single Room Occupancy (SRO) Units

The City's Municipal Code does not currently permit single room occupancy (SRO) units in any zoning district. The City will amend its Municipal Code to permit the development SROs as required by State housing law.

Actions:

- Amend the Zoning Code to permit SROs as required by State housing law.

Timing: Adopt Code Amendments within 24 months of Housing Element Adoption
Responsible Agency: Community Development Department, Planning and Building Divisions
Funding Source: General Fund

Program H-1i: Zoning for Emergency Shelters

The City's Municipal Code currently conditionally permits emergency shelters in the C-M zone. The City will amend its Municipal Code to permit emergency shelters in at least one zoning district without discretionary action, in compliance with State law. The City will also amend its Municipal Code to provide for sufficient parking to accommodate all staff working in the emergency shelter, provided that the parking standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Actions:

- Amend the Municipal Code to comply with State law regarding zoning and parking requirements for emergency shelters.

Timing: Adopt Code Amendments within 12 months of Housing Element Adoption
Responsible Agency: Community Development Department, Planning and Building Divisions
Funding Source: General Fund

Program H-1j: Low-Barrier Navigation Centers

Senate Bill 48 (SB 48) requires approval 'by right' of certain low-barrier navigation centers in areas zoned for mixed use that meet specified requirements. Low-barrier navigation centers are generally defined as service-enriched temporary living facilities focused on the transition of persons experiencing homelessness or at risk of becoming homeless into permanent housing. Low-barrier navigation centers connect individuals to income, public benefits, health services, and housing. If the City receives applications for low-barrier navigation centers it will process them as required by SB 48.

Actions:

- Process qualifying low-barrier navigation centers as required by SB 48.

Timing: Adopt Code Amendments within 12 months of Housing Element Adoption
Responsible Agency: Community Development Department, Planning and Building Divisions
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 Programs

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.

Actions:

- 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 (Timeline: Conduct annual meeting(s));

- Contribution to the cost of applying for an allocation and administering the program based on the City's share or participation in the program (Timeline: within 36 months of Housing Element adoption);
- Distribution of information on the program to developers, lenders, the real estate industry, and homebuyers via the City's website and at public counters (Timeline: within 36 months of Housing Element adoption).

Timing: Adopt programs, policies, and procedures within 36 months. Provide annual review.
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.

Actions:

- Annually coordinate with applicable organizations and agencies to support the goals and objectives of the 6th Cycle Housing Element.

Timing: Annually coordinate with organizations and agencies. Provide annual review of legislation.
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.

Actions:

- Maintain staff positions to oversee the development and administration of housing programs and to serve as a liaison.

Timing: Maintain annual FTE staff
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.

Actions:

- Annually review the development permit system to ensure effective implementation.

Timing: Review permit system by December 2022, update policies and procedures by December 2023
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 coordinate with Riverside County Flood Control and implement the San Jacinto Valley Master Drainage Plan and San Jacinto Regional Drainage Plan Amendment. Continue planning activities for west Hemet, including the Salt Creek area, to identify drainage improvements to mitigate flood issues.

Actions:

- Continue efforts to resolve flooding problems.
- Implement the San Jacinto Valley Master Drainage Plan and San Jacinto Regional Drainage Plan Amendment.

Timing: Ongoing improvements. Annual assessment though CIP program beginning in FY 2023/24 CIP program, continue planning efforts through FY 2023/24 CIP program. Establish budget and funding and timing of improvements by FY 2025/26 CIP program
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.

Actions:

- Annually coordination for the use and distribution of federal entitlement programs.

Timing: Annually review of 2020/25 Consolidated Plan and Annual Action Plans
Responsible Agency: Community Investment Department; City of Hemet Housing Authority
Funding Source: General Fund

Program H-2g: Parking Standards for Residential Developments

The City's residential off-street parking requirements are provided in Section 3.B.2 of this Housing Element. Parking requirements ensure that there is adequate parking provided for residents and for guests in both single-family and multi-family residences. The City will review and revise the Municipal Code off-street parking requirements for multi-family developments to facilitate the development of multi-family housing, and specifically affordable housing.

Actions:

- Review and revise the Municipal Code off-street parking requirements for multi-family developments to facilitate the development of multi-family housing, and specifically affordable housing.

Timing: Review within 24 months of adoption of the 2021-2029 Housing Element; revise Municipal Code within 36 months.
Responsible Agency: Community Development Department
Funding Source: General Fund

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 Programs

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.

Actions:

- Monitor development of current projects to meet the RHNA.

Timing: Monitor and report progress annually throughout the planning period.
Responsible Agency: Community Development Department, Planning Division; Community Investment Department; City of Hemet Housing Authority
Funding Source: General Fund

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

The City will maintain a current 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 at City Hall and online to interested nonprofit or for-profit developers.

Actions:

- Maintain a current inventory of sites suitable for future residential development, and make the inventory available online and at City Hall.

Timing: Make sites available upon adoption of Housing Element. Monitor and report progress annually throughout the planning period.
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.

Actions:

- 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
    - Waiving certain ADU permitting fees
    - Creating an expedited plan check review process
    - Research and promote potential State and regional funding sources for affordable ADUs
- 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 following adoption of the 2021-2029 Housing Element; review and adopt additional incentives/programs within 24 months.
Responsible Agency: Planning Division
Funding Source: General Fund

Program H-3d: Accessory Dwelling Unit Monitoring Program

The City will establish an ADU Monitoring Program during the 2021-2029 Housing Element Planning Period to formally track ADU development. The analysis will track applications for ADUs, location, affordability, and other important features. The intent of the Monitoring Program is to track progress in meeting 2021-2029 ADU construction goals and to evaluate the need to adjust programs and policies if the pace of construction and affordability projections are less than anticipated. An evaluation of ADU development will be conducted every other year and take appropriate actions such as, but not limited to, adjusting assumptions or rezoning within a specified time. The City will amend its Municipal Code to reflect any necessary changes. The City will maintain compliance with State law through the 2021 to 2029 Planning Period as it relates to the processing of ADU developments.

Actions:

- Establish an ADU monitoring program and bi-yearly review development trends.

Timing: Review every two years following adoption of the 2021-2029 Housing Element; if necessary, changes to be made within 6 months
Responsible Agency: Community Development Department, Planning Division
Funding Source: General Fund

Program H-3e: 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.

Actions:

- Coordinate with Annual Capital Improvement Programming.

Timing: Coordinate annually beginning with FY 2023/24 CIP program
Responsible Agency: Public Works Department; Engineering Department, Planning Division
Funding Source: General Fund; Development Impact Fees; State and Federal Infrastructure Grants

Program H-3f: 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. The City will also amend the Municipal Code, as necessary, to comply with the State Density Bonus Law.

Actions:

- Encourage the use of density bouses and promote update information about the density bonus provisions.

Timing: Complete necessary Code amendments within 12 months of Housing Element Adoption. Provide outreach collateral within 24 months of Housing Element adoption. Establish internal procedures to inform project applicants within 24 months of Housing Element adoption. Provide annual review of collateral and update as necessary.
Responsible Agency: Community Development Department
Funding Source: General Fund

Program H-3g: Monitoring Potential Constraints

The City will at least biennially review select City regulations, procedures, and fees to identify potential constraints to the 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.

Actions:

- Review regulations, procedures, and fees to identify potential constraints to the development and maintenance of housing. As part of the review, outreach to the development community.

Timing: Review annually; Identify potential constraints and adopt applicable policy amendments within 36 months of Housing Element Adoption. Provide annual review of potential constraints.
Responsible Agency: Community Development Department, Planning Division
Funding Source: General Fund

Program H-3h: 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.

Actions:

- Adopt SB 35 permit streamlining procedures and requirements.

Timing: Adopt formal procedures and development outreach collateral by December 2022. Update, as applicable by state law.
Responsible Agency: Planning Division
Funding Source: General Fund

Program H-3i: 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 approved by-right 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 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 encourage the development of units affordable to lower-income households.

Actions:

- Permit by-right residential uses for projects with 20 percent or more units affordable to lower-income households on non-vacant sites used in the 5th Cycle Housing Element or non-vacant sites used in two or more consecutive planning cycles.

Timing: Ensure compliance immediately upon adoption of Housing Element
Responsible Agency: Planning Division
Funding Source: General Fund

Program H-3j: Water and Sewer Service Providers

Pursuant to Chapter 727, Statues of 2005 (SB 1087), the City of Hemet is required to deliver its adopted Housing Element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households.

Actions:

- Deliver the adopted Housing Element and any amendments to local water and sewer service providers.

Timing: Immediately upon adoption of the 2021-2029 Housing Element
Responsible Agency: Community Development Department, Planning Division
Funding Source: General Fund

Program H-3k: Lot Consolidation

The City will encourage and facilitate the consolidation of vacant and underutilized lots for residential development through a variety of incentives, including, but not limited to: technical assistance to property owners and developers in support of lot consolidation, identifying opportunities for potential consolidation and offering development incentives such as reduction in lot size, setbacks, parking requirements, and other standards. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers and other interested parties through the City's website and print material at City Hall.

Actions:

- Encourage and facilitate the consolidation of vacant and underutilized lots for residential development.
- Adopt and promote incentives online and at City Hall.

Timing: Identify lot consolidation standards, incentives, and encouragement tools within 36 months of Housing Element adoption
Responsible Agency: Community Development Department, Planning Division
Funding Source: General Fund

Program H-3l: Annual Review of Site Requirements

The City has identified that most projects do not develop at their maximum density permitted. Development standards yard requirements, lot coverage and size, lot size, building height limits) have been reviewed and found in most cases not to constrain developments from meeting their maximum density permitted. However, in order to identify potential constraints to development, the City will review its Building and Planning site requirements annually to identify potential constraints to development and make necessary changes if constraints are identified that preclude property owners from developing at

the maximum density permitted by their property's zoning. Parking standards and lot size requirements will be specifically reviewed and addressed through Program H-2g.

Actions:

- Review and update development standards to remove potential constraints to development.

Timing: Review annually following adoption of the 2021-2029 Housing Element; necessary amendments identified during review will occur within 6 months
Responsible Agency: Community Development Department, Planning Division
Funding Source: General Fund

Program H-3m: Residential Incentives

To ensure sites identified in the Housing Element that allow for both residential and nonresidential use, are maximized to the total residential potential assumed to demonstrate adequate sites, the City will assess and provide incentives, as appropriate.

Actions:

- Adopt incentives to promote residential development on sites that also permit non-residential uses.

Timing: Identify incentives and adopt appropriate regulatory amendments within 24 months; Provide annual review of incentives and adjust as appropriate
Responsible Agency: Community Development Department, Planning Division
Funding Source: General Fund

Program H-3n: Maintain Land Use and Zoning Consistency

The City will amend the General Plan to maintain consistency between land uses and underlying zones. Currently, some underlying zones allow higher densities than the land use they are in. A General Plan amendment will create consistency between land use and zoning.

Actions:

- Adopt a General Plan amendment to create consistency between land use and zoning.

Timing: Within 24 months of adoption of the Housing Element.
Responsible Agency: Community Development Department
Funding Source: General Fund

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 Programs

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.

Actions:

- Provide grants and loans and implement programs that assist with housing rehabilitation and home repairs.

Timing: Provide annual funding priority of Grants. Review and report annually on program effectiveness. Adjust annually, as necessary.
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.

Actions:

- Maintain partnerships and seek new opportunities with agencies and organizations to operate home repair and housing rehabilitation programs.

Timing: Coordinate annually with organizations. Conduct at least one annual meeting w/ Riverside County Housing Authority and other applicable organizations.
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.

Actions:

- Adopt procedures to guide enforcement of the California Revenue and Tax Code.

Timing: Develop guidelines within 36-months of adoption of the 2021-2029 Housing Element
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 the study is 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.

Actions:

- Proactively survey and inspect mobile home parks to prevent deterioration and provide assistance where necessary.

Timing: Provide continuous periodic review of Mobile Home Parks
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). The City will maintain a ROCS hotline and maintain a website presence with electronic form submission to accept community concerns/issues and maintain a citizen's advisory committee.

Actions:

- Continue implementing comprehensive neighborhood improvement and preservation efforts.
- Maintain a ROCS hotline and online presence, as well as an advisory committee.

Timing: Annual assessment of current efforts, Meetings with established ROCS advisory committee on a regular basis.
Responsible Agency: Community Development Department, Code Enforcement Division; Police Department; Fire Department
Funding Source: General Fund; CDBG; Other State and Federal funds, as available

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 Programs

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.

Actions:

- 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. Annual review of effectiveness **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.

Actions:

- Monitor assisted units and coordinate with the owners and management of assisted units at risk of converting to market-rate.

Timing: Annual outreach to low income housing providers in Hemet, review and report annually **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.

Actions:

- Coordinate with and maintain a partnership with the Riverside County Housing Authority to administer Housing Choice Vouchers.

Timing: As needed, as available by this County administered program **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.

Actions:

- Annually review development impacts fees.

Timing: Review and report published annually, pursuant to AB 1600
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.

Actions:

- Maintain the City's provisions regarding mobile home park rent increases.

Timing: Conduct regular meeting of the Review Commission pursuant to the requirements of City Ordinance 772.
Responsible Agency: City Manager; Community Investment Department
Funding Source: General Fund; Application Fees

Program H-5f: Preservation and Improvement of Mobile Homes

Mobile homes represent a significant portion of housing units in Hemet. The City shall continue to preserve and facilitate the improvement of its existing mobile homes. When appropriate, the City will utilize HCD's Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP) to finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit sponsors, or local public entities.

Actions:

- Preserve and facilitate improvements to existing mobile home parks.
- Seek funding opportunities.

Timing: Identify current preservation and improvement need inventory within 24 months of Housing Element adoption. Provide for annual review and tracking of progress. Update inventory on an annual basis.
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.

Table 4-1: Summary of Quantified Objectives

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 (1)	1,377			0	0	1,377
Rehabilitation (2)	208			0	0	208

1. Based on the number of Section 8-assisted households in 2021.
2. Based on a Housing Division wait list of 134 units in need of rehabilitation and 74 active Code Compliance cases in which a structure needs rehabilitation or replacement. Code Compliance receives regular calls regarding structures in need of rehabilitation and typically investigates between 4 to 12 cases per month.





Appendix A

Review of Past Performance



Appendix A: Review of Past Performance

This Appendix is a review of the City of Hemet's housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the 5th Cycle's Policy Program and considers the City's progress towards completing all programs outlined within the 5th Cycle Housing Element.

Program Evaluation for Households with Special Needs

As part of analyzing prior programs, this Appendix A must provide an outline of the effectiveness of goals, policies, and programs in the housing needs of Hemet's special needs populations. The following section identifies 5th Cycle accomplishments by special needs groups.

1. Seniors

Section 2: Community Profile shows that 22.1 percent (18,690 residents) of Hemet are over the age of 65. Senior housing is permitted in the following multi-family land use zones: low-density multiple family (R-2), medium-high density multiple family (R-3), and high-density multiple family (R-4). Independent senior housing is permitted in the R-2, R-3, and R-4 zones. Assisted living facilities and continuing care retirement communities are conditionally permitted in the R-2, R-3, and R-4 zones. In addition, Section 90-166 of the Hemet Municipal Code provides for density bonuses and other incentives for the development of Senior Housing.

The Housing Choice Voucher Program extends rental subsidies to low-income households, including families, seniors, and persons with disabilities. In Hemet, the Housing Choice Vouchers paid Hemet landlords an average of $700 per month towards rent assistance in 2021, according to the Consolidated Plan.

The City continues to collaborate with service agencies and programs to serve seniors, such as continuing and funding the Senior and Disabled Home Repair Program as resources are available. The City also will continue to provide funding opportunities for home rehabilitation and repairs, when available. The City offers the Senior Home Repair program, which is a grant program with a maximum of $10,000 to correct health and safety violations or provide ADA improvements.

The City details senior apartments and care resources on the City website, such as providing links to senior care resource groups. Senior housing listed on the City's website include senior apartment complexes such as Brooke Terrace Senior Apartments, Hillside Park Senior Apartments, Kirby Terrace Senior Apartments, Oak Terrace Senior Apartments, and Villa Hemet Senior Apartments. The City's website also lists apartment complexes that include subsidized senior units, such as Sahara Senior Villa and Oasis Senior Villas, and units that accept housing vouchers, such as Park Yale Senior Apartments. There are a variety of programs and community resources for Brentwood seniors. Smiles for Seniors serves low-income seniors in the Inland Empire with a one-time assistance for basic necessities. H.E.L.P (Healthy Elder Life Program) is a help line that helps seniors locate nearby resources.

2. Persons with Developmental Disabilities

Persons with developmental disabilities may require varying accessibility improvements and may also have limited ability to earn adequate income. According to 2019 ACS data, about 20.5 percent of Hemet residents have at least one disability. Of that percentage, approximately 30 percent have ambulatory difficulty. The following most common disabilities in Hemet are ambulatory and cognitive difficulties.

The City partners with County-wide groups, such as the Riverside County Office on Aging and the Inland Regional Center, to provide various supportive services and referrals to regional disability resources. There are also a number of groups, such as the T.H.E. Center and Hemet Hospice, that provide supportive services and resources for Hemet residents. Additionally, the City will continue to encourage the development of housing types accessible for people living with a disability through a combination of housing repair grants, zoning standards, ADA compliance, housing rehabilitation, and support services programs.

3. Large Households

Large households consist of five or more residents and may have a harder time finding adequately sized units to avoid overcrowding. **Section 2** of the Housing Element shows that approximately 14 percent of Hemet households have five or more members. This percentage consists of 5.9 percent 5-person households, 4.2 percent 6-person households, and 3.7 percent 7-or-more person households.

Larger, lower income families may qualify for Housing Choice Vouchers. As noted above, HACR provided Housing Vouchers to Hemet households. The Housing Choice Vouchers paid Hemet landlords an average of $700 per month towards rent assistance in 2021. The City continues to encourage affordable housing development for large households through CDBG and HOME funds, partnerships with developers and entities, and providing homebuyer assistance.

4. Farmworkers

Farmworkers include persons seasonally or permanently employed in the agricultural industry and generally earn lower incomes than many other workers. According to 2019 ACS data, there are 329 Hemet residents employed in the agriculture, forestry, fishing, hunting, and mining sector. The California Employment Development reports the mean salary for those employed in the farming, fishing, and forestry occupation in Riverside and San Bernardino Counties, as $25,723 in the 2018-2028 period. Within Riverside County, there were a total of 11,365 farmworkers hired in 2017. A total of 2,374 are considered permanent, working 150 days or more, and a total of 1,132 farmworkers were considered seasonal, working only 150 days or less. Additionally, the County of Riverside reported 1,684 total migrant farmworkers.

Given new provisions in the California Health and Safety Code Sections 17021.5 and 17021.6, a program has been included in the Housing Plan to permit, by-right, farmworker and employee housing in a single-family zone districts for six or fewer persons in agricultural zoning districts for up to 12 units or 36 beds.

5. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Single parents make up 20 percent of Hemet households, with 21.8 percent being single mothers and 9 percent being single fathers.

The City offers a variety of community resources for children and single parents in the community. The Hemet Unified School District (HUSD) serves over 21,000 students from preschool through adult education courses. The HUSD provides information to resources for children and families on its website. The HUSD includes one preschool, 16 elementary schools, eight middle schools, and five high schools.

6. Persons Experiencing Homelessness

Homelessness has become an increasingly important issue in the region and throughout the State of California. There are a number of factors that may contribute to a person experiencing homelessness; **Section 2: Community Profile** provides a detailed definition of "homelessness" and an analysis of the City and County's unhoused population.

The City partners with the Housing Authority of Riverside County to identify hotels and motels with available units for unsheltered persons experiencing homelessness to provide emergency temporary housing during the pandemic. Additionally, the City partners with Valley Restart Shelter, which is located in the City and provides essential needs, such as food, shelter, and clothing to persons experiencing homelessness. The Salvation Army: Corps Community Center provides resources to the homeless community, transitional shelters in the valley, and food bank providers.

7. Extremely Low-Income Households

Extremely low-income households are those that earn 30 percent or less of the household median family income (HMFI) for Riverside County. Extremely low-income households may require rental assistance and other community service assistance. According to Comprehensive Housing Affordability Strategy (CHAS) data, there are approximately 5,435 extremely low-income households in Hemet, including both renters and homeowners. The City currently has 303 affordable housing units with deed-restrictions to maintain affordability over a number of years.

Throughout the 5th Cycle, the City coordinated with a number of developers to develop affordable housing units, including units affordable to extremely low-income households. The City also continues to encourage the development of housing types accessible for extremely low-income households, such as rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs of home purchase, HUD housing, and SB 962 (veteran) homes.

