

Appendix A – Evaluation of the 2006 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. The current Housing Element for the City of San Jacinto was updated in 2006 as part of the City’s General Plan Update. At that time all of the existing goals, policies and programs were updated. On February 8, 2007, HCD found the updated Housing Element to be in compliance with State housing element law. Because only three years have passed since adoption of the previous Housing Element, nearly all of the adopted housing goals, policies, and programs have been carried forward to the next housing element cycle. This evaluation therefore serves as a progress report to determine if any adjustments are needed.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City’s experience during the past three years. Based on this evaluation, all of the current Goals and Policies continue to be appropriate and have been retained.

Table A-3 summarizes new units built during the previous planning period 1998 – 2008. The methodology used in this analysis is described below.

Affordability Assumptions for Units Built or Approved

The Housing Needs Assessment (Section II of this Technical Report) included an analysis of housing costs and affordability in San Jacinto. The following table summarizes affordability categories and the range of rents and sales prices for each category.

Income Categories and Affordable Housing Costs – Riverside County

2009 County Median Income = \$64,500	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$20,000	\$500	--
Very Low (31-50%)	\$33,300	\$833	\$135,000
Low (51-80%)	\$53,300	\$1,333	\$220,000
Moderate (81-120%)	\$77,400	\$1,935	\$315,000
Above moderate (120%+)	\$77,400+	\$1,935+	\$315,000+

Assumptions: --Based on a family of 4
 -30% of gross income for rent or PITI
 -5% down payment, 5% interest, 1.25% taxes & insurance
 Source: Cal. HCD; J.H. Douglas & Associates

Units with affordability covenants were assigned to the appropriate category (see Table A-3). In addition, second units and granny flats were assumed to be occupied by family members with no rent charged, or rented at rates within the very-low category of not more than \$833 per month based on market conditions. All market-rate apartments were assigned to the low-income category based on a rental market survey (Table II-19) and a maximum affordable rent of \$1,333/month.

Single-family units built or approved during the new planning period (2006-2009) were assigned to income categories based on lot size and density. Higher-density projects with lot sizes of approximately 4,000 to 4,500 square feet (10-12 units/acre) were conservatively divided between the low- and moderate-income categories (50%/50%) based on market conditions (see discussion in the housing market analysis in Section II) even though recent sales prices were within the very-low category. Standard-lot projects with densities in the 5 units/acre range are affordable in the low-income category under current market conditions. However, this analysis conservatively assumed that these homes will be priced in the moderate-income category. Only two standard-lot single-family projects were active at the time the survey was conducted:

- Hampton at Coventry Acres (D.R. Horton). One home remained to be sold in this tract – a 2,404-square-foot, 4-bedroom model with 3-car garage offered for \$205,000. This tract is considered luxury move-up housing for the San Jacinto market area. Based on the income and affordability criteria for 4-person households, these new homes could be purchased by low-income families at affordable prices.
- Autumn Ridge (KB Homes). This project, located nearby in Hemet, was priced from \$170,000 – 210,000 for 3 bedroom/2+ bath homes ranging from 2255 to 3100 sq. ft. (NewHomeSource.com 3/22/09). These prices are affordable to low-income households.

A small number of large-lot units (2 units/acre) were also built, and were assigned to the above-moderate category due to anticipated higher sales prices.

