

# **HOUSING ELEMENT**

**CITY OF SAN JACINTO**

**REVISED DRAFT**

**APRIL 2012**



## A. Introduction

The Housing Element is the City's primary policy guide for the maintenance, improvement and development of housing within San Jacinto. The Element provides an indication of the need for housing in the community in terms of affordability, availability, adequacy, and accessibility. It provides a strategy to address housing needs and identifies a series of specific housing program actions to meet community needs. A detailed Housing Needs Assessment, Constraints Analysis, and Resources Summary was prepared as part of the Housing Element update and serves as the technical background document to the Housing Element. Together, the two documents comprise the complete Housing Element.

### *PURPOSE OF THE HOUSING ELEMENT*

The Housing Element is the City's official response to a growing awareness for the need to provide housing for all economic segments of the community, as well as a legal requirement that housing policy be included as a part of the planning process. The Housing Element provides San Jacinto with the opportunity to plan for the existing and future housing needs in the community. The San Jacinto Housing Element has been prepared in compliance with the 2008-2014 update cycle for cities in the Southern California Association of Governments (SCAG) region. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; and 5) promoting equal housing opportunities.

### *SCOPE AND CONTENT OF THE HOUSING ELEMENT*

The San Jacinto Housing Element consists of two documents: 1) the Housing Element, which contains the Housing Plan (goals, policies and programs) and 2) a Housing Element Technical Report, which contains the Needs Assessment, Constraints, and Resources chapters. Appendix A of the Technical Report provides an Evaluation of the previous Housing Element and Appendix B includes the detailed Residential Land Inventory for evaluating the City's ability to meet its regional growth needs for the this planning period.

The State Legislature recognizes the role of local general plans and particularly the Housing Element in implementing statewide housing goals to provide decent and adequate housing and a suitable living environment for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups.

The major concerns of the Legislature with regards to the preparation of Housing Elements are:

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals;
- Preparation and implementation of City and County Housing Elements which coordinate with State and federal efforts in achieving State housing goals;
- Participation by local jurisdictions in determining efforts required to attain State housing goals; and
- Cooperation between local governments to address regional housing needs.

The State Department of Housing and Community Development (HCD) sets forth specific guidelines regarding the scope and content of housing elements.

A number of local and regional plans and programs relate to the Housing Element. A brief description of these plans and programs follows.

### ***RELATED PLANS AND PROGRAMS***

#### ***REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)***

State Housing Element Law requires SCAG, or a designated subregion, to prepare a Regional Housing Needs Assessment (RHNA) every six years to identify existing and future housing needs. For the current planning period of January 1, 2006 through June 30, 2014, the RHNA allocation for San Jacinto is 12,026 units. The RHNA process and how the City will address this requirement is discussed further in the Resources section of the Technical Report.

#### ***SAN JACINTO AND SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS***

Pursuant to State redevelopment law, San Jacinto has adopted a five-year implementation plan for the San Jacinto and Soboba Springs Redevelopment Projects. The original 1,140-acre San Jacinto and 465-acre Soboba Springs Redevelopment Projects were adopted by the City Council in 1983. The San Jacinto Redevelopment Project area was amended in April 1996 to include an additional 2,253 acres, encompassing a total of 3,393 acres in 27 sub-areas throughout the City. The five-year implementation plan includes the goals and objectives for the project areas for the five-year period; specific projects and expenditures to be made in the project areas during this period; and an explanation how the stated goals and objectives, projects, and expenditures will eliminate blight and meet the low and moderate income housing requirements. A project is underway to merge the two project areas, and is expected to be completed in 2010.