5th Planning Cycle Program Accomplishments

Table A-1 provides detailed, program-specific accomplishments for 2014-2021. The City of Hemet has demonstrated significant effort in working towards accomplishing many of the objectives established in the 5th Planning Cycle Housing Element. The City's successful programs have been identified as ongoing for the 6th Planning Cycle. Various programs have been modified in the 5th Cycle Housing Plan to account for new requirements and changes in State Law.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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.			
Program H-1a: **Implement Fair Housing Laws** 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.	Continue to support the Fair Housing Council of Riverside County and provide referral services.	The Rental Registration Program was established in 2014 to identify rental dwelling units, to ensure that such units afford tenants a safe and decent place to live, to reduce criminal activity, and to require rental unit with substandard conditions meet and maintain minimum building and housing code standards. Recently, the City of Hemet's Rental Registration and Crime-Free Rental Housing Programs ("Programs") was repealed pursuant to a voluntary compliance agreement with the Department of Housing and Urban Development (HUD) related to a compliance review HUD conducted of the Programs pursuant to Title VI of the Civil Rights Act of 1964. This program has been replaced with the Rental Property Repair Program. The primary objective of the rental property owner repair program (RPRP) is to promote the health, safety, and welfare of residents; and to preserve the rental housing stock within the City of Hemet. Rental property owners who rent to very low to low income typically are struggling with resources to repair or replace vital home systems and as a consequence, may experience a lower standard of living with inoperable or substandard vital systems.	**Modify.** This program will be continued and modified to consider new requirements for AB 686.
Program H-1b: **Emergency Shelters and Homeless Facilities** The City will continue to coordinate with the County of Riverside, Valley Restart and other applicable	Provide for the housing needs of homeless persons.	The City of Hemet actively participates in the County of Riverside Continuum of Care (CoC) to assess homeless needs and implement strategies to address those needs both locally and regionally. The CoC was notified in April	**Continued.** The City will continue to coordinate with the County and other service agencies in the 6th Cycle.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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.		2014 of its 2013 Tier One Renewal Grant award for the Continuum of Care Program. It will receive $7,149,842 for various programs including transitional housing, permanent supportive housing, Shelter Plus Care, and HMIS; with permanent supportive housing as its highest priority. These funds will leverage the County's relatively small allocation of Emergency Solutions Grant (ESG) funding used to support shelter operations and provide homelessness prevention and rapid rehousing. Due to limited funding and available resources, many of the emergency and transitional housing facilities available are not located within the city limits or have decreased in number. The limited availability makes it difficult to meet the housing needs of homeless persons. Increasing the supply of bridge housing is the goal of Riverside County's Action Plan to End Homelessness is seeking to complete. This is partly due to the shift in funding away from transitional housing to permanent housing. Interim or transitional housing beds are still needed, however, to bridge a homeless individual or family who has been accepted for permanent housing but may wait weeks or months to find a permanent unit. Bridge housing can offer short stays in transitional housing and/or motels/hotels during the wait period.	
Program H-1c: **Accessibility for Persons with Disabilities**	Increase accessibility in	**2015**	**Continued.** The City will continue to collaborate

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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	housing for persons with disabilities.	On December 8, 2015, the City hired an accessibility consultant to identify all physical barriers on City-owned property and propose structural solutions. Additionally, the consultant will prepare an ADA Transition Plan. **2016** The ADA Transition Plan for City-owned property was completed in 2016. The report identified physical barriers and proposed structural solutions, which the City has begun addressing. **2017** In 2017 the City obtained funding to eliminate the physical barriers on City-owned identified by the ADA Transition Plan completed in 2016. The City prioritized the tasks and began with the smaller, easier projects. **2018** In 2018, the City completed the ADA improvements to Mary Henley Park and required that all commercial properties obtaining tenant improvements bring the properties to ADA compliance. **2019** In 2019, the City continues to require that all new construction and remodels of existing structures meet the minimum requirements to meet accessibility standards per the 2019 California Code of Regulations Title 24. **2020** In 2020, the City continues to require that all new construction and remodels of existing structures meet the minimum requirements to meet accessibility	with services agencies and programs to serve persons with disabilities including funding, referral, and improvements during the 6th Cycle.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
persons with disabilities through the adopted reasonable accommodation procedures.		standards per the 2019 California Code of Regulations Title 24.	
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.	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.	Between July 1, 2015 and June 30, 2020, the City has established the following priority needs and subsequent goals as a guide for allocation CDBG funding: • Provide supportive services for persons with special needs including youth, elderly, and persons with disabilities • Fund, as available, innovative public service activities	**Continued.** The City will continue to provide funding and support for special needs households.
Program H-1e: **Zoning Code Revision to Comply with State Law Regarding Emergency Shelters and Transitional and Supportive Housing**	Accommodate the development of emergency shelters and transitional and supportive housing	On August 13, 2013, the Hemet City Council adopted Ordinance No. 1867 amending portions of Hemet Municipal Code Chapter 90 (Zoning) to designate zoning for emergency shelters and farmworker housing, to establish development standards for emergency	**Completed.** The City adopted Ordinance No. 1867 and Ordinance No. 1901 which accommodate the

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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.	in compliance with State law.	shelters, and to remove age restrictions in the small lot residential zone. On April 14, 2015 the Hemet City Council adopted Ordinance No. 1901 amending certain sections of Chapter 90 (Zoning) of the Hemet Municipal Code to update provisions related to disability, transitional and supportive housing, fair housing, and other housing-related definitions to achieve compliance with state and federal mandated housing laws.	development of emergency shelters and transitional and supportive housing in compliance with State law.
Goal H-2 – Facilitate the provision and improvement of affordable housing to meet the needs of the community.			
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 continue to partner	Continue to work with housing developers and the County of Riverside to pursue various funding mechanisms.	SB 2 established the Building Homes and Jobs Trust Fund (Fund) and authorizes California Department of Housing and Community Development (HCD) to allocate 70 percent of monies collected and deposited in the Fund, beginning in calendar year 2019, to local governments for eligible housing and homelessness activities.	**Modify.** The City will continue to provide funding opportunities when available. The Housing Element Update will also analyze potential constraints to the

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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		The Permanent Local Housing Allocation (PLHA) Program was designed to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The County intends to allocate 20% of the funds towards a down payment assistance program and 80% of the funds towards development of new affordable housing units. The City of Hemet is partnering with the Riverside County Housing Authority's Permanent Local Housing Allocation (PLHA) Program. The City's estimated five-year allocation is $2,415,216. The estimated 5-year allocation is anticipated to fluctuate and decrease if the number of real estate transactions decreases. The County of Riverside is currently in the process of working with HCD to establish an account to draw down from this program pending the completion of review of template agreements and homebuyer documents. Applications are currently being accepted the RCHA. The City of Hemet advertises, online and at City Hall, the availability of grant funding for lower income households who need financial assistance to make repairs and improvements.	development of housing in an effort to facilitate the development of affordable housing.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
industry, and homebuyers via the City's website and at public counters.			
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.	Support legislative activities that promote the goals and objectives of the City's Housing Element.	During the 5th Cycle, the City allowed for rezones to permit by-right development for multi-family, without discretional action pursuant Government Code Section 65583.2(h) and (i). The City is in the process of adopting objective design standards for multi-family residential that would allow for non-discretionary (staff level) approval. The City is currently working on objective design standards and housing related infrastructure financing.	**Continued.** The City will continue to seek opportunities for the development of housing in the 6th Cycle.
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.	Maintain program oversight and smooth coordination with other City departments and agencies providing housing programs.	During DY 2021-2022, housing will be transferred into the Community Development Division. As a result, a new housing program coordinator position will be created in 2021 to oversee all housing programs, including CDBG programs.	**Continued.** The City will continue this program in the 6th Cycle.
Program H-2d: **Development Permit System Review** To ensure that the City can accommodate its RHNA regional share of new housing construction need and its quantified objectives for the construction,	Continue expediting the permit process.	**2015** Planning Division staff updated all the development applications to improve and expedite processing procedures. **2016**	**Continued.** The City will continue reviewing its permitting process to facilitate housing development and

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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.		Staff processed several zoning ordinance amendments intended to update, streamline, clarify, and simplify planning permit processing. **2017** The Planning Division processed five zone ordinance amendments intended to update, streamline, clarify, and simplify the planning permit process. **2018** The Planning Commission reviewed and approved the necessary zone changes to bring the zoning map into compliance with its General Plan, which was the final component of the City's consistency zoning effort. The Planning Department continued to streamline and update its application processing procedures. **2019** The City included a proposal to establish an electronic project review system in its SB 2 application to HCD with the goal of expediting permit processing. The proposal was approved by HCD in 2019.	reduce burdens on development of affordable housing.
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 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.	Ensure that new residential developments are protected from flooding and improve flood protection for existing homes.	City of Hemet Staff meets with Riverside County Flood Control District (RCFCD) on a monthly basis. A Master Flood Control and Drainage Plan was initiated in 2013 with RCFCD. The Plan provides an update to the City's master flood control and drainage plan and creates sub-area drainage plans to identify drainage infrastructure needs and design standards. The plan prioritizes drainage solutions and sub-area plans for the	**Continued.** The City will continue protecting new residential developments from flooding and improve flood protection for existing homes.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
		Tres Cerritos, Northwest Hemet, and West Hemet Districts. The draft document has been prepared, and as of July 2021, is under review.	
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.	Interdepartmental coordination for Consolidation Plan Process.	As part of the process for the 2010-2015 Consolidated Plan 4th Year Annual Action Plan (FY 2013-2014), staff coordinated internally on the Plan's programs, policies, and reporting requirements. **2013** The Hemet City Council adopted the FY 2013-2014 Annual Action Plan on April 9, 2013. **2014** The Hemet City Council adopted the FY 2014-2015 Annual Action Plan on April 8, 2014. **2015** On April 14, 2015, the Hemet City Council adopted: • 2015-2020 Consolidated Plan • 2015-2016 Annual Action Plan • 2015-2020 AI and Fair Housing Plan **2016** On April 26, 2016, the Hemet City Council adopted the 2016-2017 Annual Action Plan. **2017** On April 25, 2017, the Hemet City Council adopted the 2017-2018 Annual Action Plan. **2018** On March 13, 2018, the Hemet City Council adopted the 2018-2019 Annual Action Plan.	**Continued.** The City will continue improving interdepartmental coordination for the Consolidation Plan Process.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
		2019 On March 27, 2019, the Hemet City Council adopted the 2019-2020 Annual Action Plan. **2020** On November 10, 2020, the Hemet City Council adopted the 2020-2021 Annual Action Plan.	
Goal H-3 – Provide adequate sites for housing.			
Program H-3a: **Compliance with Regional Housing Needs Allocation** The City has a sufficient inventory of available sites to ensure capacity to accommodate the City's 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	Meet the 2014-2021 RHNA.	Between 2013 and 2021, the City has permitted 538 units. The City has met its RHNA allocation for Moderate-Income units. A total of 304 housing units remain to meet the City's RHNA allocation, according to the 2019 Annual Progress Report. This includes a remaining 134 Very Low-Income units, 46 Low-Income units, and 124 Above Moderate-Income units.	**Continued.** The City will continue to implement the policies and programs of the Housing Element to meet its RHNA allocation.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
residential development at all income levels. The City will continue to monitor development of current projects to meet its RHNA allocation.			
Program H-3b: **Maintain Inventory of Housing Sites, Including Infill Sites** 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.	Provide inventory of residential sites to housing developers.	The City has a sufficient inventory of available sites to develop affordable housing and promotes the inclusion of a percentage of affordable units in market-rated development projects.	**Continued.** The City will continue informing housing developers of the City's inventory of residential sites, so they are aware of available affordable sites.
Program H-3c: **Coordinate with Annual Capital Improvement Program** 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.	Ensure infrastructure availability to accommodate housing needs.	On August 12, 2014, the City Council adopted a five year capital improvement plan, as a planning tool that provides the necessary information to repair and replace an aging infrastructure, or to construct new facilities, and at the same time set the community priorities to meet the needs of Hemet's growing population.	**Continued.** The City will continue ensuring infrastructure availability to accommodate housing needs.
Program H-3d: **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	Encourage use of density bonuses for affordable housing.	Currently the City offers density bonus incentives for the inclusion of affordable housing in otherwise market rate housing developments and provides streamlined permit processing for affordable housing developments.	**Continued.** The City will continue encouraging the use of density bonuses by promoting

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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.			information online and in-person at City Hall.
Program H-3e: **Monitoring Potential Constraints** 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.	Ensure that City regulations, procedures and fees do not unreasonably constrain production and maintenance of housing.	The City reviewed potential constraints to the development of housing in the 5th Cycle Housing Element Update. The City acknowledges potential constraints when updating its fee schedule and review its permitting process. The Planning Division Fee schedule was updated on January 1, 2021, and a new fee study is currently underway for FY 2021-2022.	**Continued.** The City will review potential constraints to the development of housing, especially affordable housing, during this 6th Cycle Housing Element Update. If major constraints are identified they will be addressed through new policies and programs.
Goal H-4 – Preserve existing neighborhoods and rehabilitate the existing housing stock.			
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	Support the rehabilitation of approximately: 75 single family dwellings through loans/grants; 5 senior homes through handicap	The Senior Home Repair is the only home rehabilitation offered by the City. It is a grant program with a maximum of $10,000 to correct health and safety violations or provide ADA improvements in the homes of Very Low and Extremely Low-Income residents. **2013** The homes of 16 very low and extremely low-income senior citizens were assisted under this program.	**Continued.** The City will continue to provide funding opportunities for home rehabilitation and repairs, when available.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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.	ramp grants, 20 CalHOME loans for owner-occupied units, and the 44 units at the Mobley Lane apartments.	**2014** The homes of 12 senior citizens were assisted under this program. **2015** The homes of 18 senior citizens were assisted under this program. **2016** The homes of 10 senior citizens were assisted under this program. **2017** The homes of 17 senior citizens were assisted under this program. Of these, 12 were extremely low households and 5 were very low households. **2018** The homes of 13 senior citizens were assisted under this program. Of these, 4 were Very Low income and 9 were Extremely Low-income households. **2019** The homes of 15 senior citizens were assisted under this program. Of these, 9 were Very Low income and 6 were Extremely Low-income households.	
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	Deliver home repair and rehabilitation programs through cooperation with other public and private nonprofit organizations.	**2015** The Greystone Apartments (formerly Mobley Lane) were sold to the Riverside Housing Development Corporation (RHDC) on November 16, 2015. RHDC, a non-profit organization whose mission is to improve the quantity, quality, and condition of affordable housing throughout Riverside and San Bernardino Counties, will be the	**Continued.** The City will continue fostering relationships with public and private organizations to provide financial assistance for home

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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.		responsible party in rehabilitating, leasing, and managing the properties. The property consists of 16 fourplexes, which have affordability covenants expiring in 2060. The Hemet Housing Authority will monitor for compliance. • 12 units were completed and occupied in 2015. **2016** The Riverside Housing Development Corporation completed its rehabilitation of the Greystone Apartments, which have affordability covenants expiring in 2060. The Hemet Housing Authority will monitor for compliance. • 29 units were completed and occupied in 2016. In 2015, 12 units were completed for a project total of 41 units.	repairs and rehabilitation.
Program H-4c: **Rental Registration and Inspection Program** 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.	Evaluate developing a rental registration and inspection program.	The Hemet City Council adopted Ordinance No. 1870 on August 27, 2013, establishing the Residential Rental Registration and Crime-Free Rental Housing Program, and amended the ordinance when it adopted Ordinance No. 1873 on October 8, 2013. It became effective on November 1, 2013. The program requires the registration of all rental dwelling units in the city, of which 30% will be inspected to verify exterior property maintenance. It also provides classes for owners and managers of rental property on crime prevention techniques and environmental design. **2014**	**Discontinued.** The U.S. Department of Housing and Urban Development has determined Crime Free programs to be in violation of Title VI of the Civil Rights Act of 1964. The City will discontinue this program for the 6th Planning Cycle Housing Element.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
		The mechanisms to implement the program were established. Training classes and inspections were scheduled. **2015** The City has identified 465 properties with 3 or more units for a total of almost 6,000 rental units, and over 400 single-family and duplex units. • The City has registered 334 of those properties covering over 3,000 units **2016** The City is conducting regular inspections of the rental properties with a focus on complexes with 3 or more units. There are 320 rental properties that have been registered, inspected, and cleared for compliance with City codes and policies. In 2016, a procedures manual was finalized. Additionally, staff established minimum front yard landscape standards and created a graphic handout for rental property owners and managers. **2017** In 2017, 275 new registrations for 704 units were received. Of the 275 properties, 190 are located in CDBG areas. 1,062 inspections were performed: 329 initial inspections and 733 follow-up inspections. 15 properties with 964 units were approved. **2018** In 2018, the City processed the following: • New registrations: 349 properties with 1,226 units.	

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
		• Of the 349 properties, 196 are located in CDBG areas. • Inspections performed: 654. • Approval granted: 93 properties with 1,809 units. **2020** The City of Hemet's Rental Registration and Crime-Free Rental Housing Programs ("Programs") are being repealed pursuant to a voluntary compliance agreement with the Department of Housing and Urban Development (HUD) related to a compliance review HUD conducted of the Programs pursuant to Title VI of the Civil Rights Act of 1964. Owners of rental property are no longer required to submit a Crime Free Certification, utilize the City's Crime Free Lease Addendum, pass CPTED inspections, attend Crime Free Rental Housing Training, or undergo annual code inspections under the Programs. This program has been replaced with the Rental Property Repair Program. The primary objective of the rental property owner repair program (RPRP) is to promote the health, safety and welfare of residents; and to preserve the rental housing stock within the City of Hemet. Rental property owners who rent to very low to low income typically are struggling with resources to repair or replace vital home systems and as a	

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
		consequence, may experience a lower standard of living with inoperable or substandard vital systems.	
Program H-4d: **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.	Improve condition of rental housing by preventing owners of rental housing from claiming tax benefits from substandard units.	The City has continued to partner with the Franchise Tax Board to enforce the California Revenue and Tax Code.	**Continued.** The City will continue to work with the Franchise Tax Board to improve living conditions for rental properties through the 6th Cycle.
Program H-4e: **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.	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.	The City of Hemet amended its inspection schedule of mobile home parks to comply with Health & Safety Code Section 18400.1, which recommends inspecting 5% of the jurisdiction's parks annually. There are 33 parks in the City subject to inspections, which is 1.65 annually. **2013** In Program Year 1, the City's Building Department inspected 1 park and required specific improvements to address identified deficiencies. **2014** In Program Year 2, the City's Building Department inspected 2 separate parks and required specific improvements to address identified deficiencies. **2015**	**Continued.** The City will continue to promote safe living conditions by surveying and inspecting mobile home parks, as well as provide funding opportunities, when available, for repairs and rehabilitation through the 6th Cycle.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
		In Program Year 3, the City did not inspect any mobile home parks. **2016** The City's Building Department did not inspect any mobile home parks in 2016. **2017** In 2017, the City's Building, Fire, and Code Enforcement Divisions inspected the Cozy Trailer Travel Trailer Park. The Divisions will ensure that the corrections are completed in a timely manner. **2018** In 2018, the City continued its Health and Safety Inspections of the Cozy Trailer Travel Trailer Park. As a joint effort between the Fire, Building, and Code Enforcement Departments, all code violations were identified and remedied. **2019** The City of Hemet continues to investigate complaints received regarding health and safety violations in mobile home and RV parks located in the City. **2020** The City of Hemet continues to investigate complaints received regarding health and safety violations in mobile home and RV parks located in the City.	

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
Program H-4f: **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).	Neighborhood preservation and improvement.	CDBG funding was used for a variety of public improvements such as code compliance activities, construction, improvement and replacement of curbs, gutters, sidewalks, water and sewer systems, and drainage in order to improve community health and safety.	**Continued.** The City will continue to seek funding opportunities for neighborhood preservation, in addition to promoting coordination between City departments and local organizations for neighborhood improvements and crime prevention.
Goal H-5 – Preserve affordable housing opportunities.			
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	Increase energy efficiency of new and existing housing.	Hemet's Owner-Occupied Rehabilitation Housing Loan Program provides thirty-year, zero interest, deferred loans of up to $30,000 for substantial rehabilitation to single family owner-occupied residences within the City of Hemet. Energy conservation items are included in the eligible improvements.	**Continued.** The City will continue to comply with Title 24 and other State requirements. Information about standards, services, and partnerships will continue to be made publicly available on the City's website and at City Hall.

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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.			

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
○ 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.			
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 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.	Preserve 158 units of housing affordable to lower income households.	None of Hemet's five publicly assisted multi-family rental housing properties are at-risk of conversion to market rate until at least 2033.	**Continued.** The City will continue to monitor the affordability of low-income housing units through the 6th Cycle. The City will work with housing management to preserve affordable units at risk of conversion.
Program H-5c: **Riverside County Housing Choice Vouchers**	Continue to report potential fraudulent use vouchers,	The City has not reported any potential fraudulent use vouchers, substandard housing conditions, and other concerns to the Riverside County Housing Authority.	**Continued.** The City will continue to work with the Riverside County

Table A-1: 5th Planning Cycle Program Accomplishments			
Program	**Objective**	**Program Accomplishments**	**Status for Sixth Cycle**
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.	substandard housing conditions, and other concerns to the Riverside County Housing Authority.		Housing Authority to review Housing Choice Vouchers and report on potential fraudulent uses.
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.	Ensure that development impact fees are no higher than they must be to cover costs.	The City has modified its zoning district regulations and established permit procedures for multifamily residential zones that will encourage multifamily residential development, streamline processing, and promote certainty for applicants.	**Continue.** The City will continue to review and assess its Development Impact Fees annually.
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.	Maintain a process to conduct hearings on mobile rent issues.	The City of Hemet continue to investigate complaints received regarding health and safety violations in mobile home and RV parks located in the City. This effort was put on hold in 2020 due to the COVID-19 pandemic.	**Continued.** The City will continue to maintain its process for public hearings on rent issues in mobile home parks.





