

**2008-2014
HOUSING ELEMENT
TECHNICAL REPORT**

CITY OF SAN JACINTO

REVISED DRAFT

APRIL 2012

TABLE OF CONTENTS

I.	Introduction.....	1
II.	Housing Needs Assessment.....	3
	Community Profile.....	3
	Population Characteristics.....	4
	Employment Characteristics.....	6
	Household Characteristics.....	7
	Special Needs Populations.....	12
	Housing Stock Characteristics.....	16
	Assisted Housing At-Risk of Conversion.....	24
	Growth Needs 2006 - 2014.....	26
III.	Housing Constraints.....	27
	Market Constraints.....	27
	Governmental Constraints.....	28
	Infrastructure Constraints.....	49
	Environmental Constraints.....	51
IV.	Housing Resources.....	53
	Land Resources.....	53
	Financial Resources.....	55
	Energy Conservation Opportunities.....	60

Appendix A: Evaluation of the 2000 Housing Element

Appendix B: Residential Land Inventory

Appendix C: Public Participation Summary

Appendix D: Analysis of Unaccommodated Need from the Previous Period

LIST OF TABLES

Table 1	Population Trends, 1990-2007	4
Table 2	Age Distribution	5
Table 3	Race/Ethnicity, 2000	6
Table 4	Employment of Residents by Occupation	7
Table 5	Household Growth Trends	8
Table 6	Average Number of Persons per Household, 1990 & 2000	9
Table 7	Median Household Income – Riverside County and Selected Cities	9
Table 8	Household Income by Income Group, 2000.....	10
Table 9	Overcrowding, 2000	11
Table 10	Overpayment by Income and Tenure, 2000	12
Table 11	Gap Analysis and Homeless Population Chart.....	16
Table 12	Total Housing Units	17
Table 13	Housing Tenure	19
Table 14	Age of Housing Stock	20
Table 15	Income Categories and Affordable Housing Costs – Riverside County	21
Table 16	House and Condo Median Sales Prices, February 2009.....	22
Table 17	Rental Market Data	23
Table 18	Inventory of Assisted Rental Housing.....	24
Table 19	Regional Housing Growth Needs.....	26
Table 20	Development Standards for S-D Zone	36
Table 21	Mobile Home Requirements.....	36
Table 22	Off-Street Parking Requirements	38
Table 23	Permitted Housing Uses	39
Table 24	Development Fee Schedule	44
Table 25	Planning Fee Schedule	45
Table 26	Development Fee Summary – Single-Family and Multi-Family	46
Table 27	Net Remaining RHNA	54
Table 28	Residential Land Inventory Summary vs. RHNA	54

LIST OF FIGURES

Figure 1	Population Growth 1990-2007	4
Figure 2	2000 Age Distribution	5
Figure 3	San Jacinto Housing Stock Composition	18

I. Introduction

A successful strategy for improving housing conditions and expanding housing opportunities must be preceded by an assessment of the housing needs of the community and region. This Housing Element Technical Report for the City of San Jacinto discusses the major components of assessing housing needs, including trends in population, households, and types of housing available in San Jacinto.

The technical report examines the following topics for San Jacinto:

- Population, employment, household, and housing characteristics;
- Constraints on housing production; and
- Available housing resources.

The Housing Element Technical Report for San Jacinto will serve as the basis for identifying appropriate policies and programs for the 2008-2014 planning period.

This page intentionally left blank

II. Housing Needs Assessment

This section of the Housing Element Technical Report examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2007 Regional Housing Needs Assessment (RHNA) are examined. This analysis provides the basis for developing a successful housing strategy that meets the needs of the community.

The Housing Needs Assessment utilizes the most recent data from the 2000 U.S. Census¹, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private vendors. In addition, Riverside County's Consolidated Plan provides useful information for this update of the Housing Element.