#### ***RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS***

The San Jacinto General Plan is comprised of the following seven elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Resource Management; 5) Noise; 6) Public Safety; and 7) Community Services and Facilities. Background information and policy direction presented in one element is also reflected in other General Plan elements. For example,

residential development capacities established in the Land Use Element are incorporated into the Housing Element. This Housing Element builds upon other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. For example, the Land Use Element identifies use designations at densities that will facilitate the provision of a range of residential housing products for all income groups. The Circulation Element plays a role in the location of residential development in relation to roadways, transit, pedestrian, and bicycle facilities. The Noise Element establishes noise levels appropriate for residential uses. Whenever one element of the General Plan is amended, other elements, including the Housing Element, will be reviewed and modified, if necessary, to ensure consistency between elements.

Recent changes to Government Code Sec. 65302 require amendments to the Safety and Conservation elements to include analysis and policies regarding flood hazard and management information upon the next revision of the Housing Element after January 1, 2009. If necessary, amendments to this Housing Element will be processed concurrently in order to maintain consistency between elements.

State law also requires that water and sewer providers grant service priority to new developments with units that are affordable to lower-income households. The Housing Element will be transmitted to these providers upon adoption of the element to ensure that they have up-to-date information regarding the housing needs and objectives in San Jacinto.

### ***COMMUNITY PARTICIPATION***

Section 65583(c)(5) of the Government Code states that “the local government shall make diligent efforts to achieve public participation of all the economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The City’s efforts to encourage public participation along with a summary of the comments received during the update process are presented in Appendix C of the Technical Report.

During the required 60-day review by HCD, copies off the Draft Housing Element were made available for public review at the Planning Department and the San Jacinto Library. In addition, public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification was published in the local newspaper in advance of each hearing, and direct notices are mailed to interested individuals.

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## Housing Plan

The following goals and policies focus on the maintenance and provision of a variety of housing in terms of type, affordability, and style. The Housing Plan sets forth goals and policies to address the following issue areas: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting the development of affordable housing; 4) removing governmental constraints; and 5) promoting equal housing opportunity.

### ***A. GOALS AND POLICIES***

#### ***CONSERVE AND IMPROVE AFFORDABLE HOUSING***

Substandard and deteriorating housing units, in addition to the obvious problems of blight and appearance, can expose occupants to a variety of hazards ranging from electrical fire to toxic substances and materials used in construction. A number of factors will determine the life expectancy of a housing unit including quality of workmanship, age of unit, location, type of construction and degree of maintenance. As a city with a large number of older housing units, it is important that on-going maintenance programs are implemented in San Jacinto. In addition to rehabilitation efforts, conservation of the existing stock of affordable housing is also important, as the cost to preserve existing affordable housing is often lower than replacing the units.

#### ***Housing Goal 1: Conserve, improve, and rehabilitate existing housing.***

- Policy 1.1:** Develop and foster activities to increase the health, safety, and property values of the City's existing housing stock.
- Policy 1.2:** Promote the 13 Neighborhood Concept program in planning for the conservation, improvement, and rehabilitation of these existing neighborhoods.
- Policy 1.3:** Preserve existing single-family home neighborhoods.
- Policy 1.4:** Encourage continued and new investments in established communities.
- Policy 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.

**Related Housing Element Programs:** 1, 2, 3, 4, 8

***PROVIDE ADEQUATE HOUSING SITES***

Economic forces are driving jobs and housing development eastward in Riverside County, which will result in increased pressure in San Jacinto for new housing opportunities. From 1990 to 2008 the population of San Jacinto more than doubled. Although the recent housing market downturn has interrupted this pattern of rapid growth, history suggests that the pause will be temporary and the long-term prospect for the Inland Empire is continued economic expansion.

To keep pace with future growth, the Southern California Association of Governments (SCAG) has identified a need for 12,026 new housing units in San Jacinto for the January 1, 2006 through June 30, 2014 planning period. These new housing units must provide a range of housing opportunities to allow for the upward mobility of San Jacinto residents, as well as affordable housing opportunities for households of modest means.

**Housing 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.*

**Policy 2.1:** Provide adequate sites for a range of new housing construction to meet the Regional Housing Need Assessment (RHNA) for San Jacinto of 12,026 units in the 2006-2014 planning period.