Appendix B

CANDIDATE SITES ANALYSIS



Appendix B: Candidate Sites Analysis

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA allocation. The sites identified within the Housing Element represent the City of Hemet's plan for housing at the designated income levels within the 6th 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.

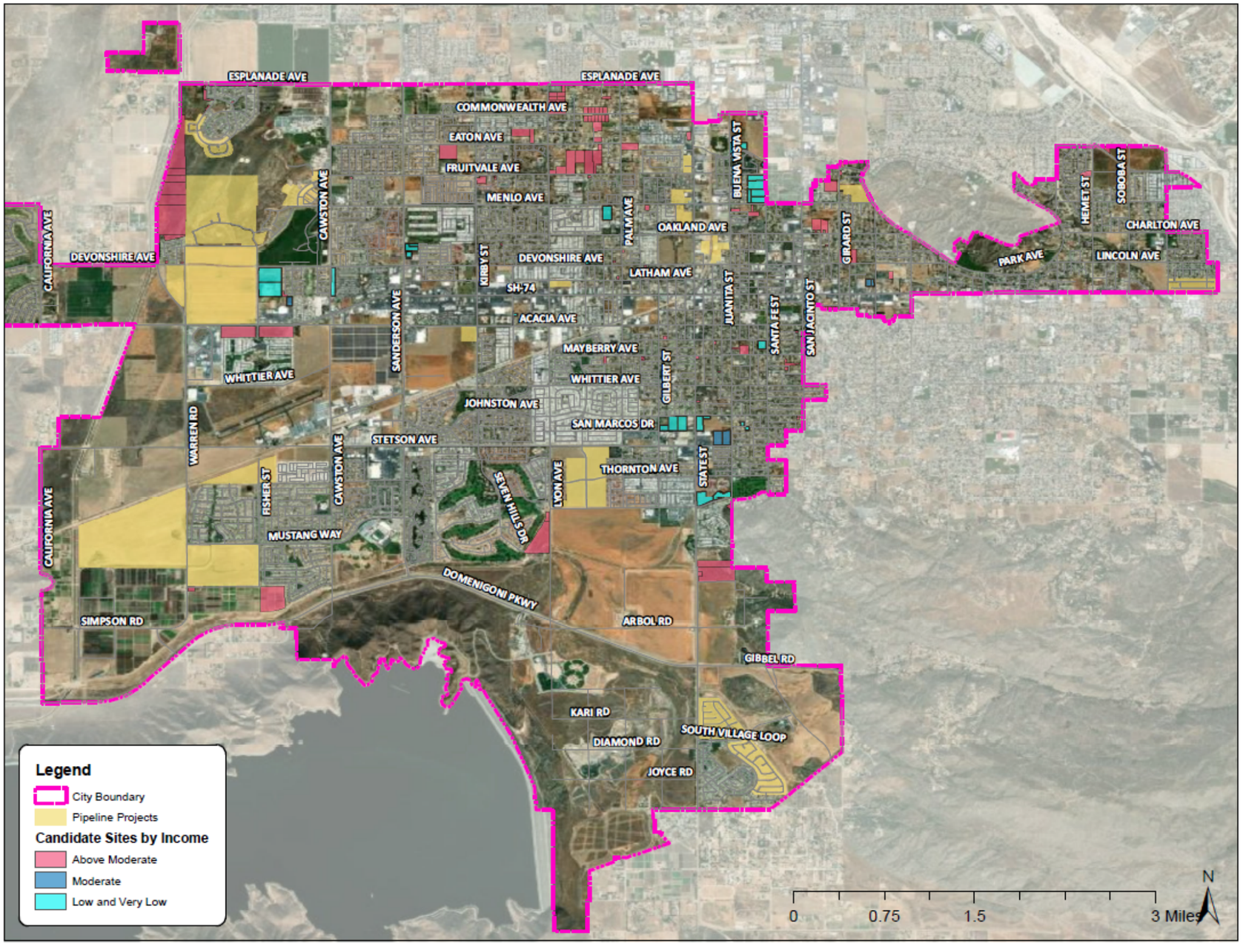
Table B-1 shows the City's 2021-2029 RHNA need by income category, as well as a summary of the sites identified to meet the need. The analysis within this appendix shows that the City of Hemet has the capacity to meet its 2021-2029 RHNA allocation through a variety of methods, including:

- 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);

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
Total Potential Development Capacity	**1,712**		**1,380**	**5,972**	**9,064**
Sites Surplus/Shortfall (%)	11%		18%	59%	-
Sites Surplus/Shortfall (#)	168		206	2,224	2,598

Figure B-1: Candidate Sites Map



1. Selection of Sites

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

Reasonable Capacity Assumption

Reasonable capacity for sites identified to meet the City's RHNA was calculated based on a number of factors, including existing zoning requirements, vacancy, and the assumed density based on the City's development history. Per HCD guidance, the City has assumed a potential development density of 80 percent of the maximum permitted where recent development history in the zoning designation is not present. Potential constraints to the full redevelopment of the parcel, to the extent they are known, such as environmentally sensitive areas, were considered and deductions were made where those factors decreased the net buildable area of a parcel. For example, if a parcel contained a large slope on one side, the buildable acreage was assumed at 50% of the gross parcel acreage. Additionally, all development standards have been applied to candidate sites and it was determined that all project would feasibly develop at the assumed density of 80 percent of the maximum permitted density in any given zone regardless if its residential or not.

Table B-1 provides a list of projects currently in the pipeline. Five of those projects are proposed at densities ranging from 20 to 39 dwelling units an acre, with average lot sizes of 12.3 acres, 27 dwelling units per acre, and 302 units. Candidate sites with assumed densities of 80 of the maximum permitted are generally lower than the pipeline project examples that are proposing higher densities. Of the pipeline projects, one is proposing 348 affordable units on about 13.9 acres at a density of 25 units per acre and another is proposing 400 affordable units on about 14.6 acres at a density of 27 unites per acre.

As certain sites permit both residential and nonresidential uses, Program H-3m is included to establish incentives that promote residential development over nonresidential. **Section 4: Housing Plan** identifies a variety of programs that incentivize residential development, particularly affordable residential development. However, as **Table B-1**, the City is experiencing a large influx of residential development project (5,201 units are currently in the pipeline); as such, it can be assumed that residential development is highly likely to continue remaining a top interest on sites where residential uses are permitted.

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. The affordability of these projects has been determined based on the density permitted on each site.

Table B-1: Projects in the Pipeline							
Project Number and Name	Location	Total Acreage	Project Description and Density	Units by Affordability			Status
				L/VL	Mod	Above Mod	
SDR 20-001 Richmond American Seasons at McSweeny Farms	SEC McSweeny Parkway & S Village Loop Tract 33824	42.7	Construction of single-family residential lots within Tract 33824-1. 6 dwelling units/acre	0	0	237	Under Construction
SDR 20-004 Citrus Pointe D.R. Horton	NEC of Florida & Lake	17.8	Construction of 107 single-family homes. 6 dwelling units/acre	0	0	107	Under Construction
TTM 37794 Girard Subdivision	800 N. Girard	13.1	Tentative Tract Map for the subdivision of single-family homes. 4 dwelling units/acre	0	0	51	In Review
SDR 20-002 The Latham	S/O Latham Ave, E/O Lyon Ave & W/O Elk Street	4.6	Construction of 111-unit, 4 story apartment complex for seniors, age restricted 62+. 26 dwelling units/acre	0	0	111	Approved
EOT 20-004 Ramona Creek	NEC Florida Avenue & Warren Road	218.3	Two year Extension of Time for Tentative Tract Map 36510 for Ramona Creek Specific Plan: Commercial and Residential (Planned). 5 dwelling units/acre	0	0	1,077	Extension of Time Expires 8/18/2023
EOT 29-001 Rancho Diamante	Fisher St & W Thornton Ave	39.5	Two year Extension of Time for Tentative Tract Map 35392 for the subdivision of single-family homes. 4 dwelling units/acre	0	0	155	Approved
EOT 20-002 Saddlepoint	S/O Mustang Way, E/O Warren Road and W/O Fisher Street	104.5	Lennar Homes currently building SaddlePoint. 294 single-family lots. 4 dwelling units/acre	0	0	441	SDR Approved in Building and Civil Plan Check
TTM 36841 Rancho Diamante II	W/O Warren Road & Mustang Way	242.1	General Plan & Specific Plan Amendment for subdivision of single- family homes.	0	0	586	Council Approved

Table B-1: Projects in the Pipeline

Project Number and Name	Location	Total Acreage	Project Description and Density	Units by Affordability			Status
				L/VL	Mod	Above Mod	
			2 dwelling units/acre				
TTM 36889 & 36890 DR Horton	NEC Elk Street and Thornton Ave	78.3	Subdivision for single-family homes. 4 dwelling units/acre	0	0	301	Final Map in Progress
SDR 18-001 The Hideway	W/O NEC State & Fruitvale Avenue	5	Construction of 193 single-family homes. 39 dwelling units/acre	0	0	193	Under Construction
SDR 19-006 Stoney Mountain Ranch	E/O Warren Road S/O Esplanade Ave	24.9	Construction of 92 single-family homes. 4 dwelling units/acre	0	0	92	Under Construction
Tres Cerritos	N/O Celeste Rd E/O of Old Warren Rd	173.8	Subdivision for single-family homes. 1 dwelling unit/acre	0	0	177	Civil Review & DAA in Progress
EOT 20-05 Citadel Village	SEC of Acacia Ave and Kirby Street	8.2	Construction of townhome condominium units. 6 dwelling units/acre	0	0	50	In Civil Review
SP 01-03 Peppertree	NWC of Menlo and Cawston	23.3	Gated senior community of single-family homes and multi-family units. 20 dwelling units/acre	0	0	456	Partially Constructed
EOT 08-001&2 Tract 33825	SEC State & Gibbel	47.2	Subdivision for single-family homes. 5 dwelling units/acre	0	0	259	Platted -Civil Review of Master
Villages at Hemet	North of E Menlo Ave. West of N State St.	8.8	Villages at Hemet Project 17 dwelling units/acre	152	0	0	In Review
Project No.2	North of Oakland Ave. West of N State St.	13.9	Central Block Project No.2 25 dwelling units/acre	348	0	0	In Review

Table B-1: Projects in the Pipeline							
Project Number and Name	Location	Total Acreage	Project Description and Density	Units by Affordability			Status
				L/VL	Mod	Above Mod	
Project No.3	South of Oakland Ave. and N State St.	14.6	South Block Project No.3 27 dwelling units/acre	400	0	0	In Review

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. Both of these parcels are zoned R-3 with an assumed density of 24 dwelling units per acre and propose to create 89 and 88 units each.

These parcels have been identified as they are adjacent to one another and are also adjacent to existing residential neighborhoods and commercial amenities. The 2 larger site parcels identified as part of the sites analysis are located directly across the street from the parcels are two pipeline project measuring 173.8 acres and 218.3 acres – Tres Cerritos and Ramona Creek, respectively. While the adjacent pipeline projects are developing single-family lots, the City not only has a history of developing of larger site parcels (**Table B-1**), but it also has pipeline projects developing affordable housing units on sites larger than 10 acres. **Table B-1** shows 900 pipeline units affordable to low and very low income households through Villages at Hemet, Project No.2, and Project No.3 on lots measuring 8.8, 13.9, and 14.6 acres, respectively. Villages at Hemet, Project No.2, and Project No.3 are seeking to build 152, 348, and 400 units affordable to lower income households, respectively. The two larger, vacant candidate housing sites have capacity to accommodate a total of 296 and 292 units, including 89 and 88 affordable to lower income households, which is significantly less than the number of affordable units on the larger pipeline sites.

The City is currently working with Palm Communities, an affordable housing developer, for the development of a 181-unit affordable housing project, Project No. 2, on a large parcel of 13.9 acres. City staff's assumes through discussions with the project applicant, that rent will range from 30 percent to 60 percent of AMI. Affordability categories and rent levels are still unknown at this time.

Project No. 3 was concepted as an affordable housing project, however, more recently, the City Council received a presentation and request for letter of support from the Riverside University Health System to apply for the BHCIP and CCE Grant. Riverside University Health System is seeking grants to construct a recovery village model, consisting of 140 permanent supportive housing units, to close the gap for continuum of care. It is assumed all of these units will be affordable to lower income households. The project is in coordination with the California Department of Social Services Housing and Homeless Branch and California Department of Health Care Services Community Services division. The Council authorized a letter of support to pursue the project. To date, the City has not received any further information from County Behavioral Health in pursuance of the project.

Based on the City's current pipeline projects, 77.7 percent of the projects are located on large sites of 10 acres or more. Of the 14 sites on parcels 10 acres or more, Project No. 2 and No. 3 propose 100 percent affordable units for individuals of low or very low-income. The development of affordable units on sites larger than 10 acres is not considered a constraint and is considered feasible within the 2021-2029 Planning Period.

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. The City permitted 1 ADU in 2019, followed by 4 in 2020, and 53 in 2021. In 2021 the City approved 38 ADUs and 40 in 2022 as of December 7, 2022In 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

Table B-2: ADU Assumptions	
Year	**ADUs Permitted**
2022	40
2021	38
2020	4
2019	1
2018	0
Projection Period Total	**88**

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
TOTAL	88 units

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. This includes sites that may have land use designations of MDR (which permits up to 18 dwelling units per acre) but also have zoning designations of R-3 (which permits up to 30 dwelling units per acre). For these sites, estimations have been lowered and assumptions of 24 dwelling units per acre have been applied. 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 non-vacant sites identified in this appendix are not presumed to impeded additional residential development. Existing uses on the three non-vacant 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. Services and infrastructure are detailed and evaluated in the City's Community Services and Infrastructure Element of the Hemet General Plan; as no land use amendments are proposed as part of the 2021-2029 Housing Element, the existing evaluation of services and infrastructure remains adequate.

Sewage

The City's Sewer System Management Plan provides for the identification of sewer system distribution throughout the community. All sites identified in the sites inventory have existing sewer system capacity and Element 8 (System Evaluation & Capacity Assurance Plan) is provide as part of the Management Plan to ensure the availability of future capacity citywide. Element 8 finds the sewer collection system to be of adequate capacity to service the existing and the projected service area. The City continues to plan for and fund improvements to sewer lines when deemed necessary – historically due to blockages and/or stoppage, not as a result of hydraulic deficiency.

Flooding and Drainage

The City's Master Flood Control and Drainage Plan identifies drainage issues and necessary infrastructure improvements to provide flood protection for both existing and future developments in the City. According to the City's General Plan, the Master Flood Control and Drainage Plan needs to be updated to reflect the current built environment and to incorporate recently completed drainage systems. Policy CSI-4.9 of the Hemet General plan 2030 provides for a comprehensive and ongoing update to the City's Master Flood Control and Drainage Plan or the creation of sub-area Drainage Plans to reflect current land use patterns, best management practices, and environmental constraints.

Water Supply

The City of Hemet Water District, Eastern Municipal Water District, and Lake Hemet Municipal Water District all manage water supply for the City. According to the City's Community Services and Infrastructure Element of the General Plan, the City plans to continue to use local groundwater as its primary supply source through 2030; and therefore, recognizes the need to implement a combination of basin recharge measures through both natural and artificial means and water conservation measures. In addition, the City has one connection with an EMWD well to be accessed on an as-needed basis only. The City estimates in its Community Services and Infrastructure Element of the General Plan that demand for water within its service area will increase from 5,767 acre-feet to 6,370 acre-feet from 2005 to 2030. Groundwater supplies will meet demand assuming Hemet and San Jacinto Groundwater Basins recharge efforts are successful. To further improve system reliability, the City plans to add a new 2-million-gallon reservoir to the water system to increase storage capacity and allow for flexibility should an existing reservoir need to be taken offline for cleaning or maintenance.

Natural Gas

Southern California Gas Company (SoCalGas) supplies natural gas to residences in Hemet. Natural gas is provided through a network of gas transmission pipelines and distributed through existing mains, which can be extended to serve new residential projects. SoCalGas will continue to provide adequate services to current and future residences within Hemet.

Electricity

Southern California Edison (SCE) maintains and operates the transmission and distribution infrastructure to provide electricity throughout the State and for the City of Hemet. SCE is actively increasing its sources of renewable energy resources such as wind, geothermal, solar, biomass, and small hydro energy. SCE will continue to provide adequate services to Hemet, including increased household growth as projected by the City's RHNA allocation.

Candidate Sites List

This appendix contains **Table B-4**, in the following pages, which identifies each candidate housing site to meet the City's allocated RHNA allocation for the 2021-2029 planning cycle. The sites are identified by assessor parcel number (APN), as well as unique identifier used to track sites within the inventory and on relevant maps. Additionally, the following information is provided for each parcel:

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

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
1	446091030	N/A	HEMET UNITED METHODIST CHURCH	LDR	R-1-7.2	5	3.00	0	No	14	N/A	Above Moderate	0	0	14	No	Yes	No		Shideler Recreation Park, fenced in with associated parking lot. Vacant of structures.
2	446091008	436 BUENA VISTA ST	MISTRY DHANSUKHBHAI	LDR	R-1-7.2	5	0.45	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
3	446073001	N/A	CARMALITA GARDENS	LDR	R-1-7.2	5	0.27	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant lot with shed.
4	446101003	505 TAHQUITZ AVE	RAMIREZ JUAN	LDR	R-1-6	6	0.38	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
5	445112009	N/A	DUENAS JUAN	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
6	445122027	N/A	PERDOMO JULIUS	LDR	R-1-7.2	5	0.48	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
7	445122026	N/A	PERDOMO JULIUS	LDR	R-1-7.2	5	0.35	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
8	446101002	699 MAYBERRY AVE	RAMIREZ JUAN	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
9	445080023	1522 OAKLAND AVE	CASTILLO JOE	LDR	R-1-7.2	5	3.52	0	Yes	17	N/A	Above Moderate	0	0	17	No	Yes	No		Vacant Lot with neighboring home (1562) partially built on small portion southeast of vacant lot. Close proximity to water storm drain channel.
10	448490068	201 APPALOSA DR 203 APPALOSA DR	RYLAND HOMES OF CALIF INC	LDR	R-1-7.2	5	0.81	0	Yes	4	N/A	Above Moderate	0	0	4	No	Yes	No		Vacant Lot with storm drain/catch basin.
11	445080008	N/A	CHMELNICKI SAMUEL	LDR	R-1-7.2	5	3.64	0	Yes	18	N/A	Above Moderate	0	0	18	No	Yes	No		Vacant Lot
12	447160067	N/A	CENTRAL CHURCH OF CHRIST OF HEMET	LDR	R-1-7.2	5	0.33	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
13	447160048	N/A	BARRIENTOS ENRIQUE	LDR	R-1-7.2	5	1.33	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	No		Vacant Lot
14	445210005	N/A	RIVERSIDE COUNTY FLOOD CONT	LDR	R-1-7.2	5	1.29	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	No		Vacant Lot with proximity to potential storm drain channel.
15	447160063	N/A	GERMAN SHAWN	LDR	R-1-7.2	5	0.30	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
16	446141001	107 E MAYBERRY AVE	HEMET COMMUNITY LAND TRUST	LDR	R-1-6	6	0.34	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot with driveway.
17	446231001	812 S STATE ST	ROMAN CATHOLIC BISHOP OF SAN BERNARDINC	LDR	R-1-6	6	0.28	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
18	451200018	N/A	FREY PENELOPE	LDR	R-1-7.2	5	0.27	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with elevated hills, large rocks/boulders, shrubbery.
19	451150034	2000 S STATE ST	MILTON DALLAS	LDR	R-1-7.2	5	8.30	0	Yes	41	N/A	Above Moderate	0	0	41	No	Yes	No		Vacant Lot
20	446153020	N/A	MASTROIANNI FRANCO	LDR	R-1-7.2	5	0.20	0	No	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant lot with a shed and associated cars.
21	451170015	1020 ALCOTT CT	MALDONADO CARLOS	LDR	R-1-6	6	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with driveway.
22	442171001	N/A	TELLES ROBERT	LMDR	R-1-7.2	5	0.76	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
23	454060031	N/A	PRESIDIO MORTGAGE INC	LDR	R-1-10	3	18.49	0	Yes	55	N/A	Above Moderate	0	0	55	No	Yes	No		Vacant lot with elevated hills, boulders, and power lines.
24	451150018	N/A	SADDLEBACK MOBILE HOME ESTATES	LDR	R-1-6	6	0.38	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
25	442081009	N/A	STANTON DEEANN	LDR	R-1-6	6	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with neighboring home (207 N Palm Ave) partially built on lot.
26	454060030	N/A	CITY OF HEMET	LDR	R-1-10	3	0.72	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot with potential storm drain.
27	439040010	N/A	1097 NORTH STATE	LMDR	R-1-6	6	1.45	0	Yes	8	N/A	Above Moderate	0	0	8	No	Yes	No		Vacant lot with roadway access.
28	439221002	N/A	PETERSEN RALPH M & KATHERINE REVOC TRUST	LDR	R-1-10	3	0.67	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
29	439222001	N/A	WUNSCHEL RONALD	LDR	R-1-10	3	0.50	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with neighboring home (1717 Terrace Dr) partially on parcel.
30	443080035	N/A	WINWIN GROUP	LDR	R-1-7.2	5	1.88	0	Yes	9	N/A	Above Moderate	0	0	9	No	Yes	No		Vacant Lot
31	455560022	N/A	CITY OF HEMET	LDR	R-1-7.2	5	2.68	0	Yes	13	N/A	Above Moderate	0	0	13	No	Yes	No		Vacant Lot
32	455560020	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.41	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
33	455110011	N/A	HIGGINS MILTON	LDR	R-1-10	3	5.73	0	Yes	17	N/A	Above Moderate	0	0	17	No	Yes	No		Vacant Lot with elevated hills, large rocks/boulders, shrubbery, power line.
34	455110014	N/A	HIGGINS MILTON	LDR	R-1-10	3	19.06	0	Yes	57	N/A	Above Moderate	0	0	57	No	Yes	No		Vacant Lot with power lines.
35	439170009	N/A	COLONNA FRANK	LMDR	R-1-6	6	5.00	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	No		Vacant Lot
36	454020019	28012 WARREN RD	MWD	MDR	R-1-7.2	5	1.21	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	No		Vacant Lot
37	443181001	607 DEVONSHIRE AVE	WORLD HARVEST CHURCH	LDR	R-1-6	6	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
38	454020045	N/A	MWD	MDR	R-1-7.2	5	21.65	0	Yes	108	N/A	Above Moderate	0	0	108	No	Yes	No		Vacant Lot
39	455110012	N/A	HIGGINS MILTON	LDR	R-1-10	3	10.20	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	No		Vacant Lot with power lines.
40	455120014	25220 WARREN RD	LOVELL JOHN	LDR	R-1-10	3	31.08	0	Yes	93	N/A	Above Moderate	0	0	93	No	Yes	No		Vacant Lot
41	455570013	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.33	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with storm drain.
42	455570014	N/A	CORMAN BROOKE	LDR	R-1-7.2	5	0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
43	455110013	N/A	HIGGINS MILTON	LDR	R-1-10	3	10.12	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	No		Vacant Lot with power lines.
44	439050001	1070 PALM AVE	FRANCISCO FRANCISCO	RR	R-R	2	4.28	0	Yes	8	N/A	Above Moderate	0	0	8	No	Yes	No		Vacant Lot
46	443080004	662 BUENA VISTA ST	LY HUONG	LDR	R-1-10	3	1.06	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
47	443080026	N/A	WINWIN GROUP	LDR	R-1-7.2	5	0.51	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
50	455110010	N/A	HIGGINS MILTON	LDR	R-1-10	3	4.57	0	Yes	13	N/A	Above Moderate	0	0	13	No	Yes	No		Vacant Lot
51	444250009	N/A	DELGADO LILIANN	RR	R-R	2	2.39	0	Yes	4	N/A	Above Moderate	0	0	4	No	Yes	No		Vacant Lot
53	456010022	N/A	WESTERN STATES MOBILE HOME PARKS	LDR	R-1-7.2	5	14.23	0	Yes	71	N/A	Above Moderate	0	0	71	No	Yes	No		Vacant Lot
54	456010023	N/A	WESTERN STATES MOBILE HOME PARKS	LDR	R-1-7.2	5	13.95	0	Yes	69	N/A	Above Moderate	0	0	69	No	Yes	No		Vacant Lot
55	444250004	1950 EATON AVE	SUNDALE INV	RR	R-R	2	5.01	0	No	10	N/A	Above Moderate	0	0	10	No	Yes	No		Majority vacant lot. Appears to have a shed.
57	444350035	N/A	FLUEGGE GRANT	RR	R-R	2	1.16	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
59	444360073	N/A	RIVAS CHRISTIAN	RR	R-R	2	1.72	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
60	444370015	N/A	LEDOUX JANET	RR	R-R	2	7.55	0	Yes	15	N/A	Above Moderate	0	0	15	No	Yes	No		Vacant Lot
61	444370026	1190 FRUITVALE AVE	MOTLAGH HABIB	RR	R-R	2	5.43	0	Yes	10	N/A	Above Moderate	0	0	10	No	Yes	No		Vacant Lot with power lines.
62	444370020	N/A	LEDOUX JANET	RR	R-R	2	4.29	0	Yes	8	N/A	Above Moderate	0	0	8	No	Yes	No		Vacant Lot
63	445270048	N/A	GANTA SANYASI	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
64	445270049	N/A	YBARRONDO JAMES	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
69	444360057	N/A	CROWN PARTNERS	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
71	444310009	880 KIRBY ST	MENLO CONGREGATION OF JEHOVAHS WITNESS	LDR	R-1-6	6	2.45	0	Yes	14	N/A	Above Moderate	0	0	14	No	Yes	No		Vacant Lot
72	444350004	N/A	INTERNATIONAL CHURCH FOURSQUARE GOSPEL	RR	R-R	2	4.68	0	Yes	9	N/A	Above Moderate	0	0	9	No	Yes	No		Vacant Lot
73	444360062	N/A	BATCH J	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
74	444360054	N/A	HFI COMMONWEALTH PROP	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
75	444360056	N/A	HENSEL DONALD	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
76	444360065	N/A	DELGADO FIDELMAR	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
77	444360064	N/A	BATCH J	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
78	444360071	N/A	FERRIS TRENT	RR	R-R	2	1.81	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot with driveway road.
79	444370011	N/A	LEE JONG	RR	R-R	2	2.81	0	Yes	5	N/A	Above Moderate	0	0	5	No	Yes	No		Vacant Lot
80	445270050	N/A	YBARRONDO JAMES	LDR	R-1-7.2	5	0.28	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
82	442053019	N/A	BARRERA DORA	LDR	R-1-7.2	5	0.202020048	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
83	444321032	N/A	CITY OF HEMET	LDR	R-1-6	6	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot, with potential storm drain/catch basin.
84	444360055	N/A	HENSEL DONALD	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
85	444360058	N/A	CROWN PARTNERS	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
86	444350034	N/A	FLUEGGE GRANT	RR	R-R	2	1.157649905	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
87	445270047	N/A	GANTA SANYASI	LDR	R-1-7.2	5	0.28	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
88	445270053	N/A	HEMMAT ALI	LDR	R-1-7.2	5	0.32	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
89	447331048	N/A	GUADARRAMA EDGAR	LDR	R-1-6	6	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
90	444401040	N/A	CITY OF HEMET	LDR	R-1-6	6	0.30	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
91	447331054	N/A	MARANA DANIEL	LDR	R-1-6	6	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
92	455572011	303 OLD WARREN RD	PALMAS DEL MAR LTD PARTNERSHIP	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
93	444321031	N/A	CITY OF HEMET	LDR	R-1-6	6	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with storm drain.
94	444370023	N/A	MOTLAGH HABIB	RR	R-R	2	7.53	0	Yes	15	N/A	Above Moderate	0	0	15	No	Yes	No		Vacant Lot
95	444350005	N/A	WU ZHEN	RR	R-R	2	4.677480123	0	Yes	9	N/A	Above Moderate	0	0	9	No	Yes	No		Vacant Lot
96	444360059	N/A	HFI COMMONWEALTH PROP	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
97	445270051	N/A	YBARRONDO JAMES	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
98	445270052	N/A	HEMMAT ALI	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
99	448012015	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.25	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with storm drain.
100	447331055	N/A	MARANA DANIEL	LDR	R-1-6	6	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
101	444110008	N/A	HEMET SAN JACINTO VENTURES	LDR	R-1-7.2	5	0.215920978	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
102	446041015	N/A	OEI KAHONO	LDR	R-1-6	6	0.46	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
103	448020016	N/A	CITY OF HEMET	LDR	R-1-7.2	5	1.94	0	Yes	9	N/A	Above Moderate	0	0	9	No	Yes	No		Vacant Lot with storm drain.
104	444350036	N/A	FLUEGGE GRANT	RR	R-R	2	1.157882397	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
105	444350037	N/A	FLUEGGE GRANT	RR	R-R	2	1.16	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
106	444360053	N/A	CORDERO ENRIQUE	RR	R-R	2	0.96	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
107	443030002	N/A	ROCCO ANGELO	LDR	R-1-7.2	5	0.711658258	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
108	444360070	N/A	BRIZUELA JUAN	RR	R-R	2	1.84	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot
109	464020008	N/A	ARCON HOMES	LDR	R-1-6	6	18.21	0	Yes	109	N/A	Above Moderate	0	0	109	No	Yes	No		Vacant Lot with water channel passing through, connecting to Diamond Valley Lake.
110	448020017	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with storm drain channel.
111	446091004	N/A	STIGALL LYLA	LDR	R-1-7.2	5	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with shed
112	448012016	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.67	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	No		Vacant Lot with storm drain channel.
113	447032030	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
114	444350002	N/A	EICHEL ROBERT	RR	R-R	2	0.97	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot with shed.
115	444350024	N/A	SUAREZ JOSE	RR	R-R	2	0.97	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
116	444360063	N/A	BATCH J	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
117	444360060	N/A	HFI COMMONWEALTH PROP	RR	R-R	2	0.872965593	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
118	444370010	N/A	LEE JONG	RR	R-R	2	0.92	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
119	444370025	N/A	MORALES MAYRA	RR	R-R	2	1.080337612	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot
120	448060003	N/A	CITY OF HEMET	LDR	R-1-7.2	5	0.538388386	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	No		Vacant Lot, storm drain on road side.
121	448021015	N/A	JEFFREY MDM PARTNERS VII	LDR	R-1-7.2	5	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot, parking lot lines.
122	464020006	1537 LYON AVE	ARCON HOMES	LDR	R-1-6	6	1.26	0	Yes	7	N/A	Above Moderate	0	0	7	No	Yes	No		Vacant Lot
123	444190001	N/A	CORDERO IGNACIO	LDR	R-1-7.2	5	9.60	0	Yes	48	N/A	Above Moderate	0	0	48	No	Yes	No		Vacant Lot
124	443101042	N/A	HABITAT HUMANTITY HEMET SAN JACINTO	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
125	444360061	N/A	BATCH J	RR	R-R	2	0.87	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	No		Vacant Lot
126	551423018	895 HEMET ST	CORWIN WILLIAM	LDR	R-1-7.2	5	2.17	0	Yes	10	N/A	Above Moderate	0	0	10	No	Yes	No		Vacant Lot
127	551040012	N/A	PJRJ WASHINGTON INV	LDR	R-1-7.2	5	1.25	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	No		Vacant Lot
128	448270004	N/A	VALENTI JOSEPH	CC	R-3	24	0.92	0	Yes	22	Yes	Low and Very Low	7	11	4	No	Yes	No		Vacant Lot
129	448270006	N/A	VALENTI JOSEPH	CC	R-3	24	1.48	0	Yes	35	Yes	Low and Very Low	11	18	6	No	Yes	No		Vacant Lot
130	448450016	250 S GILMORE ST	AMBERWOOD VILLA 17	HDR	R-3	24	0.773260121	0	Yes	18	Yes	Low and Very Low	5	9	4	No	Yes	No		Vacant Lot
131	446092027	N/A	DIAMOND STANTON	HDR	R-3	24	2.46815882	0	Yes	59	Yes	Low and Very Low	18	30	11	No	Yes	No		Vacant Lot
132	451100026	N/A	WESSMAN JOHN	VHDR	R-4	36	2.07	0	Yes	74	Yes	Low and Very Low	22	37	15	Yes	Yes	No		Vacant Lot
133	451100033	N/A	REES LEWIS	HDR	R-3	24	4.12	0	Yes	98	Yes	Low and Very Low	29	49	20	No	Yes	No		Vacant Lot
134	451100022	N/A	EAGLE HEMET I	VHDR	R-4	36	4.1208027	0	Yes	148	Yes	Low and Very Low	44	74	30	Yes	Yes	No		Vacant Lot
135	439100027	N/A	SANTA FE POINTE	MDR	R-3	24	5.276263962	0	Yes	126	Yes	Low and Very Low	38	63	25	No	Yes	No		Vacant Lot
136	454080040	N/A	PETERSON ERIK	LMDR	R-3	24	0.74	0	Yes	17	Yes	Low and Very Low	5	9	3	No	Yes	No		Vacant Lot, neighboring home (660 Gibbel Rd) may partially be on lot.
137	439100029	N/A	SANTA FE POINTE	MDR	R-3	24	3.894103573	0	Yes	93	Yes	Low and Very Low	28	47	18	No	Yes	No		Vacant Lot
138	439100035	N/A	SANTA FE POINTE	MDR	R-3	24	1.680435413	0	Yes	40	Yes	Low and Very Low	12	20	8	No	Yes	No		Vacant Lot
139	439262064	N/A	ROAD DOG PROP	LDR	R-3	24	0.52	0	Yes	12	Yes	Low and Very Low	4	6	2	No	Yes	No		Vacant Lot with driveway for neighboring properties.
140	439100026	N/A	SANTA FE POINTE	MDR	R-3	24	3.499081099	0	Yes	83	Yes	Low and Very Low	25	42	16	No	Yes	No		Vacant Lot
141	454080041	N/A	PETERSON ERIK	LMDR	R-3	24	0.61	0	Yes	14	Yes	Low and Very Low	4	7	3	No	Yes	No		Vacant Lot
142	439100036	776 E MENLO AVE	SANTA FE POINTE	MDR	R-3	24	3.42	0	Yes	81	Yes	Low and Very Low	24	41	16	No	Yes	No		Vacant Lot
143	439090021	1000 N BUENA VISTA ST	CLEAR VISION	HDR	R-3	24	4.83	0	Yes	115	Yes	Low and Very Low	35	58	22	No	Yes	No		Vacant Lot
144	442051026	1230 W DEVONSHIRE AVE	GREEN TREE PARTNERS	HDR	R-3	24	0.62	0	Yes	14	Yes	Low and Very Low	4	7	3	No	Yes	No		Vacant Lot
145	445300003	238 YALE ST	SILVER DOLLAR PROPERTY GROUP	HDR	R-3	24	0.51	0	Yes	12	Yes	Low and Very Low	4	6	2	No	Yes	No		Vacant Lot
146	442030001	38901 MENLO AVE	MAYERS MARY	HDR	R-3	24	4.82	0	Yes	115	Yes	Low and Very Low	35	58	22	No	Yes	No		Vacant Lot
147	445321018	160 SAN JACINTO ST	DOOLING AMY	MDR	R-3	24	1.35	0	Yes	32	Yes	Low and Very Low	10	16	6	No	Yes	No		Vacant Lot
148	446280016	N/A	1027 WILSHIRE ASSOC	VHDR	R-4	36	4.826896118	0	Yes	173	Yes	Low and Very Low	52	87	34	No	Yes	No		Vacant Lot
149	446280017	N/A	1027 WILSHIRE ASSOC	VHDR	R-4	36	4.80	0	Yes	172	Yes	Low and Very Low	52	86	34	Yes	Yes	No		Vacant Lot
150	446280005	N/A	1027 WILSHIRE ASSOC	VHDR	R-4	36	1.921210085	0	Yes	69	Yes	Low and Very Low	21	35	13	Yes	Yes	No		Vacant Lot
151	446321008	N/A	CARRASCO ROSALINDA	MDR	R-3	24	0.571641558	0	Yes	13	Yes	Low and Very Low	4	7	2	No	Yes	No		Vacant Lot
152	446300001	N/A	HUNING ROBERT	HDR	R-3	24	3.81	0	Yes	91	Yes	Low and Very Low	27	46	18	Yes	Yes	No		Vacant Lot
153	448270005	N/A	VALENTI JOSEPH	CC	R-3	24	3.131979111	0	Yes	75	Yes	Low and Very Low	23	38	14	No	Yes	No		Vacant Lot
154	446320064	N/A	HUANG PHILIP	MDR	R-3	24	0.649936175	0	Yes	15	Yes	Low and Very Low	5	8	2	No	Yes	No		Vacant Lot
155	446300002	N/A	HUNING ROBERT	HDR	R-3	24	0.698346077	0	Yes	16	Yes	Low and Very Low	5	8	3	Yes	Yes	No		Vacant Lot
156	448120010	N/A	HEMET 55 SP	HDR	R-3	24	12.33465923	0	Yes	296	No	Low and Very Low	89	148	59	Yes	Yes	No		Vacant Lot, surrounded by other vacant lots.
157	448240001	N/A	GVP	HDR	R-3	24	4.28	0	Yes	102	Yes	Low and Very Low	31	51	20	No	Yes	No		Vacant Lot with a storm drain in the middle of the lot.
158	448400020	N/A	R LAND CONSERVANCY	LMDR	SLR	6	0.15	0	Yes	0	N/A	Above Moderate	0	0	0	No	Yes	No		Vacant Lot
159	445150001	N/A	GARRETT PAUL	MDR	SLR	6	9.13	0	Yes	54	N/A	Above Moderate	0	0	54	No	Yes	No		Vacant Lot
160	445232018	N/A	ALAEI SUZANNE	HDR	R-2	6	0.74	0	Yes	4	N/A	Moderate	0	4	0	No	Yes	No		Vacant Lot
161	445232019	N/A	ALAEI SUZANNE	HDR	R-2	6	1.48	0	Yes	8	N/A	Moderate	0	8	0	No	Yes	No		Vacant Lot
162	439230018	N/A	ZHENG SHIZAO	LMDR	R-2	6	0.23	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
163	443172046	N/A	FARAH HANAN	LMDR	R-2	6	0.20	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
164	443172047	N/A	FARAH HANAN	LMDR	R-2	6	0.215698895	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
165	443172049	N/A	FERRARI CYNTHIA	LMDR	R-2	6	0.21	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
166	446300005	N/A	RIVER OAKS RIDGE LTD PARTNERSHIP	MDR	R-2	6	4.727577978	0	Yes	28	N/A	Moderate	0	28	0	Yes	Yes	No		Vacant Lot
167	443172048	N/A	ORTEGA LIZZET	LMDR	R-2	6	0.215700028	0	Yes	1	N/A	Moderate	0	1	0	No	Yes	No		Vacant Lot
168	446300011	N/A	RIVER OAKS RIDGE LTD PARTNERSHIP	MDR	R-2	6	4.26	0	Yes	25	N/A	Moderate	0	25	0	No	Yes	No		Vacant Lot
169	448140002	N/A	MHC ROYAL HOLIDAY	LMDR	R-2	6	1.84	0	Yes	11	N/A	Moderate	0	11	0	No	Yes	No		Vacant Lot
170	448120011	N/A	HEMET 55 SP	HDR	R-3	24	12.21	0	Yes	293	No	Low and Very Low	88	147	58	No	Yes	No		Vacant Lot