Community Profile

San Jacinto is located in western Riverside County, approximately 40 miles west of Palm Springs and 35 miles southeast of Riverside. The City is approximately 26.8 square miles in area. Except for the City of Hemet located just over three miles to the south, San Jacinto is relatively isolated. However, it is situated in an area that has experienced high rates of growth during the last 20 years in large part due to pressure from surrounding counties. Located within commuting distance from Orange, Los Angeles, and San Diego Counties, Riverside County provides less expensive housing options for many of those working in the neighboring counties who are unable to afford the higher housing costs associated with those counties. The population's median household income in 2000 was \$30,627. The 2000 Census² indicated San Jacinto's median household income was approximately 29% lower than that of Riverside County (\$42,887) and approximately 36% lower than California as a whole (\$47,493).

To avoid serving simply as bedroom communities for adjacent counties, Riverside County jurisdictions, including San Jacinto, are working to attract new businesses to provide employment opportunities for local residents. This also helps promote a more balanced jobs/housing ratio, reduces the need for long commutes and improves the local air quality and quality of life in general.

¹ Although some more recent Census estimates exist, the 2000 Decennial Census is the most widely-accepted benchmark for demographic analysis.

² 2000 Census, SF3 Table P53.

Population Characteristics

Population Growth Trends

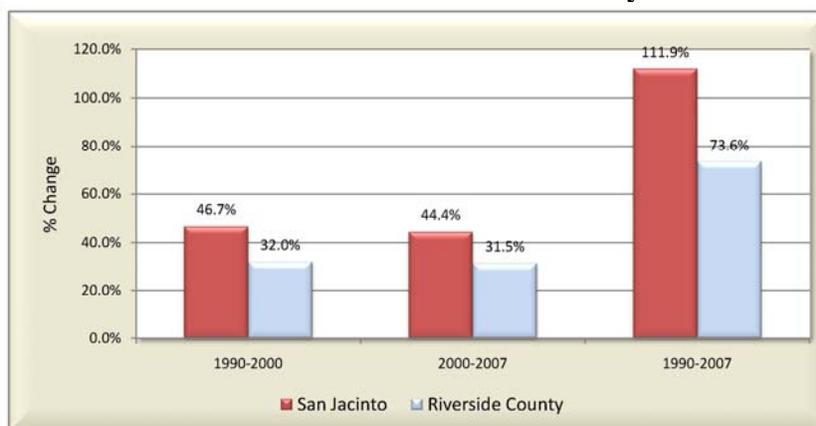
According to the Census, San Jacinto’s population was 16,210 in 1990 (see Table 1 and Figure 1). During the period from 1990 to 2000, the City’s population increased by 47%, to 23,779. The city grew by approximately 44% from 2000 to 2007. The city’s 2007 population represents approximately 1.7% of the county’s total population of 2,031,625.

**Table 1
Population Trends, 1990-2007
San Jacinto vs. Riverside County**

	1990	2000	2007	Growth 1990-2000	Growth 2000-2007
San Jacinto	16,210	23,779	34,345	46.7%	44.4%
Riverside County	1,170,413	1,545,387	2,031,625	32.0%	31.5%

Source: 2000 Census; Calif. Dept. of Finance Table E-1 (2007)

**Figure 1
Population Growth 1990-2007
San Jacinto vs. Riverside County**



With continued pressure for housing opportunities to support the local, as well as the larger regional employment base, the high rate of residential development is anticipated to continue in the Western Riverside area during the next decade. The Land Use Element of the San Jacinto General Plan estimates that by buildout of the Plan, the population of San Jacinto, including the sphere of influence, will have increased to more than 100,000 persons, an increase of over 350%. This ultimate buildout will most likely not occur until after the next 20 to 30 years.

Age Characteristics

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing

preference. Traditionally, both the young adult population (20-34) and the elderly population (65+) tend to require low to moderate cost, smaller units. Persons between 35 to 54 years old usually reside in more expensive, larger units because they typically have higher incomes and larger households.