**Related Housing Element Programs:** 5, 10

***ASSIST IN THE PROVISION OF HOUSING***

New construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction can be high in comparison to housing preservation programs. In addition, market-rate new construction may not provide housing that is affordable, or adequate, for special needs populations such as the elderly, disabled, farmworkers, and homeless. Incentive programs such as density bonuses offer a cost-effective means of promoting affordable housing development. Public sector assistance can also promote the construction of affordable housing that meets the needs of all segments of the community. San Jacinto is fortunate in that the cost of land is relatively low in comparison to much of Southern California, keeping the cost of new housing affordable to most income groups.

**Housing Goal 3:** *Assist in the development of a housing supply which is affordable to all segments of the community.*

**Policy 3.1:** Allow for the development of housing affordable to all income groups by utilizing a variety of public and private efforts.

**Policy 3.2:** Assist with the development of housing that targets the needs of special populations, including the elderly, disabled, farmworkers, and homeless.

**Policy 3.3:** Promote the development of attractive and safe housing to meet community needs.

**Related Housing Element Programs:** 7, 8, 9

#### ***REMOVE GOVERNMENTAL CONSTRAINTS***

Under current State law, the San Jacinto Housing Element must address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

**Housing Goal 4:** *Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.*

**Policy 4.1:** Promote efficient and creative alternatives to help reduce governmental constraints.

**Policy 4.2:** Provide incentives and regulatory concessions for affordable and senior housing.

**Policy 4.3:** Improve the City's development review and approval process to facilitate housing construction.

**Policy 4.4:** Provide reasonable accommodation for housing for persons with disabilities.

**Related Housing Element Programs:** 5, 10, 12

#### ***PROMOTE EQUAL HOUSING OPPORTUNITIES***

Housing should be made available to all persons regardless of race, religion, sex, family size, marital status, national origin, color, age, disability, or income. To make adequate provisions for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities for all residents.

**Housing Goal 5:** *Promote equal opportunity for housing throughout the City of San Jacinto.*

**Policy 5.1:** Prohibit discrimination in the sale or rental of housing with regard to race, religion, disability, gender, family size, marital status, national origin, color, or income.

- Policy 5.2:** Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.
- Policy 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.
- Policy 5.4:** Accommodate emergency shelters and transitional housing facilities in compliance with applicable State laws and the City's Development Code.

**Related Housing Element Programs:** 10, 11, 12

## ***B. HOUSING PROGRAMS***

This section describes the programs that will implement Housing Element goals and policies. The housing programs define the specific actions the City will undertake in order to achieve the goals for the current planning period. Pursuant to State law, the programs address the following issue areas:

1. Conserve and improve the existing housing stock
2. Provide adequate sites for the development of new housing
3. Assist in the provision of affordable housing
4. Minimize the impact of governmental constraints on housing production
5. Assure equal housing opportunity for all residents

### ***Conserve and Improve Affordable Housing***

#### **1. Code Enforcement**

As part of its Neighborhood Strategy, code enforcement staff use proactive techniques to improve the physical condition of the City's homes and neighborhoods. The code enforcement team addresses the following:

- Substandard housing
- Weed abatement
- Abandoned vehicle abatement
- General property and building maintenance
- Health and safety conditions

The most important elements of the code enforcement program are assisting in the identification of substandard housing and providing information to the public about City and County housing programs. During this Housing Element cycle, the City will seek

grant funding to complete a comprehensive windshield survey of housing conditions to determine the number and types of housing problems and substandard housing conditions in the City. The results of the survey will be used to target rehabilitation programs to those areas in greatest need.

**Responsible Agency:** Code enforcement staff

**Financing:** General fund

**Program Objectives:** Continue to implement code enforcement program. By the end of FY 09/10, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B.