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
171	464312009		RIVER OAKS RIDGE	LDR	R-1-6	6	7.50	0	Yes	29	N/A	Above Moderate	0	0	29	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
172	464312008		RIVER OAKS RIDGE	LDR	R-1-6	6	0.25	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
173	464311009		RIVER OAKS RIDGE	LDR	R-1-6	6	7.76	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
174	464311007		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
175	464312007		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
176	464312003		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
177	464311006		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
178	464312004		RIVER OAKS RIDGE	LDR	R-1-6	6	0.237831311	0	Yes	0.914813043	N/A	Above Moderate	0	0	0.914813043	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
179	464312006		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
180	464311004		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
181	464311001		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
182	464311002		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
183	464311008		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
184	464311003		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
185	464312001		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
186	464312002		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
187	464312005		RIVER OAKS RIDGE	LDR	R-1-6	6	0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
188	464311005		RIVER OAKS RIDGE	LDR	R-1-6	6	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
189	464270003		RIVER OAKS RIDGE	LDR	R-1-5	6	8.03	0	Yes	31	N/A	Above Moderate	0	0	31	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
190	464270008		RIVER OAKS RIDGE	LDR	R-1-5	6	7.20	0	Yes	28	N/A	Above Moderate	0	0	28	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
191	464270004		RIVER OAKS RIDGE	LDR	R-1-5	6	6.91	0	Yes	27	N/A	Above Moderate	0	0	27	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
192	464270009		RIVER OAKS RIDGE	LDR	R-1-5	6	6.33	0	Yes	24	N/A	Above Moderate	0	0	24	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
193	464270005		RIVER OAKS RIDGE	HDR	R-3	24	5.08	0	Yes	20	N/A	Above Moderate	0	0	20	Yes	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
194	464270006		RIVER OAKS RIDGE	HDR	R-3	24	4.99	0	Yes	19	N/A	Above Moderate	0	0	19	Yes	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
195	464300001		RIVER OAKS RIDGE	LDR	R-1-6	6	7.84	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
196	464300002		RIVER OAKS RIDGE	LDR	R-1-6	6	9.46	0	Yes	36	N/A	Above Moderate	0	0	36	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
197	464292020		RIVER OAKS RIDGE	LDR	R-1-6	6	3.40	0	Yes	13	N/A	Above Moderate	0	0	13	No	Yes	Yes	DR Horton	This site represents a vacant lot with a planned or in-progress project.
198	460020005		PAGE STRATA BP	LDR	PCD 79-93	0	15.49	0	Yes	61	N/A	Above Moderate	0	0	61	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
199	460010008		PAGE STRATA BP	LDR	PCD 79-93	0	5.85	0	Yes	23	N/A	Above Moderate	0	0	23	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
200	460010011		PAGE STRATA BP	LDR	PCD 79-93	0	4.18	0	Yes	16	N/A	Above Moderate	0	0	16	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
201	460010009		PAGE STRATA BP	LDR	PCD 79-93	0	5.75	0	Yes	23	N/A	Above Moderate	0	0	23	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
202	460010010		PAGE STRATA BP	LDR	PCD 79-93	0	8.222226235	0	Yes	32.27170123	N/A	Above Moderate	0	0	32.27170123	No	Yes	Yes	Rancho Diamante	This site represents a vacant lot with a planned or in-progress project.
203	465100016		PAGE STRATA BP	LDR	PCD 79-93	0	19.3301791	0	Yes	46.7903377	N/A	Above Moderate	0	0	46.7903377	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
204	465110021		PAGE STRATA BP	LDR	PCD 79-93	0	38.12	0	Yes	92	N/A	Above Moderate	0	0	92	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
205	465110023		PAGE STRATA BP	LDR	PCD 79-93	0	39.91	0	Yes	97	N/A	Above Moderate	0	0	97	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
206	465110022		PAGE STRATA BP	LDR	PCD 79-93	0	39.91	0	Yes	97	N/A	Above Moderate	0	0	97	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
207	465110020		PAGE STRATA BP	LDR	PCD 79-93	0	39.68	0	Yes	96	N/A	Above Moderate	0	0	96	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
208	465110027		PAGE STRATA BP	LDR	PCD 79-93	0	62.07	0	Yes	150	N/A	Above Moderate	0	0	150	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
209	465100022		PAGE STRATA BP	LDR	PCD 79-93	0	3.08	0	Yes	7	N/A	Above Moderate	0	0	7	No	Yes	Yes	Rancho Diamante II	This site represents a vacant lot with a planned or in-progress project.
210	454020054		PAGE STRATA BP	LDR	PCD 79-93	0	16.59	0	Yes	70	N/A	Above Moderate	0	0	70	No	Yes	Yes	Saddlepoint	This site represents a vacant lot with a planned or in-progress project.
211	454020055		PAGE STRATA BP	LDR	PCD 79-93	0	23.41	0	Yes	99	N/A	Above Moderate	0	0	99	No	Yes	Yes	Saddlepoint	This site represents a vacant lot with a planned or in-progress project.
212	454020056		PAGE STRATA BP	LDR	PCD 79-93	0	33.42	0	Yes	141	N/A	Above Moderate	0	0	141	No	Yes	Yes	Saddlepoint	This site represents a vacant lot with a planned or in-progress project.
213	454020057		PAGE STRATA BP	LDR	PCD 79-93	0	31.13	0	Yes	131	N/A	Above Moderate	0	0	131	No	Yes	Yes	Saddlepoint	This site represents a vacant lot with a planned or in-progress project.
214	443131008	250 MEIER ST	CITY OF HEMET	MU-D	SP 16-001	0	4.59	0	Yes	126	Yes	Low and Very Low	126	0	0	No	Yes	Yes	Project No. 3	This site represents a vacant lot with a planned or in-progress project.
215	439060024		HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P		0.03	0	Yes	0	No	Low and Very Low	0	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
216	439060009	785 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P		1.779399138	0	Yes	31.73960338	Yes	Low and Very Low	31.73960338	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
217	439060015	160 MENLO AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P		0.254957763	0	Yes	4.415634562	No	Low and Very Low	4.415634562	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
218	439060013	723 N STATE ST	COUNTY OF RIVERSIDE	MU-D	O-P		0.95	0	Yes	17	Yes	Low and Very Low	17	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
219	443140003	401 JUANITA ST	CITY OF HEMET	MU-D	SP 16-001	0	4.12	0	Yes	113	Yes	Low and Very Low	113	0	0	No	Yes	Yes	Project No. 3	This site represents a vacant lot with a planned or in-progress project.
220	443140001		CITY OF HEMET	MU-D	SP 16-001	0	1.28	0	Yes	35	Yes	Low and Very Low	35	0	0	No	Yes	Yes	Project No. 3	This site represents a vacant lot with a planned or in-progress project.
221	439060010	260 MENLO AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P		2.92	0	Yes	51	Yes	Low and Very Low	51	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
222	439060011	761 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P		0.85	0	Yes	15	Yes	Low and Very Low	15	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
223	439281035	320 MENLO AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P		1.782695986	0	Yes	31.79841011	Yes	Low and Very Low	31.79841011	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
224	439060014		HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	O-P		0.20	0	Yes	4	No	Low and Very Low	4	0	0	No	Yes	Yes	Villages at Hemet	This site represents a vacant lot with a planned or in-progress project.
225	443140024		CITY OF HEMET	MU-D	SP 16-001	0	4.59	0	Yes	126	Yes	Low and Very Low	126	0	0	No	Yes	Yes	Project No. 3	This site represents a vacant lot with a planned or in-progress project.
226	443050028	664 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.57	0	Yes	14	Yes	Low and Very Low	14	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
227	443050029	678 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.57	0	Yes	14	Yes	Low and Very Low	14	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
228	443050003	605 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	1.09	0	Yes	27	Yes	Low and Very Low	27	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
229	443050023	608 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.31	0	Yes	8	No	Low and Very Low	8	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
230	443050004	25111 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.15	0	Yes	4	No	Low and Very Low	4	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
231	443050020	566 ALESSDANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.57	0	Yes	14	Yes	Low and Very Low	14	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
232	443050024	622 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.83	0	Yes	21	Yes	Low and Very Low	21	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
233	443050030	211 MENLO AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.14	0	Yes	3	No	Low and Very Low	3	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
234	443050039	573 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	1.28	0	Yes	32	Yes	Low and Very Low	32	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
235	443050025	636 ALESSANDRO ST	CHACON ROGER	MU-D	C-2	0	0.41	0	Yes	10	No	Low and Very Low	10	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
236	443050033	250 OAKLAND AVE	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.54	0	Yes	14	Yes	Low and Very Low	14	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
237	443050007	541 STATE ST	WESSMAN JOHN	MU-D	C-2	0	0.33	0	Yes	8	No	Low and Very Low	8	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
238	443050027	647 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.32	0	Yes	8	No	Low and Very Low	8	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
239	443050017		HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	1.136365702	0	Yes	29.65826966	Yes	Low and Very Low	29.65826966	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
240	443050018	552 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.568178481	0	Yes	14.22295057	Yes	Low and Very Low	14.22295057	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
241	443050026	650 ALESSANDRO ST	JUSTUS MARY	MU-D	C-2	0	0.41	0	Yes	10	No	Low and Very Low	10	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
242	443050031	692 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.88	0	Yes	22	Yes	Low and Very Low	22	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
243	443050040	525 STATE ST	WESSMAN JOHN	MU-D	C-2	0	0.80	0	Yes	20	Yes	Low and Very Low	20	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
244	443050002	645 STATE ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	1.09	0	Yes	27	Yes	Low and Very Low	27	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
245	443050006	557 STATE ST	HOUSING AUTHORITY OF COUNTY OF RIVERSIDE	MU-D	C-2	0	0.77	0	Yes	19	Yes	Low and Very Low	19	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
246	443050022	608 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.75	0	Yes	19	Yes	Low and Very Low	19	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
247	443050021	580 ALESSANDRO ST	HOUSING AUTHORITY COUNTY OF RIVERSIDE	MU-D	C-2	0	0.39	0	Yes	10	No	Low and Very Low	10	0	0	No	Yes	Yes	Project No. 2	This site represents a vacant lot with a planned or in-progress project.
248	448100023	685 ROSE RD	MJ & M	LDR	SP 90-009	0	5.19	0	Yes	5	N/A	Above Moderate	0	0	5	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
249	448070001		CITY OF HEMET	LDR	SP 90-009	0	34.65	0	Yes	35	N/A	Above Moderate	0	0	35	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
250	448070003		CITY OF HEMET	LDR	SP 90-009	0	18.41	0	Yes	19	N/A	Above Moderate	0	0	19	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
251	448070002		JMP BIXBY HEMET	LDR	SP 90-009	0	25.77	0	Yes	26	N/A	Above Moderate	0	0	26	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
252	448080006		JMP BIXBY HEMET	LDR	SP 90-009	0	2.63	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
253	448070005		JMP BIXBY HEMET	LDR	SP 90-009	0	24.32	0	Yes	25	N/A	Above Moderate	0	0	25	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
254	448070004		CITY OF HEMET	LDR	SP 90-009	0	6.62	0	Yes	7	N/A	Above Moderate	0	0	7	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
255	448070009		JMP BIXBY HEMET	LDR	SP 90-009	0	24.53	0	Yes	25	N/A	Above Moderate	0	0	25	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
256	448070010		JMP BIXBY HEMET	LDR	SP 90-009	0	5.02	0	Yes	5	N/A	Above Moderate	0	0	5	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
257	448080004		JMP BIXBY HEMET	LDR	SP 90-009	0	3.10	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
258	448070007		JMP BIXBY HEMET	LDR	SP 90-009	0	14.28	0	Yes	15	N/A	Above Moderate	0	0	15	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
259	448080001		JMP BIXBY HEMET	LDR	SP 90-009	0	2.13	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
260	448080002		JMP BIXBY HEMET	LDR	SP 90-009	0	2.17	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
261	448070006		CITY OF HEMET	LDR	SP 90-009	0	4.94	0	Yes	5	N/A	Above Moderate	0	0	5	No	Yes	Yes	Tres Cerritos	This site represents a vacant lot with a planned or in-progress project.
262	454512017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
263	454512024		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
264	454481002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
265	454512008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
266	454512014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
267	454512026		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
268	454512013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
269	454512021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
270	454482008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
271	454481006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
272	454482001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
273	454482002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
274	454480007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
275	454520002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
276	454481012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
277	454483019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
278	454483014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
279	454482010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
280	454512007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
281	454482015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
282	454483009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
283	454482014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
284	454512009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
285	454512011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.25	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
286	454481005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
287	454483010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
288	454481003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
289	454520006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
290	454483013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
291	454481009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.29	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
292	454482007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
293	454481013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
294	454480001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
295	454480008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.04	0	Yes	0	N/A	Above Moderate	0	0	0	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
296	454512019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
297	454483008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
298	454483016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
299	454512015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
300	454512020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.28	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
301	454520001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
302	454481010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
303	454482009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
304	454480003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.27	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
305	454512025		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
306	454520004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
307	454481008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
308	454482006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
309	454483004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
310	454483005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
311	454481001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
312	454520007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
313	454483007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
314	454483020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
315	454512012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
316	454482012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
317	454482011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
318	454483021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.29	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
319	454480005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
320	454512016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
321	454480004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
322	454481011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
323	454483012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
324	454512006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
325	454483011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
326	454483015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
327	454483003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
328	454481004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
329	454512010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
330	454482013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
331	454480002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.26	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
332	454512023		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
333	454483002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
334	454512018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
335	454512022		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
336	454520003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
337	454481007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
338	454501019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
339	454501011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
340	454501008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
341	454501016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
342	454501003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
343	454503007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
344	454501012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
345	454503003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
346	454501015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
347	454503008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
348	454503005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
349	454501007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
350	454501017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
351	454502003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
352	454481015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
353	454520005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
354	454481014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
355	454482004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
356	454482005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
357	454483018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
358	454512027		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.62	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
359	454483006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
360	454483017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
361	454480006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
362	454482003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
363	454483001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
364	454502004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
365	454503015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.27	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
366	454501002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
367	454503013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
368	454503022		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
369	454492008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
370	454490002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
371	454491004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
372	454503004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
373	454501009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
374	454502001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
375	454502005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.12	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
376	454492005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
377	454502002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
378	454502006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
379	454503011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
380	454503024		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
381	454492007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
382	454503014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.31	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
383	454501005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
384	454500001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
385	454502009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.07	0	Yes	0	N/A	Above Moderate	0	0	0	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
386	454503023		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
387	454503010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
388	454502008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
389	454503002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
390	454490003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
391	454491005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
392	454492009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
393	454492002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
394	454491010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
395	454492004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
396	454490004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
397	454491003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
398	454490001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
399	454503018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
400	454492001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
401	454491008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
402	454492003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
403	454501004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
404	454492006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
405	454503016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.35	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
406	454503017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.25	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
407	454501010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
408	454503012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
409	454503019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
410	454503001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
411	454503009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
412	454501014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
413	454501018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
414	454503006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
415	454501006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
416	454501013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
417	454501020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.87	0	Yes	5	N/A	Above Moderate	0	0	5	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
418	454502007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.12	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
419	454503020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
420	454501001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
421	454500002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
422	454503021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
423	454491009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
424	454491002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
425	454490005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
426	454491007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
427	454491001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
428	454491006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
429	454491011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.42	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
430	454520010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.12	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
431	454521005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
432	454521004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.27	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
433	454522011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
434	454522015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
435	454522014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
436	454522017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
437	454522003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
438	454522019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
439	454522002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
440	454522005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
441	454522020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
442	454521006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
443	454522008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
444	454521015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.04	0	Yes	0	N/A	Above Moderate	0	0	0	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
445	454522006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
446	454522018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
447	454522001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
448	454522004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
449	454522009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
450	454522016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
451	454521013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
452	454521010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
453	454521012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
454	454521011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
455	454521014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
456	454521009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
457	454521003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
458	454522007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
459	454522021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.07	0	Yes	0	N/A	Above Moderate	0	0	0	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
460	454522013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
461	454522010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
462	454522012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
463	454510008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
464	454511008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
465	454512001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
466	454491017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
467	454491019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.29	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
468	454491020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
469	454511002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
470	454510001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
471	454511001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
472	454491013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
473	454510002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
474	454491016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
475	454491018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
476	454491014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
477	454491021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.67	0	Yes	4	N/A	Above Moderate	0	0	4	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
478	454510005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
479	454511005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
480	454490010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.12	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
481	454491015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
482	454510007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
483	454511007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
484	454510010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
485	454490009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
486	454490008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
487	454510011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
488	454512004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
489	454490007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
490	454512003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
491	454491012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
492	454511006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
493	454510006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
494	454510013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
495	454510003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
496	454510004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
497	454510012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
498	454511003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
499	454511004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
500	454512005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
501	454512002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
502	454510009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
503	454511009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
504	454490011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.09	0	Yes	0	N/A	Above Moderate	0	0	0	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
505	454521007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
506	454520009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
507	454520008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
508	454521001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
509	454521002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
510	454521008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33824	This site represents a vacant lot with a planned or in-progress project.
511	551561031		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
512	551561042		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
513	551562010		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
514	551561041		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
515	551562011		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
516	551562007		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
517	551561024		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
518	551561025		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
519	551561044		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
520	551562003		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
521	551562005		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
522	551561023		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
523	551562008		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
524	551561034		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
525	551561039		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
526	551562019		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
527	551562025		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
528	551561029		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
529	551562004		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
530	551562024		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
531	551561033		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
532	551561038		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
533	551561045		JDP DEV INC	LDR	R-1-7.2	5	0.59	0	Yes	4	N/A	Above Moderate	0	0	4	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
534	551561035		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
535	551561043		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
536	551562002		JDP DEV INC	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
537	551561027		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
538	551561028		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
539	551562013		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
540	551562009		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
541	551562017		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
542	551562021		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
543	551561037		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
544	551562001		JDP DEV INC	LDR	R-1-7.2	5	0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
545	551493008		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
546	551562026		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
547	551493001	5419 ORANGE GROVE AVE	K L SYSTEMS	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
548	551493013		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
549	551562012		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
550	551562022		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
551	551562020		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
552	551493015		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
553	551562023		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
554	551563001		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
555	551562018		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
556	551493011		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.31	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
557	551562014		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
558	551562015		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
559	551492007	5420 ORANGE GROVE AVE	KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
560	551493003	5371 ORANGE GROVE AVE	K L SYSTEM	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
561	551493006		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
562	551493004		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
563	551493012		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
564	551491017	5324 ORANGE GROVE AVE	KER REAL ESTATE INV	LDR	R-1-7.2	5	0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
565	551491018	5348 ORANGE GROVE AVE	KER REAL ESTATE INV	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
566	551561036		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
567	551491019	5372 ORANGE GROVE AVE	KER REAL ESTATE INV	LDR	R-1-7.2	5	0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
568	551562016		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
569	551561026		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
570	551561030		JDP DEV INC	LDR	R-1-7.2	5	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
571	551562006		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
572	551561032		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
573	551561040		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
574	551493005	5323 ORANGE GROVE AVE	KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
575	551493016		JDP DEV INC	LDR	R-1-7.2	5	0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
576	551493014		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
577	551493002	5395 ORANGE GROVE AVE	YOUHOUSE JOSEPH	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
578	551493007		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
579	551560007		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
580	551560014		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
581	551560004		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
582	551561016		JDP DEV INC	LDR	R-1-7.2	5	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
583	551560005		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
584	551560008		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
585	551560001		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
586	551493010		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.30	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
587	551493009		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
588	551560006		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
589	551560011		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
590	551561017		JDP DEV INC	LDR	R-1-7.2	5	0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
591	551561020		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
592	551561022		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
593	551560015		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
594	551560016		JDP DEV INC	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
595	551561011		JDP DEV INC	LDR	R-1-7.2	5	0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
596	551560009		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
597	551560012		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
598	551561015		JDP DEV INC	LDR	R-1-7.2	5	0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
599	551561018		JDP DEV INC	LDR	R-1-7.2	5	0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
600	551561014		JDP DEV INC	LDR	R-1-7.2	5	0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
601	551560010		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
602	551560017		JDP DEV INC	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
603	551561013		JDP DEV INC	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
604	551560002		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
605	551561021		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
606	551560003		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
607	551561019		JDP DEV INC	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
608	551561012		JDP DEV INC	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
609	551560013		KER REAL ESTATE INV	LDR	R-1-7.2	5	0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Citrus Pointe D.R. Horton	This site represents a vacant lot with a planned or in-progress project.
610	439230005	800 GIRARD ST	ZHENG SHIZAO	LMDR	R-2	6	13.11	0	Yes	51	N/A	Above Moderate	0	0	51	No	Yes	Yes	Girard Subdivision	This site represents a vacant lot with a planned or in-progress project.
611	442060027		MARABELLA INV II	CC	C-2	0	1.26	0	Yes	33	N/A	Above Moderate	0	0	33	No	Yes	Yes	The Latham	This site represents a vacant lot with a planned or in-progress project.
612	442060046		U S PACIFIC CAPITAL	VHDR	R-4	36	3.31	0	Yes	87	N/A	Above Moderate	0	0	87	Yes	Yes	Yes	The Latham	This site represents a vacant lot with a planned or in-progress project.
613	448090003		GENUS	MU-1	SP 12-001	0	196.62	0	Yes	970	N/A	Above Moderate	0	0	970	Yes	Yes	Yes	Ramona Creek	This site represents a vacant lot with a planned or in-progress project.
614	455130024		WARREN ROAD PARTNERS	MU-1	A-1	1	6.06	0	Yes	30	N/A	Above Moderate	0	0	30	No	Yes	Yes	Ramona Creek	This site represents a vacant lot with a planned or in-progress project.
615	455130022		HOFFER KENNETH	MU-1	A-1	1	5.38	0	Yes	27	N/A	Above Moderate	0	0	27	No	Yes	Yes	Ramona Creek	This site represents a vacant lot with a planned or in-progress project.
616	455130021		HOFFER KENNETH	MU-1	A-1	1	4.85	0	Yes	24	N/A	Above Moderate	0	0	24	No	Yes	Yes	Ramona Creek	This site represents a vacant lot with a planned or in-progress project.
617	455130023		WARREN ROAD PARTNERS	MU-1	A-1	1	5.38	0	Yes	27	N/A	Above Moderate	0	0	27	No	Yes	Yes	Ramona Creek	This site represents a vacant lot with a planned or in-progress project.
618	439050046		FRUITVALE CORNERS	OP	O-P		3.01	0	Yes	116	N/A	Above Moderate	0	0	116	No	Yes	Yes	The Hideway	This site represents a vacant lot with a planned or in-progress project.
619	439050028		FRUITVALE CORNERS	OP	O-P		2.01	0	Yes	77	N/A	Above Moderate	0	0	77	No	Yes	Yes	The Hideway	This site represents a vacant lot with a planned or in-progress project.
620	448500004	5617 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.34	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
621	448500010	1273 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
622	448500014	5741 SILKSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
623	448501008	1206 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
624	448502005	5612 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
625	448502006	5584 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
626	448503005	1216 FLAGSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
627	448510002	5534 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
628	448510010	5352 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
629	448511002	1084 CROWNSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.41	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
630	448511004	1064 CROWNSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.42	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
631	448511017	1079 CAPSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.43	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
632	448512003	5484 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.26	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
633	448512008	5384 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
634	448512012	1088 RIDGESTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.30	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
635	448512014	1071 RIDGESTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.65	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
636	448500009	1253 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
637	448500017	1193 FLAGSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
638	448500018	1203 FLAGSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
639	448500019	1213 FLAGSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
640	448501002	1268 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
641	448501003	1248 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
642	448510006	5446 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
643	448511006	5323 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.41	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
644	448500001	5581 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.48	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
645	448500002	5601 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.34	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
646	448500007	5657 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.33	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
647	448500008	1243 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.32	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
648	448500011	1293 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
649	448500012	5683 SILKSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
650	448500026	5688 ARROWSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
651	448501009	1200 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
652	448511016	1069 CAPSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.42	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
653	448512001	1082 CAPSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.32	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
654	448512004	5474 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
655	448512005	5454 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
656	448512009	1067 CROWNSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.27	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
657	448512010	1077 CROWNSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.26	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
658	448500005	5627 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.34	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
659	448500013	5721 SILKSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
660	448500015	5761 SILKSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.31	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
661	448501007	1212 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
662	448502004	5622 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
663	448503004	1226 FLAGSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
664	448510001	5564 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
665	448510003	5504 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
666	448510008	5392 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
667	448511003	1074 CROWNSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.40	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
668	448511008	5393 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.34	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
669	448511010	5453 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.27	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
670	448511011	5473 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.27	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
671	448511018	1089 CAPSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.32	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
672	448512002	1072 CAPSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
673	448512013	1078 RIDGESTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.59	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
674	448500020	1223 FLAGSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
675	448500021	1233 FLAGSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
676	448501004	1238 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
677	448502003	5642 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
678	448503003	1211 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
679	448503006	1206 FLAGSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
680	448510007	5416 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
681	448511007	5373 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.34	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
682	448511012	5483 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.34	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
683	448500023	5768 ARROWSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
684	448501006	1218 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
685	448502002	5662 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
686	448503001	1201 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.25	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
687	448503002	1205 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
688	448503007	1202 FLAGSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
689	448510004	5486 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
690	448510005	5466 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
691	448510009	5372 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
692	448511001	1114 CROWNSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.44	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
693	448511005	1054 CROWNSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.47	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
694	448511009	5423 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.31	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
695	448511013	5513 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.41	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
696	448511014	1049 CAPSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.53	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
697	448512011	1087 CROWNSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.26	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
698	448512015	1081 RIDGESTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.29	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
699	448500024	5748 ARROWSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
700	448500025	5728 ARROWSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
701	448502001	5682 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
702	448511015	1059 CAPSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.47	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
703	448512006	5424 VIEWSTONE CT	JEFFREY MDM PARTNERS VII	0	0		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
704	448500003	5607 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.34	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
705	448500006	5647 TOPSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.32	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
706	448500016	5781 SILKSTONE DR	JEFFREY MDM PARTNERS VII	0	0		0.40	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
707	448500022	5788 ARROWSTONE LN	JEFFREY MDM PARTNERS VII	0	0		0.39	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
708	448501001	1288 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
709	448501005	1228 ALABASTER AVE	JEFFREY MDM PARTNERS VII	0	0		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
710	448512007	5404 VIEWSTONE	JEFFREY MDM PARTNERS VII	0	0		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Stoney Mtn Ranch	This site represents a vacant lot with a planned or in-progress project.
711	456030019		WANG DANIEL	BP	B-P		8.19	0	Yes	50	N/A	Above Moderate	0	0	50	No	Yes	Yes	Citadel Village	This site represents a vacant lot with a planned or in-progress project.
712	444430069		GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.06	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
713	444430041	4295 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
714	444430050	4346 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.11	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
715	444430046	4280 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
716	444430051	4368 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.13	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
717	444020022		GOLDEN HARBOR ESTATE	MDR	SP 90-009	0	1.05	0	Yes	21	N/A	Above Moderate	0	0	21	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
718	444020033		GOLDEN HARBOR ESTATE	MDR	SP 90-009	0	1.08	0	Yes	21	N/A	Above Moderate	0	0	21	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
719	444020021		GOLDEN HARBOR ESTATE	OS	SP 90-009	0	3.49	0	Yes	68	N/A	Above Moderate	0	0	68	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
720	444020036		GOLDEN HARBOR ESTATE	HDR	SP 90-009	0	0.95	0	Yes	18	N/A	Above Moderate	0	0	18	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
721	444020028		GOLDEN HARBOR ESTATE	MDR	SP 90-009	0	1.44	0	Yes	28	N/A	Above Moderate	0	0	28	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
722	444020030		GOLDEN HARBOR ESTATE	MDR	SP 90-009	0	1.64	0	Yes	32	N/A	Above Moderate	0	0	32	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
723	444420001	702 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
724	444420028	4314 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
725	444430031	821 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
726	444420004	728 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
727	444420016	767 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
728	444420023	711 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
729	444420042	4315 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
730	444430029	833 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
731	444420021	727 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
732	444420044	4278 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
733	444420049	4358 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
734	444430036	4367 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
735	444420003	720 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
736	444420046	4318 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
737	444020019		GOLDEN HARBOR ESTATE	HDR	SP 90-009	0	4.16	0	Yes	81	N/A	Above Moderate	0	0	81	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
738	444020043		GOLDEN HARBOR ESTATE	MDR	SP 90-009	0	0.35	0	Yes	7	N/A	Above Moderate	0	0	7	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
739	444430034	803 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
740	444420031	4356 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
741	444430004	822 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.11	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
742	444430015	886 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.12	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
743	444420035	4393 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.12	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
744	444420034	4388 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
745	444420043	4283 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
746	444420050	4366 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
747	444420052	4390 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.12	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
748	444420040	4341 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
749	444430032	815 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
750	444420008	760 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.13	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
751	444420024	703 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.11	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
752	444430002	808 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.12	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
753	444420009	768 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.12	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
754	444420013	791 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
755	444420010	774 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.12	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
756	444420026	4355 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
757	444430013	876 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
758	444420047	4332 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
759	444420018	751 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.12	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
760	444420057		GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.05	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
761	444420048	4344 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
762	444420051	4378 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
763	444420037	4375 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
764	444420006	742 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
765	444420039	4357 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
766	444420012	790 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
767	444420014	783 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
768	444420055		GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.05	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
769	444430001	802 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
770	444420007	752 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.14	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
771	444420029	4328 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
772	444430016	896 FENNEL WAY	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.14	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
773	444430018	892 FENNEL WAY	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.11	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
774	444430043	4263 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
775	444420002	712 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
776	444420017	759 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.11	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
777	444420020	735 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
778	444420045	4292 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
779	444430005	828 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
780	444430035	4379 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.11	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
781	444420022	719 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
782	444430006	834 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.11	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
783	444420015	775 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
784	444420019	743 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
785	444420027	4339 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
786	444420038	4363 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
787	444430003	816 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.11	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
788	444420011	784 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
789	444430014	882 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
790	444430033	809 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
791	444430019	888 FENNEL WAY	GOLDEN HARBOR ESTATE	P	SP 90-009	0	0.18	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
792	444420025	4371 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
793	444430042	4279 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
794	444430017	894 FENNEL WAY	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.13	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
795	444430040	4321 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
796	444430071		GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.05	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
797	444420005	736 WHITE PEPPER DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.09	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
798	444420036	4389 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
799	444430044	4240 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
800	444430037	4363 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
801	444430038	4345 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
802	444430039	4335 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
803	444420033	4374 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
804	444420056		GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.11	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
805	444420030	4340 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
806	444420032	4360 SASSAFRAS LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
807	444420041	4329 MUSTARD SEED LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
808	444420054		GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.32	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
809	444430048	4322 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
810	444430049	4336 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
811	444430030	827 CURRY DR	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.10	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
812	444430045	4262 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
813	444430070		GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.04	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
814	444420058		GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.05	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
815	444430047	4296 CUMIN LN	GOLDEN HARBOR ESTATE	LMDR	SP 90-009	0	0.08	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Peppertree	This site represents a vacant lot with a planned or in-progress project.
816	454400018		CITY OF HEMET	OS	SP 01-2		3.50	0	Yes	19	N/A	Above Moderate	0	0	19	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
817	454400019		CITY OF HEMET	OS	SP 01-2		1.46	0	Yes	8	N/A	Above Moderate	0	0	8	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
818	454400017		CITY OF HEMET	LMDR	SP 01-2		1.06	0	Yes	6	N/A	Above Moderate	0	0	6	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
819	454400022		CITY OF HEMET	OS	SP 01-2		0.36	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
820	454530001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.28	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
821	454530002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
822	454542007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
823	454541013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
824	454542019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
825	454542013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
826	454542036		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
827	454542003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
828	454542006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.12	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
829	454553008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
830	454560013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
831	454542025		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
832	454542033		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
833	454542043		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
834	454542046		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
835	454542010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
836	454542012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
837	454542017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
838	454542018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
839	454542038		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
840	454542030		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
841	454542040		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
842	454542042		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
843	454542032		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
844	454542037		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
845	454553012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
846	454541009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
847	454542021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
848	454542015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
849	454542008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
850	454542029		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
851	454541007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
852	454542004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
853	454542027		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
854	454542016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
855	454542022		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
856	454542035		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
857	454542045		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
858	454560007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
859	454560001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
860	454561006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
861	454553009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
862	454530009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
863	454542002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
864	454553011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
865	454542034		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
866	454560014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.40	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
867	454561002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
868	454561004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
869	454542014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
870	454553007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
871	454561005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
872	454542044		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
873	454560009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
874	454531009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
875	454531017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
876	454531019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
877	454531008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.27	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
878	454571001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
879	454571005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
880	454561013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
881	454570014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
882	454541003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
883	454541004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
884	454561010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
885	454570004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
886	454570013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
887	454531018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
888	454570023		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
889	454541011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
890	454542028		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
891	454542026		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
892	454542039		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
893	454542009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
894	454542005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
895	454561007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.36	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
896	454553013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.34	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
897	454542020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
898	454531006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
899	454561012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
900	454561015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
901	454570020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
902	454530010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
903	454531016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
904	454561014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
905	454570024		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
906	454561020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
907	454561018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
908	454560004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
909	454560003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.26	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
910	454560006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
911	454531005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
912	454531007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
913	454530006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
914	454530015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.28	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
915	454571013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
916	454530014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
917	454531015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
918	454561023		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.07	0	Yes	0	N/A	Above Moderate	0	0	0	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
919	454570001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
920	454571011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
921	454531014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
922	454561024		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.01	0	Yes	0	N/A	Above Moderate	0	0	0	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
923	454570003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
924	454571002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
925	454541012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
926	454542001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
927	454542023		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
928	454550001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
929	454541010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
930	454531004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.12	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
931	454561019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
932	454571012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
933	454570016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
934	454571008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
935	454541006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
936	454531002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
937	454561011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
938	454570022		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
939	454541002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
940	454570005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
941	454540009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
942	454541001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
943	454541005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
944	454570015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
945	454530007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
946	454561017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
947	454570017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
948	454571009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
949	454571010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
950	454570006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
951	454570007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
952	454540003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
953	454540004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
954	454570008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
955	454570018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
956	454560002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
957	454530008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
958	454530011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
959	454540010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
960	454540011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
961	454540001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
962	454570021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
963	454530003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
964	454542011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
965	454542024		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
966	454560010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
967	454560011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
968	454542041		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
969	454542031		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
970	454560005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
971	454553010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
972	454560008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
973	454531012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
974	454540007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
975	454530012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
976	454561021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
977	454570002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
978	454531001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
979	454540006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
980	454540008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
981	454571004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
982	454553006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
983	454553003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
984	454531003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
985	454540002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
986	454531010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
987	454561009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
988	454561016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.22	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
989	454561022		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.55	0	Yes	3	N/A	Above Moderate	0	0	3	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
990	454571003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
991	454571007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
992	454530013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
993	454531011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
994	454531013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
995	454553004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
996	454560012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
997	454561001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.20	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
998	454561003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
999	454541008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1000	454530004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1001	454570009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1002	454530005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1003	454553001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1004	454540005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1005	454570019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1006	454571006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1007	454561008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1008	454551008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1009	454552002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1010	454550006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1011	454552015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1012	454551007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1013	454551010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1014	454570010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1015	454552031		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1016	454550007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1017	454552018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1018	454552012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1019	454552011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1020	454552014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1021	454550010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1022	454570011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1023	454550008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.23	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1024	454551006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1025	454552017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1026	454552024		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1027	454552005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1028	454552013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1029	454552030		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.18	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1030	454551005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1031	454550003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1032	454550013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1033	454551004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1034	454550009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1035	454552004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1036	454552001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.19	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1037	454552032		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1038	454551013		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.29	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1039	454570012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1040	454552008		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1041	454552029		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1042	454552026		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1043	454552027		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1044	454551001		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1045	454552023		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1046	454553005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1047	454552033		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1048	454552035		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.17	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1049	454550002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1050	454552025		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.