**Table A-1
Housing Element Program Effectiveness Evaluation
City of San Jacinto
2006-2008**

Program	Responsible Agency	Funding Source	Program Objectives	Progress and Future Actions
<i>Conserve and Improve Affordable Housing</i>				
1. Code Enforcement	Code Enforcement Staff	Redevelopment Set Aside, CDBG, and General Fund	Continue to implement code enforcement program. By the end of FY 06/07, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B.	Ongoing. Funded by General Fund only. Comprehensive housing conditions survey has not been completed due to funding and staffing constraints. Extend completion date to end of FY 09/10.
2A. Housing Rehabilitation Programs - Single-Family Homeowner	Redevelopment Agency, Planning Department	Redevelopment set-aside, CDBG, Federal HOME, and General fund	By the end of FY 06/07, develop a Single-Family Homeowner Rehabilitation Program. The program will strive to assist two single-family homeowners annually through the end of the planning period.	Program implemented in 2006-07. 21 homes (including program 2B) rehabilitated in 2006-2009. Continue program.
2B. Housing Rehabilitation Programs - Substandard Housing Rehabilitation	Redevelopment Agency, Planning Department, Code Enforcement team	Redevelopment set-aside, CDBG, Federal HOME, and General fund	By the end of FY 06/07, develop a Substandard Housing Rehabilitation Program. Coordinate the development of the program based on the results of the housing conditions survey. (Program 1). The program will strive to assist two property owners annually through the end of the planning period.	Program implemented in FY 06/07. Continue program and provide grants for 70-100 units/year.
2C. Housing Rehabilitation Programs – Mobile Home Rehabilitation	Redevelopment Agency, Planning Department, Code Enforcement team	Redevelopment set-aside, CDBG, Federal HOME, and General fund	By the end of FY 06/07, develop a Mobile Home Rehabilitation Program. The program will strive to assist two mobile home homeowners annually through the end of the planning period.	Implemented Mobile Home Rehabilitation Grant Program 2006. Provided grants for 60 to 80 units per year.
3. Conservation of Existing and Future Affordable Units	Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and	HUD Section 8 vouchers, other funding sources as available	Monitor the status of the 198 at-risk units at San Jacinto Garden Apartments, Manzanita Garden Apartments, and San Jacinto Manor. Should a property owner file notice to convert the units to market rate, the City will, within 60 days of receiving notice: (1) Contact potential non-profit organizations as potential purchasers/managers of at-risk housing units; (2) Explore funding sources available to preserve the affordability of the at-risk	No City assistance was provided to these projects therefore no notice would be received.

Program	Responsible Agency	Funding Source	Program Objectives	Progress and Future Actions
	Community Development (HCD), and the Housing Authority of Riverside County (HARIVCO)		units, construct replacement units, or provide rental assistance to displaced residents; (3) Contact residents to ensure that they have been properly noticed and are informed of their rights and options; and (4) Assist tenants to obtain Section 8 vouchers from the County.	
4. Section 8 Rental Assistance	Housing Authority of Riverside County	Section 8 vouchers	Continue to support the HARIVCO’s applications for additional Section 8 allocations and efforts to provide 100-200 vouchers for lower income San Jacinto residents.	Ongoing - continue to support.
5. Preservation of Historic Housing	Community Development Department	Department Budget	Develop and implement a Historic Preservation program by the end of FY 06/07 to assist applications for National Historic Property Status and establish a local landmark status for other locally significant structures. Assist two property owners with applications for National Historic Property Status local landmark status annually through the end of the planning period.	Program not developed, so no property owners were assisted.
6. Senior Homeowner Minor Repair	Redevelopment Agency	CDBG	Provide grants to five senior homeowners annually through the end of the planning period for minor repairs.	Program rolled into Senior Home Repair Grant Program (2C) in 2006.
7. Land Use Element	Planning Department	General fund	Maintain land use designations on sites identified in Appendix B of the Housing Element Technical Report in accordance with Government Code Section 65863 to accommodate San Jacinto’s regional housing needs.	Continue program to addresses the maintenance of adequate sites to meet the City’s RHNA.
<i>Assist in Housing Development</i>				
8. Single-Family Homeowner Assistance Program	Redevelopment Agency	Redevelopment set-aside	Provide two second mortgage loans annually through the end of the planning period to assist first time home buyers.	RDA decided not to provide based on past history.
9. Single-Family Infill Housing Program	Planning Department	Redevelopment set-aside, CDBG,	Assist in the development of one single-family home annually through the end of the planning	Assisted new home on 5 th Street in 2005. Working with Habitat for Humanity to acquire sites for new

Program	Responsible Agency	Funding Source	Program Objectives	Progress and Future Actions
		HOME, tax credits, bond financing	period	homes.
10. Pursue State and Federal Funding	Redevelopment Agency, County of Riverside EDA, HCD, CalHFA, and others	Redevelopment set-aside, CDBG, HOME, tax credits, and bonds	Work with one developer or interested entity annually through the end of the planning period. When a developer or entity expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.	Working with Palm Desert Development (80 units), LINC Housing (55 units), and San Jacinto Senior Apts. (45 units).
<i>Remove Governmental Constraints</i>				
11. Zoning Ordinance Update	Planning Department	General fund	Revise the Zoning Ordinance in accordance with this program by the end of FY 06/07.	Ongoing, new Development Code is being prepared by consultants and staff. Program will be carried forward and completed in the new planning period.
<i>Promote Equal Housing Opportunities</i>				
12. Fair Housing Services	Redevelopment Agency	General fund	Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto	Continue to work with County.
13. Reasonable Accommodation for Housing for Persons with Disabilities	Planning Department	Department budget	Establish a formal policy or procedure for processing requests for reasonable accommodation by end of FY 06/07.	Program not developed due to staffing constraints. Program will be carried forward in the new element.