**Schedule:** Housing conditions survey in FY 09/10; code enforcement throughout the planning period

## 2. Housing Rehabilitation Programs

**A. Home Rehabilitation Loan Program.** The Home Rehabilitation Loan Program targets lower-income homeowners who need extensive repairs to improve the condition of their homes. The primary focus of the program is code-related improvements, including major improvements such as roofing, plumbing, and electrical, followed by aesthetic improvements, such as paint, carpet, and landscaping. The program includes improvements needed to correct health and safety violations. The program provides loans of up to \$50,000, with affordability covenants and no interest for 45 years.

**Responsible Agency:** Redevelopment Agency

**Financing:** Redevelopment set-aside

**Program Objectives:** Strive to assist at least six homeowners annually.

**Schedule:** Throughout the planning period

**B. Enhanced Senior Home Repair Grant Program:** The Enhanced Senior Home Repair Grant Program provides one-time grants of up to \$3,000 to qualified low-income seniors for needed repairs to both mobile home units and conventional housing.

**Responsible Agency:** Redevelopment Agency

**Financing:** Redevelopment set-aside

**Program Objectives:** Strive to assist at least 60 mobile home homeowners annually.

**Schedule:** Throughout the planning period

### 3. Conservation of Existing and Future Affordable Units

San Jacinto has several assisted affordable housing developments, although none is at risk of conversion to market rate during the current planning period. However, the City will continue to monitor the status of these projects and take steps to preserve affordability should any become at-risk of conversion in the future.

<b>Responsible Agency:</b>	Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and the Housing Authority of Riverside County (HARIVCO)
<b>Financing:</b>	HUD Section 8 vouchers, RDA set-aside, other funding sources as available.
<b>Program Objectives:</b>	Monitor the status of assisted projects.
<b>Schedule:</b>	Throughout the planning period

### 4. Section 8 Rental Assistance

The Section 8 Rental Assistance Program provides rental subsidies to very-low-income (up to 50 percent of areawide median income – [AMI]) family and elderly households who spend more than 30 percent of their income on rent. The subsidy represents the difference between 30 percent of monthly income and the actual rent. Section 8 assistance is issued to the recipients as vouchers, which permit tenants to choose their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

According to the Housing Authority of Riverside County (HARIVCO), approximately 300 households are receiving Section 8 assistance in San Jacinto.

<b>Responsible Agency:</b>	Housing Authority of Riverside County
<b>Financing:</b>	Section 8 vouchers
<b>Program Objectives:</b>	Continue to support the HARIVCO's applications for additional Section 8 allocations and efforts to provide vouchers for lower income San Jacinto residents.
<b>Schedule:</b>	Throughout the planning period

## *Provide Adequate Housing Sites*

### 5. Land Use Element

Planning and regulatory actions to ensure adequate housing sites are achieved through the Land Use Element and Development Code. The Land Use Element provides for a variety of residential types, ranging from lower-density single-family houses to higher-density apartments and condominiums. A significant portion of the inventory of sites for higher-density housing is located in large planned developments. In some cases, large parcels must be subdivided to create suitable building sites prior to construction. When large sites must be divided into smaller parcels prior to development, the City will facilitate this process through pre-application meetings to clarify procedures, concurrent priority processing of subdivision maps with any other required approvals, and incentives such as density bonus and modified development standards when the project includes affordable multi-family housing. The City has a successful track record of facilitating development applications, and will continue to work cooperatively with developers to streamline the permit process for large parcels requiring subdivisions.

The Very High Density Residential (VHDR) land use designation allows multi-family residential development at 18.1 – 22.0 units/acre (excluding density bonus) and is suitable for lower-income housing in the San Jacinto market area.

The High Density Residential (HDR) land use designation currently allows multi-family housing at a density of 10.1 – 14.0 units/acre. As noted in the Technical Appendix, all recent multi-family developments (both market rate and deed-restricted) in San Jacinto have been affordable to lower-income households regardless of density. However, in order to provide enhanced opportunities for affordable housing development in the current planning period, multi-family projects in the HDR district will be permitted by-right at a density of 20 units/acre when 50% of the units are restricted for lower-income occupants (see Program 11).