Unique ID	APN	Street Address	Full Names	GPLU	Zone	Assumed Density	Acres	Existing Units	Vacant	Capacity	Size Criteria	Income	Net VL	Net Moderate	Net Above Moderate	5th Cycle	Candidate Sites Inventory	Pipeline Project	Pipeline Project Name	Existing Use
1051	454550004		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1052	454551012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.26	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1053	454551014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.24	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1054	454550011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1055	454552019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1056	454550012		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1057	454553002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1058	454552007		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1059	454552006		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1060	454551002		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1061	454551009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1062	454552028		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1063	454550005		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1064	454551011		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.21	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1065	454550014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1066	454551003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1067	454552010		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1068	454552022		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1069	454552003		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1070	454552016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1071	454552009		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1072	454552020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1073	454552021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1074	454571023		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.16	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1075	454571014		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1076	454571020		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1077	454571015		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.12	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1078	454571018		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1079	454571024		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.14	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1080	454571017		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1081	454552034		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.15	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1082	454571025		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.41	0	Yes	2	N/A	Above Moderate	0	0	2	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1083	454571016		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1084	454571019		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1085	454571022		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.
1086	454571021		MCSWEENY RECOVERY ACQUISITION	LMDR	SP 01-2		0.13	0	Yes	1	N/A	Above Moderate	0	0	1	No	Yes	Yes	Tract 33825	This site represents a vacant lot with a planned or in-progress project.





Appendix C

COMMUNITY OUTREACH SUMMARY



Appendix C: Community Outreach Summary

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.
- **Special Needs Groups Outreach** – The City collaborated with stakeholders who have experience working with special needs groups in the City of Hemet. The goal of the collaboration was to outreach to all segments of the community. The stakeholders disseminated information about the Housing Element process and promoted Housing Element Update workshops. Organizations outreached to include the following:
    - Hemet/San Jacinto Valley Chamber
    - Cabrillo Economic Development Corp.
    - Palm Communities
    - McKenna Lanier Group, Inc.
    - Riverside County Housing Authority
    - Workforce Development Center
    - Riverside Economic Development Agency
    - My City Youth
    - Valley-Wide Recreation and Park District
    - Center Against Sexual Assault
    - Voices for Children
    - Valley Community Pantry
    - Family Service Association
    - Valley Resource Center
    - Valley Restart Shelter
    - Salvation Army
    - Care-A-Can
    - Fair Housing Council of Riverside County
    - Hemet Unified School District
    - San Jacinto Unified School District
    - Eastern Municipal Water District
    - Regional Conservation Authority
    - Western Riverside Association of Governments
    - South Coast Air Quality Management District

- Riverside County Flood Control and Water Conservation District
- Southern California Association of Governments
- Riverside County Airport Land Use Commission
- San Jacinto Basin Conservation Resource District
- Agua Caliente Band of Cahuilla Indians
- Cahuilla Tribal Environmental Protection Office
- Morongo Band of Mission Indians
- Pechanga Cultural Resources
- Rincon Band of Luiseno Indians
- Soboba Band of Luiseno Indians
- WRGOG
- Assistance League of Hemacinto
- Hemet Woman's Club
- The Valley View Foundation
- Green Coalition of the San Jacinto Valley
- Delphina at Devonshire
- Optum Care
- Sahara Senior Villa
- Hemet Interfaith Council

The City emphasized the importance of outreach to all segments of the community. The goal was to collect information and actionable steps the City can use with the end goal of creating programs that promote the development of fair housing for all populations in the City. Outreach is meant to bridge the information gap by connecting individuals to the resources they need while also developing programs to benefit the entire community.

- **Community Workshop #1**: On April 29, 2021, the City conducted a virtual community workshop to inform the community of the Housing Element Update, the required components, project schedule, and opportunities for public engagement. The workshop included a participant activity to gather initial feedback on housing in Hemet. A recording of the workshop presentation is available in English and Spanish on the City's Housing Element Webpage.
- **Joint City Council and Planning Commission Study Session**: On June 29, 2021, the City held a joint City Council and Planning Commission Study Session. The Study Session provided details on the legislative requirements of the Housing Element, the public engagement efforts to date, community demographics, and the sites inventory analysis and potential strategies. The community had the opportunity to make public comments prior to the Study Session. The recorded Study Session is available on the City's City Council website.
- **Community Workshop #2**: On October 7, 2021, the City conducted a second virtual community workshop to inform the community of the Housing Element Public Review Daft and request community feedback. The City presented attendants and viewers of the recorded workshop with a breakdown of the sections that make up the Public Review Draft and an overview of the identified candidate sites and proposed policy programs. A recording of the workshop presentation is available in English and Spanish on the City's Housing Element Webpage.

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

C.1 Community Workshop #1

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



CITY OF HEMET

2021-2029 Housing Element Update
Online Community Workshop

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

The online meeting will focus on:

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

---

WHEN: Thursday, April 29, 2021 at 6 PM

WHERE: Online via your computer or smartphone

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

Spanish translation will be available at the meeting.
Sign language is available with at least 24 hour notification to the contact below.

For questions, please contact:
Monique Alaniz-Flejter by email at mflejter@hemetca.gov 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 lenguage 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 o por teléfono al (951) 765-2370.



From: Galmiche, Ines
To: ines.galmiche@kimley-horn.com
Cc: Monique Alaniz-Flejter; H.P. Kang; Barquist, Dave
Bcc: [redacted]
Subject: City of Hemet Housing Element Update - Community Workshop 4/29/2021
Date: Monday, April 26, 2021 6:26:00 PM
Attachments: Hemet_Workshop 1_Flyer-UPDATE.pdf
Hemet_Workshop 1_Flyer-Spanish.pdf

Greetings Stakeholder,

The City of Hemet is in the process of kicking off its 2021-2029 Housing Element Update. The Housing Element is a long-term policy document that addresses housing issues city-wide. We are hosting a **Virtual Community Workshop** on **Thursday April 29th, 2021, at 6 PM**, to discuss the Housing Element Update process, State requirements, and upcoming community engagement opportunities. There will be participant engagement activities as part of the meeting to solicit input and allow time for questions. Community input into this Housing Element is critical to its success.

You have been identified as a key Stakeholder, so we are extending this invitation to you for Thursday's workshop. Your professional expertise and experience in Hemet will be helpful in developing and updating the City's Housing Element.

Attached you'll find a workshop flyer with the details on how to attend. You may also find this information (as well as upcoming workshop recordings and future events) on the City of Hemet's Housing Element Update webpage here: https://www.hemetca.gov/1029/Housing-Element-Update. Please help us get the word out by passing along information about this workshop and the Housing Element Update to colleagues, friends, family, and neighbors who may be interested.

For questions or comments, please contact **Monique Alaniz-Flejter** at MFlejter@hemetca.gov, or myself, **Ines Galmiche**, at ines.galmiche@kimley-horn.com. Please also let us know if you wish to be notified prior to future City of Hemet Housing Element Update meetings or workshops.

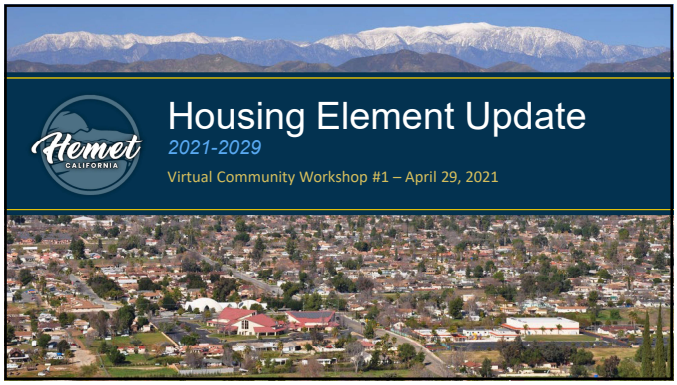
Thank you for your consideration.