Table A-2
Appropriateness of Housing Element Goals and Policies
City of San Jacinto

Goal	Policy	Appropriateness
<i>Goal 1 – Conserve, improve, and rehabilitate housing.</i>		
	1.1 Develop and foster activities to increase the health, safety, and property values of the City’s existing housing stock.	Appropriate - retain
	1.2 Promote the 13 Neighborhood Concept program in planning for the conservation, improvement, and rehabilitation of these existing neighborhoods.	Appropriate - retain
	1.3 Preserve existing single-family neighborhoods.	Appropriate - retain
	1.4 Encourage continued and new investments in established communities.	Appropriate - retain
	1.5 Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.	Appropriate - retain
<i>Goal 2 – Provide adequate sites for new residential construction to meet the needs of all segments of the community without compromising the character of the City.</i>		
	2.1 Provide adequate sites for new housing construction to meet the Regional Housing Need Assessment (RHNA) for San Jacinto of 5,339 units.	Appropriate – Update with RHNA requirement for the 2006-2014 housing period.
	2.2 Provide adequate sites for a range of housing types and prices.	Appropriate - retain
<i>Goal 3 – Assist in the development of a housing supply which is affordable to all segments of the community.</i>		
	3.1 Allow for the development of housing affordable to all income groups by utilizing a variety of public and private efforts.	Appropriate - retain
	3.2 Assist with the development of housing that targets the needs of special populations, including the elderly, disabled, farmworkers, and homeless.	Appropriate - retain
	3.3 Promote the development of attractive and safe housing to meet community needs.	Appropriate - retain
<i>Goal 4 – Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.</i>		
	4.1 Promote efficient and creative alternatives to help reduce governmental constraints.	Appropriate - retain
	4.2 Provide incentives and regulatory concessions for affordable and seniors housing..	Appropriate - retain
	4.3 Improve the City’s development process to facilitate housing construction.	Appropriate - retain
	4.4 Provide for reasonable accommodation for housing for persons with disabilities.	Appropriate - retain

<i>Goal 5 – Promote equal opportunity for housing throughout the City of San Jacinto.</i>		
	5.1 Prohibit discrimination in the sale or rental of housing with regard to race, religion, disability, sex, family, size, martial status, national origin, color, or income.	Appropriate - retain
	5.2 Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.	Appropriate - retain
	5.3 Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.	Appropriate - retain
	5.4 Accommodate emergency shelters and transitional housing facilities in compliance with applicable State laws and the City's Zoning Ordinance.	Appropriate - retain

**Table A-3
Residential Development by Income Category
City of San Jacinto
1998 – 2008**

Project/Site	GP/ Zoning	Allowable Density	Project Density	1998 - 2005				Total	2006 - 2008				Total
				Very Low	Low	Mod	Upper		Very Low	Low	Mod	Upper	
<i>Units Completed</i>													
SFD subdivisions													
TR 24052	LDR/SP2-88	5/ac	6.79			36		36					
TR 24713	MDR/R-2-PUD	14/ac	12.12		50			50					
TR 27797	LDR/R-2-4500	5/ac	6.28			43		43					
TR 28858	LDR/R-1-7200	5/ac	3.93			65		65					
TR 29314	LDR/R-1-7200	5/ac	3.80			91		91					
TR 29341	LDR/R-1-7200	5/ac	3.10			251		251					
TR 29384	LDR/R-1-7200	5/ac	3.70			73		73					
TR 29859	LDR/R-1-PUD	5/ac	5.65			82		82					
TR 29917	LDR/R-1-7200	5/ac	3.28			134		134					
TR 29992	LDR/R-1-7200	5/ac	4.41			30		30					
TR 30262	LDR/R-1-7200	5/ac	4.00			6		6					
TR 30335	LDR/R-1-PUD	5/ac	2.29			69		69					
TR 30462	LDR/R-1-7200	5/ac	3.50			211		211					
TR 30559	LDR/R-1-7200	5/ac	4.29			126		126					
TR 30603	LDR/R1-7200	5/ac	3.53								203		203
TR 30638	LDR/SP2-88	5/ac	4.41								92		92
TR 30639	LDR/SP2-88	5/ac	4.58								91		91
TR 30640	LDR/SP2-88	5/ac	4.76								73		73
TR 30641	LDR/SP2-88	5/ac	4.38								103		103
TR 30644	LDR/R-1-7200	5/ac	3.77								148		148
TR 30658	MDR/SP2-88	10/ac	5.40								85		85
TR 30660	LDR/SP2-88	5/ac	4.80								84		84
TR 30661	LDR/SP2-88	5/ac	4.84								47		47
TR 30688	LDR/R-1-7200	5/ac	3.63								37		37
TR 30770	MDR/R-1-7200	10/ac	4.47								19		19
TR 30813	LDR/R-1-7200	5/ac	3.71								250		250
TR 30828	LDR/R-1-7200	5/ac	3.20								293		293
TR 30878	LDR/R-1-7200	5/ac	2.94								170		170
TR 30884	LDR/R-1-7200	5/ac	3.76								14		14