In addition, the City will complete the Development Code update and incorporate standards for the Very High Density Residential (VHDR) land use designation (see Program 11) that will permit multi-family housing by-right at a density of 18.1 to 22.0 dwelling units per acre (excluding density bonus), with refinements to the General Plan as necessary in order to maintain consistency between the Land Use Element and the Development Code.

**Responsible Agency:** Planning Department

**Financing:** General fund

**Program Objectives:** Maintain adequate sites to accommodate San Jacinto's regional housing needs throughout the planning period.

**Schedule:** General Plan/zoning amendments in 2012

## *Facilitate the Provision of Affordable Housing*

### **6. Provide Incentives and Assistance to Affordable Housing Developments**

In order to facilitate the development of housing for low- and moderate-income households, the City will implement the following actions:

- Provide administrative assistance to developers seeking available state and federal funding and/or tax credits for the construction of low- and moderate-income housing
- Facilitate projects that incorporate affordable units by granting modifications to development standards, expedited processing, or financial incentives consistent with state law.
- Affordable housing developers will be contacted each year to solicit interest and apprise them of available assistance programs.
- Targeted assistance for special needs housing and extremely-low-income (ELI) units will be provided through density bonuses and/or regulatory incentives, modified development standards and fee deferrals, when feasible.

### **7. Downpayment Assistance Program**

The Downpayment Assistance Program provides downpayment or closing cost assistance of up to 6% of the sales price (up to \$390,450) to persons or families earning up to 120% of the area median income. The program is flexible and can be used to reduce monthly payments or cover closing costs.

**Responsible Agency:** Redevelopment Agency

**Financing:** Redevelopment set-aside

**Program Objectives:** Provide downpayment or closing cost assistance to five qualified persons or families annually.

**Schedule:** Throughout the planning period

### **8. Single-Family Infill Housing Program**

Development of single-family infill housing will help promote homeownership and neighborhood improvement. Single-family infill housing can be developed in the older portions of the City, which will help improve the vacant lots and provide additional affordable housing opportunities. Several City-owned properties may be available for development. To enhance the affordability of the units, down payment assistance may be provided. The City will also identify individual vacant lots that are appropriate for single-family housing development and cooperate with private property owners to

develop housing on these properties. The City may offer assistance for developing the properties with housing for income-qualified households to the extent feasible.

**Responsible Agency:** Redevelopment Agency

**Financing:** Redevelopment set-aside, CDBG, HOME, tax credits, bond financing

**Program Objectives:** Assist in the development of one single-family home annually.

**Schedule:** Throughout the planning period

## 9. Pursue State and Federal Funding

The City will continue to pursue available state and federal funding sources in cooperation with private developers, non-profit housing corporations, and other interested entities to assist in meeting the needs of lower-income households. The City will work with developers or other entities to identify the funding sources most appropriate to meet a specific need and apply for funds, or assist other entities in applying for funds, during available funding cycles. City assistance to other entities will include, but not be limited to:

- Providing data that is necessary for a funding request; and
- Expediting permit decisions on proposed projects that require City approval or that will be more competitive with City approval, prior to submitting funding requests.

For example, the City is not eligible to apply directly for HOME funds, but this program is available through the County of Riverside Economic Development Agency (EDA). HOME funds are disbursed on a project need basis. The City is currently working with a developer to design and construct a low-income housing project and will support the developer's application for HOME funds through the County EDA. During the timeframe of this Housing Element, the City will work with affordable housing providers to assist in the development of at least one family housing project that will reduce the incidence of overcrowding among low-income families who rent.

**Responsible Agency:** Redevelopment Agency, County of Riverside EDA, HCD, CalHFA, and others.

**Financing:** Redevelopment set-aside, CDBG, HOME, tax credits, and bonds

**Program Objectives:** Work with at least one developer or interested entity annually. When a developer expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.