On Behalf of the City of Hemet,
Ines Galmiche

Ines Galmiche
Kimley-Horn | 1100 W Town and Country Road, Suite 700, Orange, CA 92868
Direct: 714-475-2557
Connect with us: Twitter| LinkedIn | Facebook | YouTube

Kimley»Horn

Celebrating 10+ years as one of FORTUNE's 100 Best Companies to Work For


Housing Element Update
2021-2029
Virtual Community Workshop #1 – April 29, 2021

1


Introductions

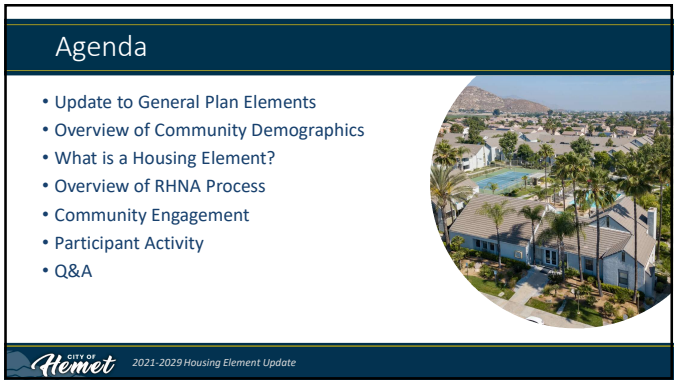
2


Spanish Breakout Room

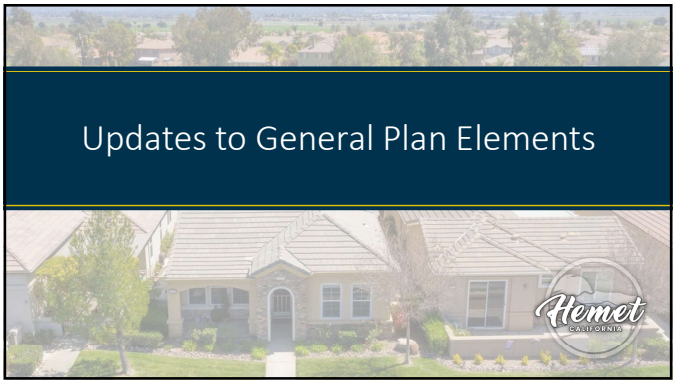
3


Spanish Breakout Room
Breakout Rooms - In Progress
Espanol
Join
Broadcast Message to All
Close All Rooms

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

5


Updates to General Plan Elements

6

Updates to General Plan Elements

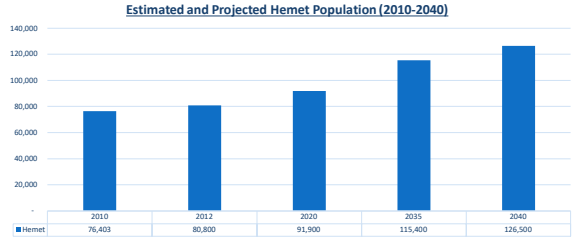
Housing Element (Update)	Safety Element (Update)	Environmental Justice Element (New Element)
The Housing Element Plans for the current and future needs of housing in Hemet. It examines the unique needs of the community and sets policies and programs.	The Safety Element plans for all potential emergency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

7



8

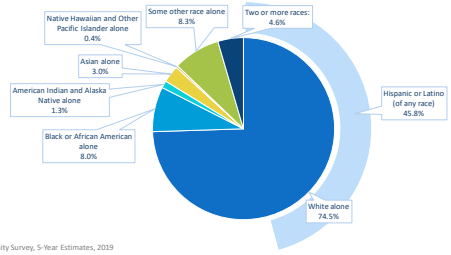
The Hemet Community – Population Growth



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

9

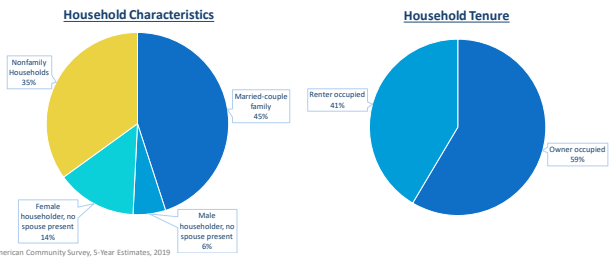
The Hemet Community – Race and Ethnicity



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

10

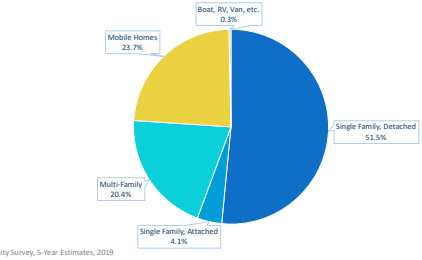
The Hemet Community– Household Characteristics



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

11

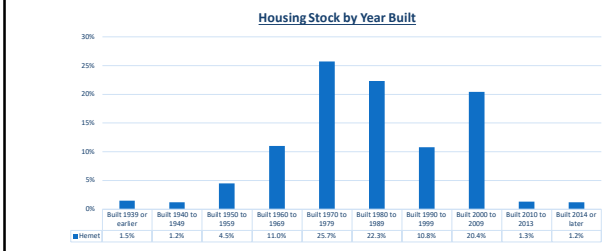
Housing in Hemet – Housing Types



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

12

Housing in Hemet – Housing Stock



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

13

What is a Housing Element?



14

What is a Housing Element?



15

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



16

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

17

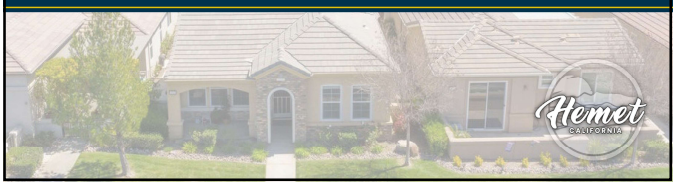
Housing Element Features

- 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



18

Overview of the Regional Housing Needs Assessment (RHNA) Process



19

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

20

How is RHNA Determined?

Department of Housing and Community Development

HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments

SCAG develops methodology to determined "fair share" distribution of the region's housing need to local jurisdictions

City of Hemet RHNA Allocation, 2021-2029

6,466 units

21

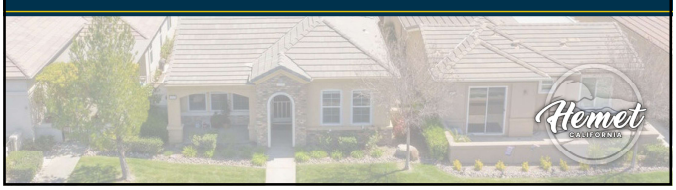
Hemet RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range[1]		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
			TOTAL:	**6,466 units**

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

22

Community Engagement



23

Tentative Engagement Opportunities

- April 29, 2021 — Workshop #1
- Spring 2021 — Planning Commission & City Council Study Session
- Summer 2021 — Workshop #2
- Summer 2021 — Public Review Draft Feedback
- Fall 2021 — Public Hearings

24

Participant Activities - Mentimeter

Using your phone or computer go to **www.Menti.com**

Insert the code:

63 84 56 8

25

Q&A

26

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)



27

Thank you!

Monique Alaniz-Flejter, Principal Planner
Email: 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

28

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

Mentimeter



What are the top 3 constraints to housing in Hemet?

Mentimeter

lack of infrastructure

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

job housing balance

Cost of DevelopmentLack 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

11

What are the top 3 constraints to housing in Hemet?

Mentimeter

Commute Times

rental rate

11

What can the City do to address housing needs?

Mentimeter

Be prepared for developers and investors with information

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

need economic development to assist

options of availability

Grant programs to offset costs for developers.

address homeless problem

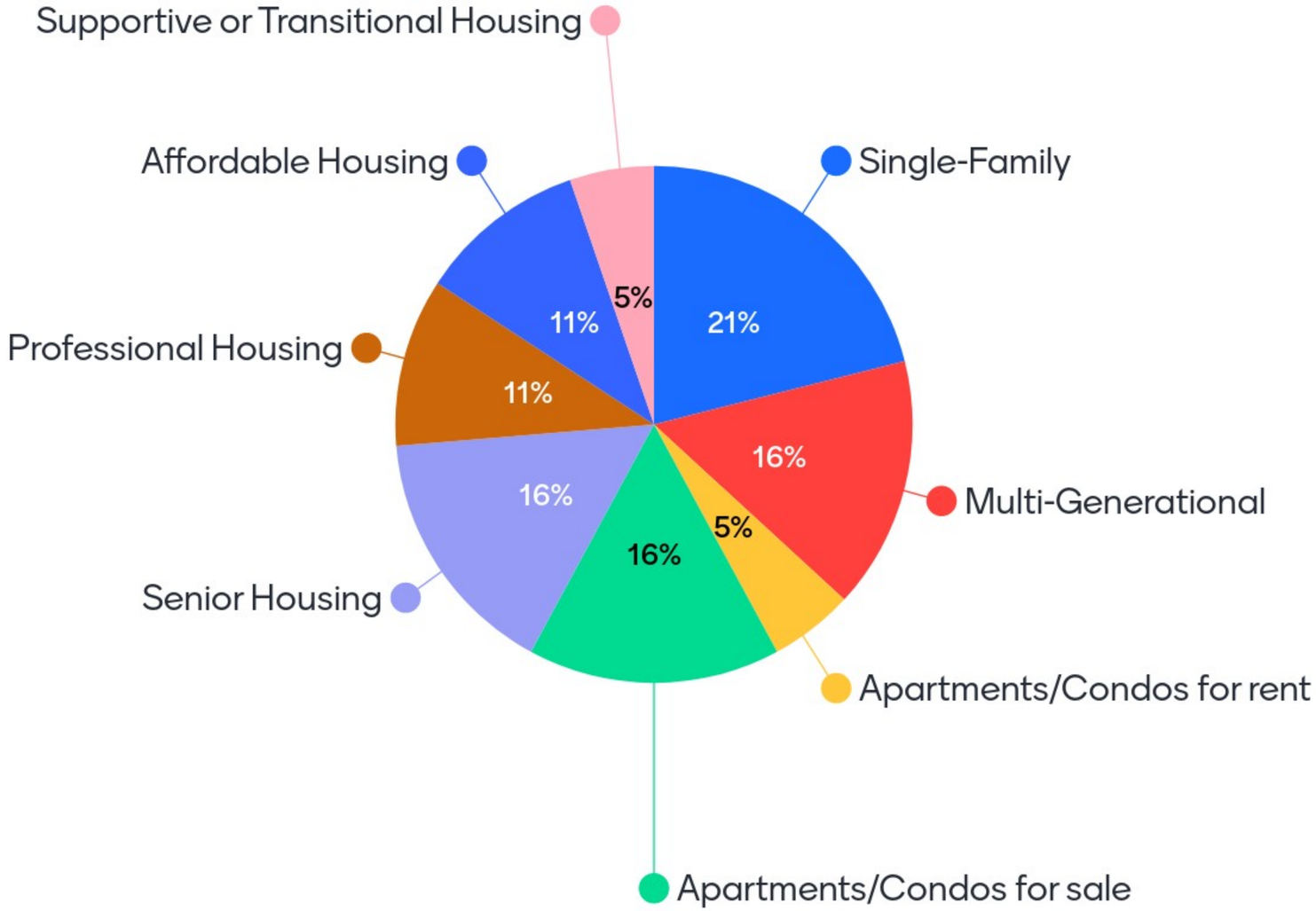
Offer solutions when the City cannot approve something

optional housing container homes

8

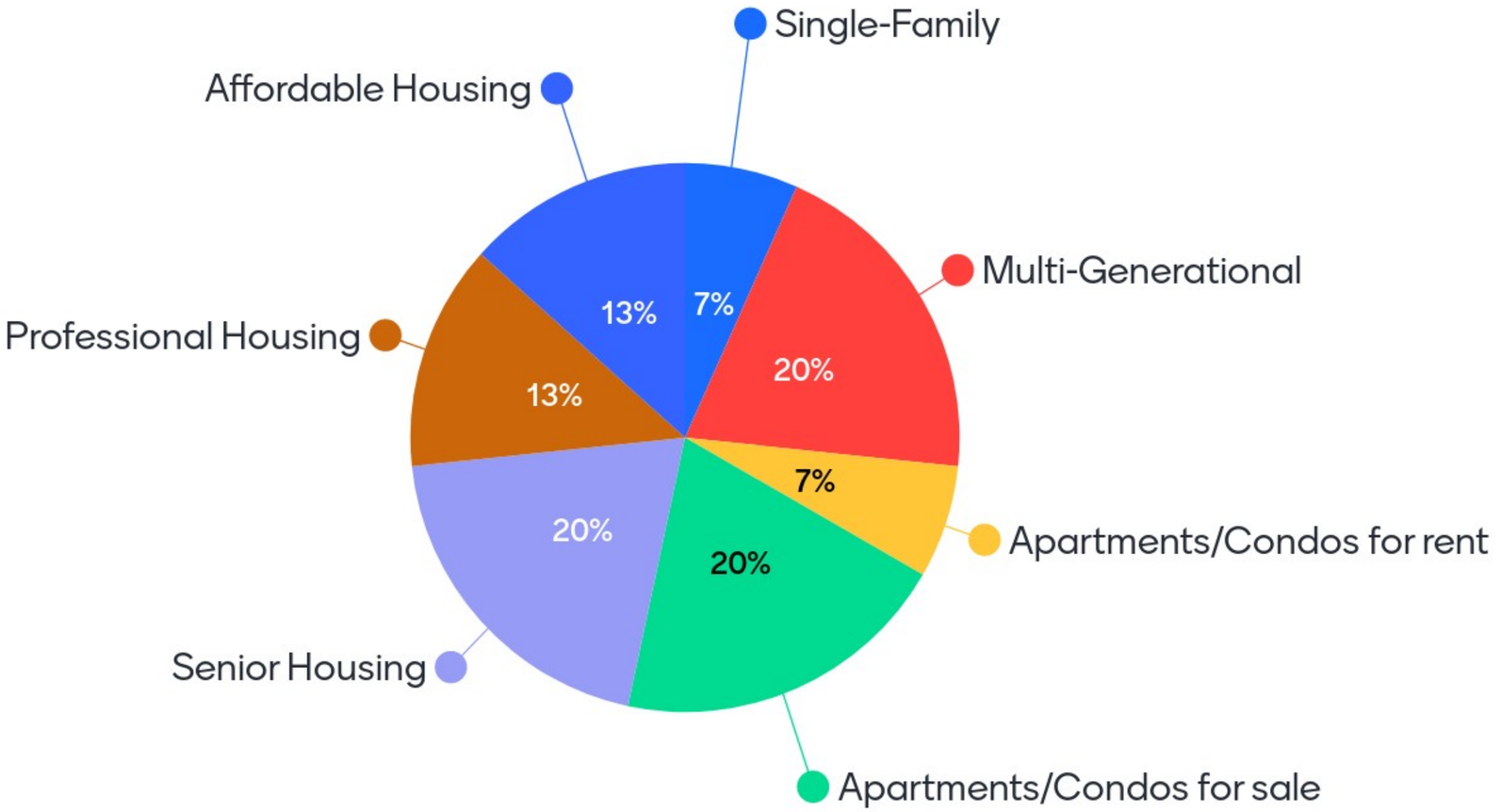
What housing types would you like to see in Hemet? Choose all that apply.

Mentimeter



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

Mentimeter



5

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!!!

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.



CITY OF HEMET

2021-2029 Housing Element Update
City Council & Planning Commission
Study Session

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

WHEN: Tuesday, June 29, 2021 at 6 PM

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

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

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

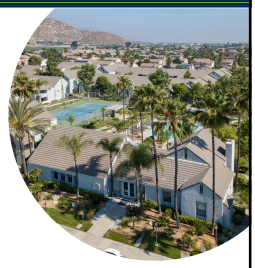




1

Agenda

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



2

Updates to General Plan Elements

3

Updates to General Plan Elements

Housing Element (Update)	Safety Element (Update)	Environmental Justice Element (New Element)
The Housing Element Plans for the current and future needs of housing in Hemet. It examines the unique needs of the community and sets policies and programs.	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. This update will include a review of the Fire/Wildfire section(s) and the addition of a Climate Change section.	The Environmental Justice Element addresses health risks in disadvantaged communities through decreasing pollution exposure, increasing community assets, and improving overall health. This is a new Element to the General Plan as required by Senate Bill 1000.

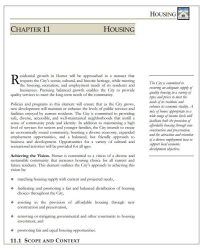
4

Summary of Housing Element Update Process

5

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



CHAPTER 11 HOUSING

6

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



7

2021-2029 Hemet RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range[1]		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
			TOTAL:	**6,466 units**

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

8

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

9

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

10

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

11

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



12

Community Engagement

13

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


CIUDAD DE HEMET
Actualización del Elemento de Vivienda
Taller Comunitario Virtual

14

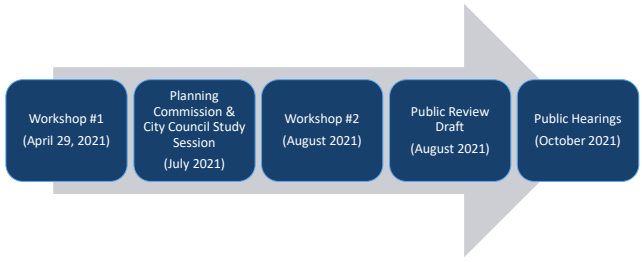
Virtual Community Workshop

- 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



15

Tentative Upcoming Engagement Opportunities



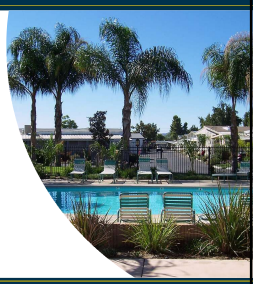
16

Community Profile

17

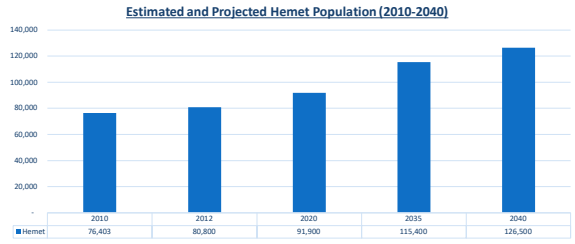
Community Profile

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



18

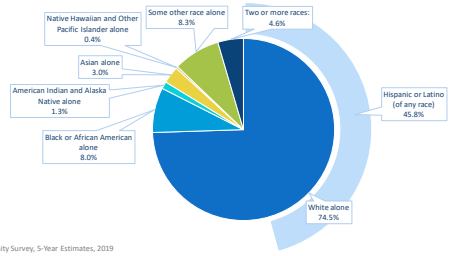
The Hemet Community – Population Growth



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

19

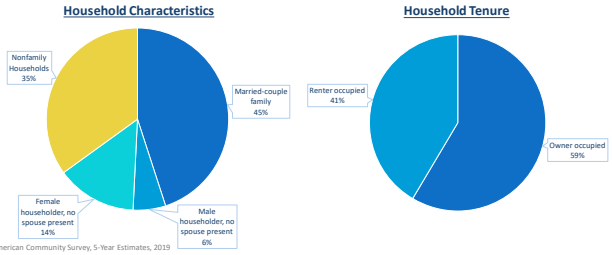
The Hemet Community – Race and Ethnicity



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

20

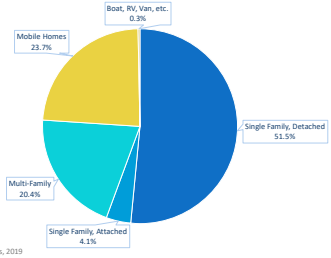
The Hemet Community– Household Characteristics



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

21

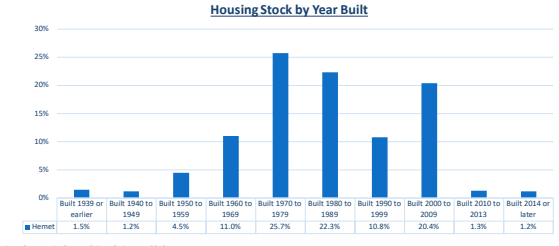
Housing in Hemet – Housing Types



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

22

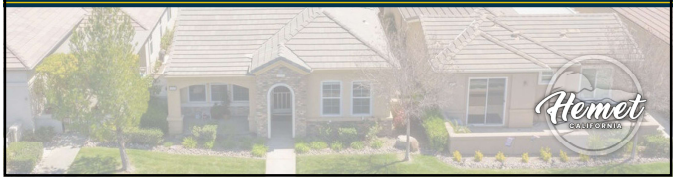
Housing in Hemet – Housing Stock



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

23

Sites Inventory Analysis



24

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

25

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.

26

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



27

Next Steps

28

Next Steps



29

Thank you!

Monique Alaniz-Flejter, Principal Planner
Email: 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

30

C.3 Community Workshop #2

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



CITY OF HEMET

2021-2029 Housing Element Update
Online Community Workshop #2

The City of Hemet has released the Public Review Draft of the 2021-2029 Housing Element. The Housing Element is a plan to address the City's existing and future housing needs. Please join us for a virtual workshop to learn about how you can provide meaningful community participation on the City's housing needs.