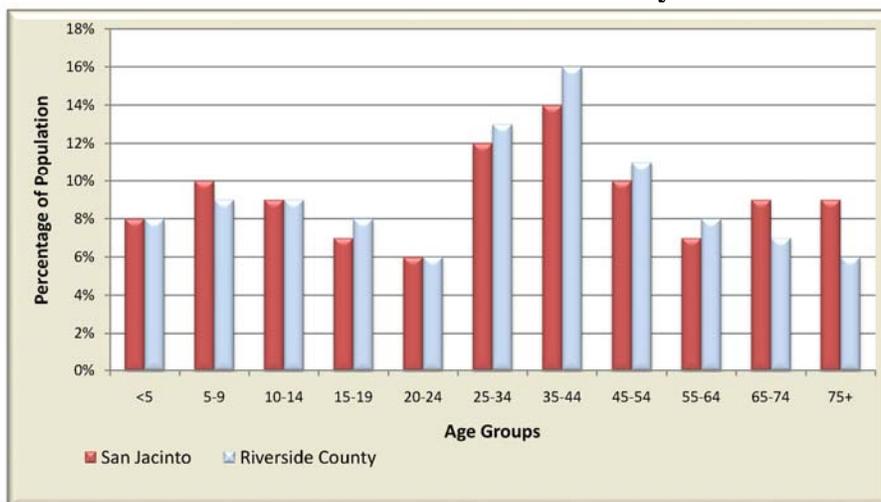
Table 2 and Figure 2 provide a comparison of the city’s and county’s population by age group in 2000. This table shows that the age distribution of the city’s population is practically the same as Riverside County as a whole. The median age of the city’s population is only 0.6 years higher than the county median.

Table 2
Age Distribution
San Jacinto vs. Riverside County

Age Group	San Jacinto		Riverside County	
	Persons	%	Persons	%
Under 18 years	7,451	31.3%	468,691	30.3%
18 to 24 years	1,914	8.0%	142,391	9.2%
25 to 44 years	6,218	26.1%	446,393	28.9%
45 to 64 years	4,104	17.3%	291,948	18.9%
65 to 74 years	2,062	8.7%	103,154	6.7%
75 to 84 years	1,612	6.8%	71,726	4.6%
85 and over	418	1.8%	21,084	1.4%
Total	23,779	100.0%	1,545,387	100.0%
Median Age	33.7		33.1	

Source: 2000 Census, Table QT-P1

Figure 2
2000 Age Distribution
San Jacinto vs. Riverside County



Source: Census 2000

Race/Ethnicity Characteristics

The racial and ethnic composition of the city is similar to the county as a whole except that there is a smaller percentage of Asians in the City of San Jacinto. Approximately 13.6% of county residents are Asian, contrasted with just 1.1% for the city. Non-Hispanic Whites make up the largest percentage of the city's population at 69.3%. Hispanics or Latinos make up about 40% of the population.

Table 3
Race/Ethnicity, 2000
San Jacinto vs. Riverside County

	San Jacinto		Riverside County	
	Persons	%	Persons	%
Not Hispanic or Latino	14,196	59.7%	985,812	63.8%
- White	16,488	69.3%	1,013,478	65.6%
- Black or African American	630	2.6%	96,421	6.2%
- American Indian/Alaska Native	556	2.3%	18,168	1.2%
- Asian	267	1.1%	56,954	13.6%
- Native Hawaiian/Pacific Islander	38	0.2%	3,902	0.3%
- Other races or 2+ races	5,800	24.4%	356,464	23.1%
Hispanic or Latino (any race)	9,583	40.3%	559,575	36.2%
Total	23,779	100.0%	1,545,387	100.0%

Sources: 2000 Census, SF1 Table QT-P3

Employment Characteristics

Occupation and Labor Participation

According to the 2000 Census, 8,603 San Jacinto residents were in the civilian labor force, representing a labor participation rate of approximately 50%. (The labor force includes employed and unemployed persons aged 16 years and above.) As shown in Table 4, residents were employed in three major occupation categories: managerial/professional, sales/office, and service positions. The first two categories tend to provide higher pay jobs but service occupations tend to be lower pay. According to the California Employment Development Department, San Jacinto's unemployment rate in March 2005 was 7.9%, somewhat higher than the countywide rate of 5.0% and the statewide rate of 5.4%.