**Schedule:** Throughout the planning period

## 10. Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a 15% rate which can be applied to the interest paid on the mortgage loan. The borrower can claim a tax credit equal to 15% of the interest paid during the year. Since the borrowers taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit. The buyer takes the remaining 85% interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible. This program was initiated by the Riverside County Economic Development Agency (EDA) in November 2008. The City will provide information regarding this program on the City website, at City Hall and other public locations.

**Responsible Agency:** Riverside County EDA

**Financing:** Federal tax credits and EDA

**Program Objectives:** Provide information regarding the MCC Program to eligible home buyers.

**Schedule:** Throughout the planning period

### *Remove Governmental Constraints*

## 11. Development Code Update

After the updated General Plan was adopted in 2006, the City began a comprehensive update to the Development Code to ensure consistency with the General Plan. In the interim period until the new Development Code is adopted, the General Plan is the controlling land use document. If a development application is submitted for a project that is consistent with the General Plan but inconsistent with zoning, a zone change will be processed as part of the application at no additional cost. Any application that is inconsistent with the Land Use Element of the General Plan would require a General Plan amendment, even if it is consistent with the Development Code. As part of this update, the Ordinance will also be revised for compliance with State law. In 2003 the City updated the Second Unit Ordinance to permit second units by-right in accordance with Section 65852.2, eliminating the need for a conditional use permit.

The following additional issues will be addressed in the current Housing Element cycle:

- Small Community Care Facilities: Sections 5116 and 5117 of the California Welfare and Institutions Code stipulate that the use of property by state-licensed facilities for

the care of six or fewer disabled persons is a residential use of such property for the purposes of zoning.

- Agricultural Employee Housing: *Health and Safety Code* §17021.5 and §17021.6 require that agricultural employee housing with up to 12 units or 36 persons be permitted as an agricultural use in any agricultural zone.
- Emergency Shelters: In accordance with *Government Code* §65583(c)(1), the City must encourage and facilitate the development of a variety of housing types, including emergency shelters. The City will identify at least one zone that explicitly permits emergency shelters by right, consistent with SB 2 of 2007. Based on preliminary review, the Heavy Commercial Limited Industrial Zone will be considered for this purpose. Within one year of Housing Element adoption, the City Council will make a final determination and adopt an ordinance identifying at least one zone where emergency shelters may be established by-right (i.e., with no conditional use permit or other discretionary approval) subject to appropriate development standards. The selected zone will provide adequate capacity to accommodate at least one year-round shelter and will subject shelters only to those development and management standards that apply to other developments in the same zone, in conformance with SB 2.
- Transitional and Supportive Housing: The Municipal Code will be amended to clarify that transitional/supportive housing is a residential use subject to the same requirements as other residential uses of the same type in the same zone.
- Definition of "Family": The Municipal Code definition of "family" will be amended consistent with current law.
- Density Bonus: Recent changes to California *Government Code* §65915 require the City to update its Density Bonus Ordinance. Under the current law, applicants are eligible for a range of density bonuses up to 35 percent based on the percentage of affordable units in a development. Applicants are also eligible for a new land donation density bonus. The City is now required to offer one to three regulatory incentives based on the percentage of affordable units in a development. Reduced, waived, or partially paid fees are possible incentives associated with applications for density bonuses. The law also limits parking requirements that localities may impose.
- New Medium High Residential (MHR) district and increased density in the High-Density Residential (HDR) district: To enhance the feasibility of affordable multi-family housing, the City will amend the zoning regulations for the HDR district to increase the allowable density range from 10.1 – 14.0 units/acre to 14.1 – 18.0 units/acre (excluding density bonus). A companion amendment to the Land Use Element will also be processed to establish a density range of 14.1 – 18.0 units/acre in the High Density Residential General Plan land use designation.