Learn more about:

- Hemet's population and housing needs
- Planning for growth in the next 8 years
- What is affordable housing?
- How you can shape the City policies on housing by providing feedback
- Housing constraints, resources, and fair housing
- Where to review a copy of the Draft Housing Element

WHEN: Thursday, October 7, 2021 at 6:00 PM (Via Zoom)

WHERE: Zoom - https://bit.ly/3ASn0qY

WEBSITE: www.hemetca.gov/1029/Housing-Element-Update

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 or by phone at (951) 765-2370.





CIUDAD DE HEMET

Actualización del Elemento de Vivienda 2021-2029

Taller Comunitario Virtual #2

La Ciudad de Hemet ha publicado el documento preliminar de la Revisión Pública del Elemento de Vivienda 2021-2029. El Elemento de Vivienda es un plan para abordar las necesidades de vivienda actuales y futuras de la ciudad. Únase a nosotros en un taller virtual para aprender cómo puede brindar una participación comunitaria significativa en las necesidades de vivienda de la ciudad.

Infórmese más acerca de:

- La población y las necesidades de vivienda de Hemet
- Planificación del crecimiento en los próximos 8 años
- ¿Qué es la vivienda asequible?
- Cómo puede dar forma a las políticas de vivienda de la ciudad al proporcionar sus comentarios
- Restricciones de vivienda, recursos y vivienda justa
- En dónde revisar una copia del documento preliminar del Elemento de Vivienda

---

FECHA: Jueves 7 de octubre a las 6:00 PM (a través de Zoom)

LUGAR: Zoom - https://bit.ly/3ASn0qY

SITIO WEB: www.hemetca.gov/1029/Housing-Element-Update

La traducción al español estará disponible durante la reunión.
El lenguaje de señas está disponible con una notificación de 24 horas mínimo.

Si tiene alguna pregunta, por favor comuníquese con:
Monique Alaniz-Flejter por correo electrónico a mflejter@hemetca.gov



From: Galmiche, Ines
Cc: "Monique Alaniz-Flejter"; H.P. Kang; Barquist, Dave
Bcc: [redacted]
Subject: City of Hemet - 2021-2029 Housing Element Public Review Draft
Date: Friday, October 1, 2021 9:38:00 AM
Attachments: Hemet_Workshop 2_Spanish_Flyer_9.27.21.pdf
Hemet_Workshop 2_Flyer_9.27.21.pdf

Hello Hemet Stakeholders,

We are pleased to announce the Public Review Draft of the City of Hemet's 2021-2029 Housing Element is now available for your review and feedback.

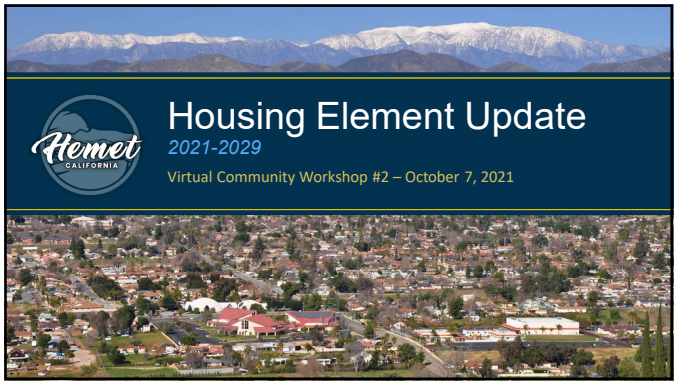
Please join us for a second virtual **Community Workshop on Thursday, October 7th, at 6PM,** to learn about the Housing Element Public Review Draft. We will be discussing the proposed candidate sites, policy programs, and how you can provide feedback. The Workshop will be held on Zoom – the link can be found on the attached fliers. Spanish translation will be provided and sign language is available upon request.

The Housing Element Public Review Draft is available on the City's Housing Element Update webpage. A feedback form is also available for your input on each section of the Housing Element.

If you have any questions, or would like to submit any public comments, please email Monique Alaniz-Flejter at mflejter@hemetca.gov. We thank you for your continued support and encourage you to share this with other community members.

Ines Galmiche
Kimley-Horn | 1100 W Town and Country Road, Suite 700, Orange, CA 92868
Direct: 714-475-2557
Connect with us: Twitter| LinkedIn | Facebook | YouTube

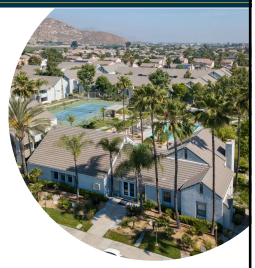
Kimley»Horn
Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For



1

Agenda

- Housing Element Update Background
- Community Engagement Efforts To-Date
- Candidate Sites Strategy
- Policies and Programs
- Feedback Opportunities



2



3

What is a Housing Element?



4

Why are Housing Elements Updated?

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



5

Housing Element Content

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



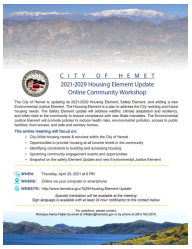
6

Community Engagement Efforts To-Date

7

Community Engagement To-Date

- Virtual Community Workshops
  - #1 - April 29, 2021
  - #2 – October 7, 2021
- Outreach to community stakeholders
- Joint Study Session with City Council and Planning Commission (June 19, 2021)
- Public Review Draft Feedback Form
- Website with Public Review Draft, background information, and engagement opportunities


CITY OF HEMET
2021-2029 Housing Element Update
Online Community Workshop

8

Key Outreach Findings

- Gap between housing choices and types of jobs in the City
- Address displacement and housing options for persons experiencing homelessness
- Engage developers
- Look into vacant retail sites
- Promote walkability
- Add housing near resources and near downtown
- The City should prioritize:
  - Multi-Generational Housing
  - Apartments/Condos for Sale
  - Senior Housing

9

Candidate Sites Strategy

10

Candidate Sites Strategy

- The Public Review Draft Housing Element identifies candidate sites to accommodate the City's 2021-2029 RHNA growth need.
- The proposed candidate sites are focused in areas of the City with existing resources and transportation.
- Strategy:
  - Projected development of Accessory Dwelling Units (ADU)
  - Existing, vacant residentially zoned properties
  - Buffer for sites that may develop less units



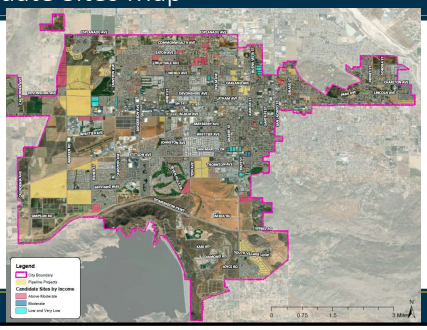
11

Candidate Sites Identified

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	812	732	1,174	3,748	6,466
Current Projects (In-the-Pipeline Projects)	900		0	4,042	4,942
Sites Available					
Existing, Vacant Residentially Zoned Properties	761		1,350	1,676	3,787
Accessory Dwelling Unit Projections	51		30	7	88
Total Potential Development Capacity	1,712		1,380	5,725	8,817
Sites Surplus/Shortfall (%)	11%		18%	53%	-
Sites Surplus/Shortfall (#)	168		206	1,977	2,351

12

Candidate Sites Map



13

Policies and Programs



14

Overall Housing Goals

- **Housing Goal #1**: Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.
- **Housing Goal #2**: Facilitate the provision and improvement of affordable housing to meet the needs of the community.
- **Housing Goal #3**: Provide adequate sites for housing.
- **Housing Goal #4**: Preserve existing neighborhoods and rehabilitate the existing housing stock.
- **Housing Goal #5**: Preserve affordable housing opportunities.

15

Policy Program Topics

- Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development
- Objective Development Standards
- SB 35 Streamlining
- Emergency Shelters, Transitional and Supportive Housing, and Lower Barrier Navigation Centers
- Housing for Persons with Developmental Disabilities



16

Policy Program Topics

- Farmworker Housing
- Funding and Rental Assistance Programs
- Preserve and Monitor At-Risk Units
- Mobile Home Park Preservation
- Housing Voucher Program
- Density Bonus
- Remove Development Constraints
- Fair Housing



17

Example Policy Program

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

The City has a sufficient inventory of available sites to ensure capacity to accommodate the City's 2021-2029 RHNA allocation. This includes existing zoning for sites which are adequate to accommodate the City's allocation of 406 units affordable to extremely low-income households, 406 units affordable to very-low-income households, 732 units affordable to low-income households, 1,174 units affordable to moderate income households, and 3,748 units affordable to above-moderate income households. The City will continue to monitor development of current projects to meet its RHNA allocation.

Timing: 2021 – 2029
Responsible Agency: Community Development Department, Planning Division; Community Investment Department; City of Hemet Housing Authority
Funding Source: General Fund

18

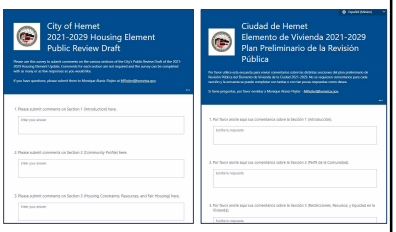
Draft Housing Element

19

Public Review Draft Feedback Form

- Submit comments on the Housing Element within the 30-day review period
- Available in English and Spanish
- Survey form available on the City's website

forms.office.com/r/Cc3BVr7Sbf



Link to Housing Element Public Review Draft: www.hemetca.gov/1029/Housing-Element-Update

20

Next Steps

21

Next Steps

Release Public Review Draft of Housing Element → Virtual Community Workshop #2 → 30-Day Public Review Period → HCD First Draft Submittal → City Adoption of Housing Element → Submit Adopted Housing Element to HCD

Safety Element and Environmental Justice Element Updates:

- **Upcoming Community Workshop: January/February 2022**
  (Workshop date will be posted to the City's website when scheduled)

22

Thank you!

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

Housing Element Public Review Draft:
www.hemetca.gov/1029/Housing-Element-Update

23

18:27:03 From Ines Galmiche : www.hemetca.gov/1029/Housing-Element-Update
18:27:06 From Dave Barquist : www.hemetca.gov/1029/Housing-Element-Update
18:40:05 From Jacob Beamesderfer : Can you give me some examples of Transitional and Supportive Housing? I have an idea but wanted clarification. Also, another program / policies with Fair Housing can you give me a quick definition from your point of view.
18:45:05 From Jacob Beamesderfer : Thank you
18:46:01 From Juan Munoz IPad : R the housing cycle?
18:47:46 From Juan Munoz IPad : Oh Thank You ðŸ‘ ðŸ ½

C.4 Public Review Draft Comments

This section contains all public comments gathered during the 30-day Public Review period of the Draft Housing Element. An online feedback form was made available in English and Spanish on the Housing Element Update webpage and presented at the Second Community Workshop to collect feedback. Comments were also received via email by City Staff.

C.4 Public Review Draft Comments

This section contains all public comments gathered during the 30-day Public Review period of the Draft Housing Element. An online feedback form was made available in English and Spanish on the Housing Element Update webpage and presented at the Second Community Workshop to collect feedback. Comments were also received via email by City Staff.

City of Hemet
2021-2029 Housing Element
Public Review Draft

Please use this survey to submit comments on the various sections of the City's Public Review Draft of the 2021-2029 Housing Element Update. Comments for each section are not required and the survey can be completed with as many or as few responses as you would like.

If you have questions, please submit them to Monique Alaniz-Flejter at MFlejter@hemetca.gov (mailto:MFlejter@hemetca.gov).

1. Please submit comments on Section 1 (Introduction) here.

2. Please submit comments on Section 2 (Community Profile) here.

3. Please submit comments on Section 3 (Housing Constraints, Resources, and Fair Housing) here.

4. Please submit comments on Section 4 (Housing Plan) here.

5. Please submit comments on Appendices here.

6. Please submit any additional comments here.

This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

Microsoft Forms

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov

May 28, 2021

Sent via email: ines.galmiche@kimley-horn.com; mflejter@hemetca.gov

Re: City of Hemet 2021-2029 Housing Element Update

Dear ladies,

This letter is written on behalf of Rincon Band of Luiseño Indians, ("Rincon Band" or "Band"), a federally recognized Indian Tribe and sovereign government.

The Band has received the notification for the above referenced project. The location identified within project documents is not within the Band's specific Area of Historic Interest (AHI).

At this time, we have no additional information to provide. We recommend that you directly contact a Tribe that is closer to the project and may have pertinent information.

Thank you for submitting this project for Tribal review. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635 or via electronic mail at crd@rincon-nsn.gov.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Deneen Pelton

Administrative Assistant II for
Cheryl Madrigal
Tribal Historic Preservation Officer

Bo Mazzetti, Chairman | Tishmall Turner, Vice Chair | Laurie E. Gonzalez, Council Member | John Constantino, Council Member | Joseph Linton, Council Member

P: (626) 381-9248
F: (626) 389-5414
E: info@mitchtsailaw.com

Mitchell M. Tsai
Attorney At Law

155 South El Molino Avenue
Suite 104
Pasadena, California 91101

VIA E-MAIL

June 29, 2021

John Paul Maier
City Clerk
City of Hemet
445 East Florida Avenue
Hemet, CA 92543
Em: jmaier@hemetca.gov

Monique Alaniz-Flejter
Principal Planner
City of Hemet
445 East Florida Avenue
Hemet, CA 92543
Em: mflejter@hemetca.gov

RE: City of Hemet's 6th Cycle RHNA Housing Element Update

Dear Mr. Maier and Ms. Alaniz-Flejter,

On behalf of the Southwest Regional Council of Carpenters ("**Commenter**" or "**Carpenter**"), my Office is submitting these comments on the City of Hemet's ("**City**") City Council Study Session for its 6th Cycle RHNA Housing Element Update ("**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

P: (626) 381-9248
F: (626) 389-5414
E: info@mitchtsailaw.com

Mitchell M. Tsai
Attorney At Law

139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

October 7, 2021

Monique Alaniz-Flejter
Principal Planner
City of Hemet
445 East Florida Avenue
Hemet, CA 92543
Em: mflejter@hemetca.gov

RE: City of Hemet 2021-2029 Draft Housing Element

Dear Monique Alaniz-Flejter,

On behalf of the Southwest Regional Council of Carpenters ("**Commenter**" or "**Southwest Carpenters**"), my Office is submitting these comments on the City of Hemet's ("**City**" or "**Lead Agency**") October 7, 2021 Community Workshop regarding the draft 2021-2029 update to the City's General Plan Housing Element ("**Draft HEU**," or "**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

Commenters expressly reserve the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters expressly reserve the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens*

for Local Control v. Bakersfield (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporate by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenters requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The City should require housing projects developed pursuant to the final Housing Element Update to provide additional community benefits such as requiring local hire and use of a skilled and trained workforce to build such projects. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of a project site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of a project site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more

---

[1] California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf

[2] South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10

positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The

---

[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

[5] City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

[6] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf.

[7] Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

> city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider requiring the utilization of skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,



Mitchell M. Tsai

Attorneys for Southwest Regional
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.
(949) 887-9013
mhagemann@swape.com

Paul E. Rosenfeld, PhD
(310) 795-2335
prosenfeld@swape.com

March 8, 2021

Mitchell M. Tsai
155 South El Molino, Suite 104
Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."[1] CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.[2]

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[3]

[1] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[2] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[3] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.[4]

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> Where:
>
> n = Number of land uses being modeled."[5]

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = emissions from vehicle running for each pollutant
>
> VMT = vehicle miles traveled
>
> $EF_{running,pollutant}$ = emission factor for running emissions."[6]

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[7] In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.[8] The default number of construction-related worker trips is calculated by multiplying the

[4] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.
[5] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.
[6] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[7] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[8] CalEEMod User Guide, *available at:* http://www.caleemod.com/, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.[9] Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). [12]

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).[13]

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Minimum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

[9] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[10] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[11] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.
[12] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.
[13] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.[14] In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

[14] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
2656 29th Street, Suite 201
Santa Monica, California 90405
Attn: Paul Rosenfeld, Ph.D.
Mobil: (310) 795-2335
Office: (310) 452-5555
Fax: (310) 452-5550
Email: prosenfeld@swape.com

Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004.* New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

1640 5th St.., Suite 204 Santa
Santa Monica, California 90401
Tel: (949) 887-9013
Email: mhagemann@swape.com

Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

C.5 Key Findings

The outreach conducted throughout the Housing Element Update period was used to develop key findings and appropriate programs, outlined in **Section 4: Housing Plan** of this housing Element. Key findings and programs developed to address each finding are outlined here.

Community Engagement, Key Findings and Programs	
Key Housing Needs from Community Input	**Programs**
• Need for affordable housing	• Program H-1d: Special Housing Needs • Program 1f: Housing for Extremely Low-income (ELI) Households • Program H-2a: Facilitate Development of Affordable Ownership and Rental Housing Through Regulatory Incentives • Program H-5b: Preserve Existing Assisted Units
• Need for a variety of housing options including but not limited to: ○ Smaller housing units, ○ Multi-generational housing (Housing for large households), and ○ Mixed-use housing.	• Program H-1d: Special Housing Needs (including large households) • Program H-1f: Housing for Extremely Low-income (ELI) Households • Program H-1h: Single Room Occupancy (SRO) Units • Program H-3c: Accessory Dwelling Units
• Housing needs to address the displacement of persons experiencing homelessness	• Program H-1b: Emergency Shelters and Homeless Facilities • Program H-1d: Special Housing Needs • Program 1e: Supportive Housing and Low Barrier to Navigation Centers • Program H-1i: Zoning for Emergency Shelters • Program H-5C: Riverside County Housing Choice Vouchers
• Need for increased infrastructure	• Program H-3e: Coordinate with Annual Capital Improvement Programming • Program H-4e: Neighborhood Preservation
• Partner with affordable housing developers	• Program 1f: Housing for Extremely Low-income (ELI) Households • Program H-2a: Facilitate Development of Affordable Ownership and Rental Housing Through Regulatory Incentives • Program H-3b: Maintain Inventory of Housing Sites, Including Infill Sites • Program H-3K: Lot Consolidation • Program H-4b: Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations
• Utilization of grant funding to support the development of housing	• Program H-2a: Facilitate Development of Affordable Ownership and Rental Housing Through Regulatory Incentives • Program H-2f: Coordination for Entitlement Funding • Program H-4a: Provide Rehabilitation Loans and Senior Repair Grants • Program H-4b: Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations





Appendix D

Glossary of Housing Terms



Appendix D: Glossary of Housing Terms

Above Moderate-Income Household. A household with an annual income usually greater than 120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 Housing Program.

Accessory Dwelling Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Affirmatively Furthering Fair Housing (AFFH): Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by Federal, State, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), Community Development Block Grant (CDBG), Farmers Home Administration (FmHA) Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for, or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. In accordance with 65582 of the government code and Section 50801 of the Health and Safety Code, Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Extremely Low-Income Household. A household with an annual income equal to or less than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for the purpose of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures through restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development, California Department of (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance, and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51 percent to 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Low Barrier Navigation Center. Housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. A "Low Barrier Navigation Center" shall be flexible to address the resident's household needs and may include, but is not limited to, recuperative or respite care, navigation centers, transitional housing used as an interim intervention, and emergency shelters. A "Low Barrier Navigation Center" shall be low barrier and culturally competent, meet criteria set forth in Section 65662 of the government code and shall be focused on providing support for moving people out of crisis and into permanent housing as quickly as possible. To be "culturally competent," Low Barrier Navigation Center shall offer staff that have experience and training working with people experiencing homelessness, have designed services to meet the diverse needs of that population, and have guidelines for operating the proposed center that follow the core components of Housing First identified in Section 8255 of the Welfare and Institutions Code.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81 percent to 120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

No Net Loss. Requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category. To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the City limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census Bureau, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Assessment (RHNA). A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and Zoning Code for buildings consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV

or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. In accordance with government code 65585(j) "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

Underutilized. Areas in the City that are capable of being developed at a higher density which may include: nonvacant publicly owned surplus or excess land; portions of blighted areas with abandoned or vacant buildings; existing high opportunity developed areas with mixed-used potential; nonvacant substandard or irregular lots that could be consolidated; and any other suitable underutilized land.

Vacant. A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot or income production improvements such as crops, high voltage power lines, oil-wells, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Acronyms Used

ACS: American Community Survey
BMPs: Best Management Practices
CALTRANS: California Department of Transportation
CEQA: California Environmental Quality Act
CHAS: Comprehensive Housing Affordability Strategy
CIP: Capital Improvement Program
DDS: Department of Developmental Services
DIF: Development Impact Fee
DU/AC: Dwelling Units Per Acre
EDD: California Employment Development Department
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
HCD: Department of Housing and Community Development
HOA: Homeowners Association
HUD: Department of Housing and Urban Development
LAFCO: Local Agency Formation Commission
MFI: Median Family Income
NPDES: National Pollutant Discharge Elimination System
RTFH: Regional Task Force on the Homeless
RTP: Regional Transportation Plan
SCAG: Southern California Association of Governments
SPA: Sectional Planning Area
STF: Summary Tape File (U.S. Census)
TOD: Transit-Oriented Development
TDM: Transportation Demand Management
TSM: Transportation Systems Management
WCP: Water Conservation Plan