Project/Site	GP/ Zoning	Allowable Density	Project Density	1998 - 2005				Total	2006 - 2008				Total
				Very Low	Low	Mod	Upper		Very Low	Low	Mod	Upper	
TR 30942	LDR/R-1-7200	5/ac	3.93							77		77	
TR 31035	LDR/R-1-7200	5/ac	3.91							77		77	
TR 31036	LDR/R-1-7200	5/ac	3.55							142		142	
TR 31246	LDR/R-1-7200	5/ac	3.30							128		128	
TR 31296	LDR/R-1-7200	5/ac	2.94							55		55	
TR 31794	LDR/R-1-7200	5/ac	3.51							66		66	
TR 32155	LDR/R-1-7200	5/ac	3.38							253		253	
TR 32276	MDR/R-2-4500	14/ac	12.15						22 ^a			22	
TR 32499	LDR/R-1-7200	5/ac	3.63							59		59	
TR 33053 Graciella Court	DC/D-C	12/ac	8.49						9 ^b			9	
TR 33106	LDR/R-1-7200	5/ac	3.84							15		15	
Subtotal – SFD				0	50	1,217	0	1,267	0	31	2,581	0	2,612
Multi-Family Projects													
CUP 2-03 Willowcreek Meadows	HDR/R-3	14/ac	13.70							52 ^c		52	
CUP 2-06 San Jacinto Villas	VHDR/R-3	22/ac	17.6						32 ^d	48 ^d		80	
Subtotal - MF				0	0	0	0	0	32	100	0	0	132
TOTAL COMPLETED				0	50	1,217	0	1,267	32	131	2,581	0	2,744

Notes

a) Small-lot SFD (4500 sf) – sales prices \$80,000-90,000 (see p. TR-22)

b) Built as for-sale single-family homes and were offered at prices affordable to low-income households, but many were subsequently rented out by the developer at low-income rents because they could not be sold.

c) See additional discussion on p. TR-23

d) Redevelopment Agency assisted with covenants for 32 VL and 18 Low units, however the remaining 30 units were also assigned to the Low category based on market conditions. (see p. TR-23)