In connection with this amendment, a new "Medium High Residential" (MHR) district will be established with an allowable density range of 10.1 – 14.0 units/acre and properties currently located in the HDR district will be reclassified as MHR. In order to create additional incentives for affordable housing development in the current planning period commensurate with the RHNA, development projects in the new

MHR district that provide at least 50% of the units reserved for lower-income households will be permitted by-right at a density of 20 units/acre and may utilize the development standards that are applicable to the VHDR district. Such projects will not be subject to the bonus density criteria that apply to other developments (see Technical Report p. TR-34) in order to achieve a density of 20 units/acre. The City will also provide assistance to affordable housing developments as described in Program 6.

The sites to be reclassified to MHR are listed in Appendix B, Table B-4 and are subject to the following requirements pursuant to *Government Code* §65583.2(h):

- o Owner-occupied and rental multi-family residential use shall be permitted by-right
- o Minimum of 16 units per site
- o Minimum density of 20 units/acre
- o At least 50% of the unmet need shall be accommodated on sites designated for residential use and for which non-residential uses or mixed uses are not permitted.

Following adoption of the General Plan and zoning amendments to reclassify HDR properties to MHR, owners of these properties may request redesignation to the new HDR designation subject to the provision of community benefits (such as housing affordability or public improvements) in recognition of the increased property value that is created with higher densities.

- New VHDR Zoning District: Develop new standards to implement the Very High Density Residential (VHDR) General Plan land use designation. This new zoning district will permit residential densities from 18.1 to 22.0 dwelling units per acre. Among the development standards to be adopted with this new district will be:
  - o A requirement that projects not develop below the minimum density of 18.1 dwelling units per acre to ensure the City can accommodate its share of very-low-income housing needs; and
  - o Allowance of residential projects as a permitted use by-right (no conditional use permit or other discretionary requirement as in the R-3 zone).
  - o Standards for parking, lot coverage and height limits that encourage and facilitate development of multi-family housing affordable to lower-income households.

As noted in Appendix D (Analysis of Unaccommodated Need from the Previous Planning Period) some parcels within the new VHDR General Plan Land Use category are not currently within a zoning district with development standards that would allow development consistent with the VHDR General Plan designation, and therefore these sites are subject to the requirements of *Government Code* § 65583.2(h) described above. In addition, projects on these sites that provide at least 50% of the units reserved for lower-income households will be permitted by-right at the upper end of the allowable density range (i.e., 22 units/acre) and will not be subject to the bonus density criteria that apply to other developments (see

Technical Report p. TR-34) in order to achieve this density. These VHDR sites are listed in Appendix B, Table B-4 and will be rezoned to VHR concurrent with Housing Element adoption.

The City shall comply with the “no net loss” provisions of *Government Code* §65863 through the implementation of an ongoing project-by-project evaluation process to ensure that adequate sites are available to accommodate the City’s RHNA share throughout the planning period. The City shall not reduce the allowable density of any site in its residential land inventory, nor approve a development project at a lower density than assumed in the land inventory, unless both of the following findings are made:

- a) The reduction is consistent with the adopted General Plan, including the Housing Element; and
- b) The remaining sites identified in the Housing Element are adequate to accommodate the City’s share of regional housing need pursuant to *Government Code* §65584.

If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City’s share of the regional housing need pursuant to §65584, the City may reduce the density on that parcel if it identifies sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

As part of the annual General Plan implementation report, the City will review housing activity in the MHR and VHDR districts to ascertain the effectiveness of this program in facilitating affordable housing production. If it is determined that the bonus density provision for projects that include 50% lower-income units is not resulting in a beneficial impact on housing production and RHNA objectives, the City Council will review other options for facilitating affordable housing development.

- Rezone S-D Lands to R-2: To achieve consistency with State fair housing laws, the City will eliminate the senior development zone and rezone these areas R-2. The rezone will include incentives and flexible development standards to encourage senior housing development at these locations.
- PUD review procedures: In order to minimize processing time and enhance the certainty of development, the Development Code will be amended to limit the PUD review process to confirming that projects comply with applicable development standards.