Table 4
Employment of Residents by Occupation

Occupation	Number of Jobs	% of Total
Managerial/Professional	1,714	22.5%
Sales/Office Occupation	1,711	22.5%
Service Occupation	1,669	21.9%
Production/Transportation/Material Moving	1,343	17.7%
Construction/Extraction/Maintenance	973	12.8%
Farming, Forestry, Fishing	196	2.6%
Total	7,606	100.0%

Source: 2000 Census

Note: Data excludes military personnel and unemployed persons

Employment Growth

San Jacinto has a diverse business and job base that includes manufacturing, as well as non-manufacturing businesses including agriculture, retail, and support services. Principal manufacturing products include electronic components, mobile homes, casting, and parts assembly.

The City of San Jacinto is active in attracting and retaining businesses within the community to provide local employment opportunities for city residents. The updated General Plan land use map includes additional industrial lands to the north of the Colorado River Aqueduct and commercial land along major roadways. The Land Use Element estimates that at buildout of the General Plan, there will be approximately 32,626 persons employed in San Jacinto, an increase of over 200% from 2000. This ultimate growth will most likely not occur before the year 2050.

The Economic Development Department continues to focus on economic development and redevelopment within the community, facilitating the relocation of new businesses into the community and providing assistance to those existing businesses that are already located within San Jacinto. For example, in 2001 and 2002, the City completed a San Jacinto Business Resource Guide with an extensive list of private and public resources.

In addition to the City's economic development activities, there are other regional organizations involved with economic development within the San Jacinto area. For example, the Valley Economic Development Corporation supports business retention and attraction by providing assisting to businesses with site location, governmental permitting, and other necessary information.

Household Characteristics

Household Growth Trends

As shown in Table 5, between 1990 and 2000, the number of households in San Jacinto increased by 38%, while the number of households in the County only increased by 26%. The

greater population growth (47%) that occurred in the City, compared to its household growth (38%), is reflective of the increased number of families with children living in San Jacinto.

Table 5
Household Growth Trends

Jurisdiction	1990	2000	% Change 1990-2000
San Jacinto	6,022	8,314	38%
Moreno Valley	34,965	39,225	12%
Temecula	9,130	18,293	100%
Hemet	17,397	25,252	45%
Lake Elsinore	6,066	8,817	45%
Perris	6,726	9,652	44%
Riverside County	402,067	506,218	26%

Sources: 1990 Census and 2000 Census.

Household Composition and Size

Household characteristics are important indicators of the type of housing needed in a community. The Census defines a household as all persons who occupy a housing unit, which may include families related through marriage or blood, unrelated individuals living together, or individuals living alone. People living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

According to the 2000 Census, almost all San Jacinto residents lived in household arrangements while only 190 persons (less than 1%) lived in group quarters. Among the 8,314 households in San Jacinto, 70% were considered families (“family” is defined as two or more related persons living together). Among the 2,417 non-family households, 85% were single persons living alone, including 1,226 elderly persons living alone.

Household size is an important indicator for identifying sources of population growth as well as overcrowding. A community’s average household size may decline when the population is aging, or increase when the number of families with children increases. As depicted in Table 6, the average household size increased by approximately 7% in San Jacinto during the period of 1990-2000, during which the other surrounding communities’ average household size also increased. Countywide, average household size increased over 4%. The increase in household size is consistent with the increase in elementary school age children in San Jacinto and the need for housing that meets the needs of younger families with children. The California Department of Finance estimates that the average household size in San Jacinto in January 2008 was 2.89.

Table 6
Average Number of Persons per Household, 1990 & 2000

Jurisdiction	Average Persons/Household		% Change 1990 – 2000
	1990	2000	
San Jacinto	2.65	2.84	7.2%
Moreno Valley	3.40	3.61	6.2%
Temecula	2.97	3.15	6.1%
Hemet	2.04	2.26	10.8%
Lake Elsinore	2.99	3.27	9.4%
Perris	3.16	3.73	18.0%
Riverside County	2.85	2.98	4.6%

Source: 1990 Census, 2000 Census

Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the 2000 Census, the median household income in San Jacinto was \$30,627, which was 29% lower than the Riverside County median income of \$42,066 and comparable to the cities of Hemet, Beaumont, and Banning (Table 7).