Table A-4
Approved Projects by Income Category
City of San Jacinto

Project/Site	GP/ Zoning	Allowable Density	Project Density	Income Category*				Total
				Very Low	Low	Mod	Upper	
Single-family detached subdivisions								
TR 22665	LDR/R1-PUD	5/ac	6.32			147		147
TR 28224	MDR/R-2-PUD	10/ac	7.07		111	112		223
TR 30033	LDR/SP1-01	5/ac	2.96			161		161
TR 30035	LDR/SP1-01	5/ac	2.23			69		69
TR 30481	LDR/R-1-PUD	5/ac	3.16			126		126
TR 30484	RR/SP1-85	2/ac	1.06				117	117
TR 30597	LDR/R-1-7200	5/ac	2.96			116		116
TR 30598	LDR/SP1-03	5/ac	2.78			580		580
TR 30659	LDR/SP2-88	5/ac	5.25			64		64
TR 30814	LDR/R-1-7200	5/ac	2.79			155		155
TR 30944	LDR/R-1-7200	5/ac	3.31			103		103
TR 31037	LDR/R-1-7200	5/ac	3.61			263		263
TR 31097	LDR/R-1-7200	5/ac	3.38			214		214
TR 31154	LDR/R-1-7200	5/ac	2.83			88		88
TR 31282	LDR/R-1-7200	5/ac	2.84			274		274
TR 31293	LDR/R-1-7200	5/ac	3.74			101		101
TR 31294	LDR/R-1-7200	5/ac	3.70			37		37
TR 31384	LDR/R-1-7200	5/ac	3.42			91		91
TR 31701	LDR/R-1-7200	5/ac	3.11			28		28
TR 31855	RR/RAAB	2/ac	1.70				8	8
TR 31886	LDR/R-1-7200	5/ac	3.27			321		321
TR 31900	LDR/R-1-7200	5/ac	2.74			112		112
TR 31929	LDR/R-1-7200	5/ac	4.07			79		79
TR 31979	MDR/R-1-7200	10/ac	3.66			11		11
TR 32053	LDR/R-1-7200	5/ac	2.45			178		178
PM 32059	MDR/R-2-4500	10/ac	4.83			3		3
TR 32080	LDR/R-1-7200	5/ac	3.37			33		33
TR 32153	MDR/R-3-PUD	10/ac	9.32		27	27		54
TR 32247	LDR/R-1-7200	5/ac	3.65			150		150
TR 32250	LDR/R-1-7200	5/ac	3.95			53		53
TR 32352	LDR/R-1-7200	5/ac	3.62			153		153
TR 32376	LDR/R-1-PUD	5/ac	3.47			337		337
TR 32518	LDR/R-1-7200	5/ac	2.45			30		30
TR 32549	LDR/R-1-7200	5/ac	4.20			19		19
TR 32555	LDR/R-1-7200	5/ac	3.76			12		12
PM 32573	RR/RAAB	2/ac	1.19				4	4
TR 32574	LDR/R-1-7200	5/ac	3.37			135		135
TR 32582	LDR/R-2-4500	5/ac	3.92			192		192
TR 32656	LDR/R-1-7200	5/ac	3.35			16		16
TR 32809**	HDR/R-3	14/ac	14.27		136	136		272
TR 32843	MDR/R-1-7200	10/ac	2.94			143		143
TR 32955	MDR/SP1-02	10/ac	6.59		307	306		613
TR 33072	LDR/R-1-PUD	5/ac	3.17			140		140
TR 33138	LDR/R-1-7200	5/ac	3.85			28		28
TR 33249	RR/RAAB	2/ac	2.10				25	25
TR 33420	LDR/R-1-7200	5/ac	3.08			161		161
TR 33509	LDR/R-1-7200	5/ac	3.91			37		37
TR 33546	LDR/R1-7200	5/ac	1.50			5		5
TR 33644**	HDR/R-3-PUD	14/ac	9.73		31	31		62
TR 33693	LDR/R-1-7200	5/ac	4.27			10		10
TR 33716	LDR/R-1-7200	5/ac	4.23			50		50

Project/Site	GP/ Zoning	Allowable Density	Project Density	Income Category*				Total
				Very Low	Low	Mod	Upper	
TR 33862	LDR/R-1-7200	5/ac	3.31			148		148
TR 34212	LDR/R-1-7200	5/ac	2.66			12		12
TR 34364	RR/RAAB	2/ac	1.68				11	11
TR 34455	LDR/R-1-7200	5/ac	3.00			15		15
TR 34586	MDR/R-2-PUD	10/ac	6.81		17	17		34
TR 34658	RR/RAAB	2/ac	1.78				18	18
PM 34674	MDR/R-1-7200	10/ac	1.68			3		3
TR 34665	LDR/R-1-PUD	5/ac	4.08			20		20
PM 35403	LDR/R-1-7200	5/ac	4.44			2		2
TR 35447	LDR/R-1-7200	5/ac	4.27			10		10
Subtotal – SFD				0	629	5,864	183	6,676
Multi-family apartments								
DevPln 1-08	MDR/R-2-PUD	10/ac	9.54		19			19
CUP 7-03	HDR/R-3	14/ac	14.50		20			20
TOTAL - APPROVED PROJECTS				0	668	5,864	183	6,715

*See p. A-1 for discussion of affordability assumptions

**Condos

**Table A-4
Progress in Achieving Quantified Objectives
City of San Jacinto**

Program Category	Quantified Objective	Progress	
		2001-05	2006-08
New Construction*			
Very Low	100	--	32
Low	50	50	131
Moderate	667	1,217	2,581
Above Moderate	1,789	--	--
Total	2,606	1,267	2,744
Rehabilitation			
Very Low	25		240
Low	25		
Moderate	--		
Above Moderate	--		
Total	50		240
Conservation			
Very Low			198
Low	198		
Moderate	--		
Above Moderate	--		
Total	198		198

*Quantified objective and progress for new construction reflect units built 1998-2005, per the previous RHNA cycle