**Responsible Agency:** Planning Department

**Funding:** General fund

**Program Objectives:** Revise the Development Code in accordance with this program during 2010-12.

**Schedule:** Development Code adoption in 2012

## *Promote Equal Housing Opportunities*

### 12. Fair Housing Services

San Jacinto is not an Entitlement City and is therefore not required to contract directly with a fair housing service provider. The City will continue to work with County of Riverside, which provides fair housing services to all unincorporated areas of the county and non-entitlement cities. Fair housing services offered by the County include counseling and information on potential discrimination and landlord/tenant problems; special assistance for ethnic minorities and single-parent households; and bilingual housing literature. Information regarding available services will be provided at City Hall, on the City website, and at other governmental offices within the city. In addition, the City will work cooperatively with the County of Riverside to distribute fair housing information annually.

**Responsible Agency:** Redevelopment Agency

**Financing:** General fund

**Program Objectives:** Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto.

**Schedule:** Throughout the planning period

### 13. Reasonable Accommodation in Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling.

Although existing City practices and customs provide reasonable accommodation for housing intended for persons with disabilities, the City does not have a formal policy or procedure for processing such requests. The City will amend the Development Code to establish formal policy and procedures for processing requests for reasonable accommodation administratively in accordance with *Government Code* §65583(c)(3).

**Responsible Agency:** Planning Department

**Financing:** Department budget

**Program Objectives:** Amend the Development Code to establish a formal policy and procedures for processing requests for reasonable accommodation by end of 2012.

**Schedule:** 2012

#### 14. Housing for Extremely-Low-Income Persons

Recent changes to state law (AB 2634 of 2006) require local governments to consider the needs of extremely-low-income (ELI) persons in formulating housing programs. In San Jacinto, housing is much more affordable than most areas of Southern California, and therefore ELI households have less difficulty finding suitable housing than many other areas. However, in order to encourage and facilitate additional housing for persons with extremely-low-incomes the City will pursue the following actions:

- Provide expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing
- Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments
- Conduct annual outreach to non-profit developers

**Responsible Agency:** Planning Department

**Financing:** Grant funds, Riverside County EDA, Redevelopment Agency

**Program Objectives:** Strive to facilitate development of 50 ELI units, if feasible, during the planning period.

**Schedule:** Throughout the planning period.

#### 15. Residential Energy Conservation

With the adoption of AB 32, California's greenhouse gas legislation, energy conservation is a growing concern. In addition to helping to mitigate greenhouse gas emissions, residential energy efficiency can reduce home heating and cooling costs.

- a. Through the Energy Leader Partnership Program, Southern California Edison provides support to local governments to identify and address energy efficiency opportunities in municipal facilities, take actions supporting the California Long Term Energy Efficiency Strategic Plan and increase community awareness and participation in demand side management opportunities. A key goal in SCE's local government partnerships is helping cities and counties lead by example in addressing energy efficiency first in their own municipal facilities. In addition, the program strives to expand the policies and the energy management capacity at local governments to maintain a long term sustainability focus. The City of San Jacinto will seek to participate in the Energy Leader Program with SCE to encourage and facilitate opportunities for energy efficiency.
- b. Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.

- c. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures.
- d. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- e. Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.

**Objectives:** Work cooperatively with property owners, utility companies and other government agencies to reduce energy use in residential developments.

**Responsible Agency:** Planning Department

**Funding:** General Fund; grant programs, as available

**Timeline:** Program initiation in 2011 and implementation throughout the planning period

***C. QUANTIFIED OBJECTIVES***

The City’s quantified objectives for the development, rehabilitation and conservation of housing during the 2008-2014 planning period are summarized in the following table. The accomplishment of these objectives will depend on general economic conditions and the availability of funding assistance.

<b>Income Category</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conservation/ Preservation</b>
Extremely-Low	1,354	100	417*
Very Low	1,353	100	
Low	1,931	100	
Moderate	2,206		
Above Moderate	5,183		

Notes:  
 \*Assisted units (see Technical Report Table 18)