Table 7
Median Household Income – Riverside County and Selected Cities

Jurisdiction	Median Household Income	% of County Median Income
San Jacinto	\$30,627	71%
Hemet	\$26,839	63%
Beaumont	\$29,721	69%
Banning	\$32,076	75%
Perris	\$35,522	83%
Lake Elsinore	\$41,884	98%
Moreno Valley	\$47,387	110%
Temecula	\$59,516	139%
Murrieta	\$60,911	142%
Riverside County	\$42,887	100%
California	\$47,493	113%

Source: 2000 Census, SF3 Table P53

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The following income categories are used in Housing Element analyses:

- **Extremely low income households** earn 30% or less of the Area (county) Median Income (AMI), adjusted for household size;
- **Very low income households** earn between 31% and 50% of the AMI, adjusted for household size;
- **Low income households** earn between 51% and 80% of the AMI, adjusted for household size;
- **Moderate income households** earn between 81% and 120% of the AMI, adjusted for household size; and,
- **Above moderate/upper income households** earn over 120% of the AMI, adjusted for household size.

To facilitate housing needs assessments for Community Planning and Development (CPD) documents, the U.S. Census Bureau prepared special tabulations for the Department of Housing and Urban Development (HUD). These income tabulations are referred to as the Comprehensive Housing Affordability Strategy (CHAS). The CHAS income distributions for San Jacinto and Riverside County are presented in Table 8. More than half (54%) of San Jacinto's households earned lower incomes compared to approximately 40% of County households. A majority of owner households had incomes greater than 80% of the Area Median Income (i.e., moderate and above moderate), while over 75% of renter households had incomes less than 80% (lower).

Table 8
Household Income by Income Group, 2000

Income Group	City of San Jacinto			Riverside County
	Owner-Households	Renter-Households	Total Households	
Extremely Low Income	11.0%	31.0%	16.7%	10.9%
Very Low Income	14.2%	26.3%	17.6%	11.3%
Low Income	20.5%	17.9%	19.7%	17.0%
Moderate and Above	54.2%	24.8%	46.0%	60.8%
Total	100.0%	100.0%	100.0%	100.0%

Source: HUD CHAS, 2005

Extremely Low Income Households

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely-low-income is defined as less than 30% of area median income, adjusted for household size. The area median income in the County of Riverside is \$42,887. For extremely-low-income households, this results in an income of \$12,866 or less for a four-person household. Households with extremely low-incomes have a variety of housing situations and needs.

Existing Needs

In 2000, approximately 1,385 extremely-low-income households resided in San Jacinto, representing 16.6% of the total households. About 77% of extremely-low-income households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities).³ Additionally, 53% of extremely-low-income households paid more than 50% of their income toward housing costs, compared to 13% of all San Jacinto households.

Projected Needs

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 2,707 units. As a result, the City has a projected need for 1,354 new extremely-low-income units during the 2006-2014 planning period. The resources and programs to address this need are the same as for other lower-income housing in general, and are discussed elsewhere in the Housing Element and Technical Report. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for these households can be found in the Housing Needs Assessment/ Special Needs Populations and Housing Constraints/Provision for a Variety of Housing discussions in this Technical Report.

Overcrowding

An overcrowded household is defined as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as more than 1.5 persons per room. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size. Table 9 summarizes overcrowding for the City of San Jacinto and Riverside County in 2000.

Table 9
Overcrowding, 2000
San Jacinto vs. Riverside County

Household Type	San Jacinto		Riverside County	
	Households	Percent	Households	Percent
Owner-Occupied	5,964	100.0%	348,479	100.0%
Overcrowded	214	3.6%	14,965	4.3%
Severely overcrowded	324	5.4%	14,572	4.2%
Renter-Occupied	2,402	100.0%	157,739	100.0%
Overcrowded	272	11.3%	15,154	9.6%
Severely overcrowded	351	14.6%	19,447	12.3%

Source: 2000 Census, SF-3 Table H20

As of 2000, overcrowding was more prevalent among renters than owners. Approximately 26% of the City's renter-occupied households were overcrowded compared to 9% of owner-occupied households.

³ HUD Comprehensive Housing Affordability Strategy (CHAS) 2000.

Overpayment

State and federal standards consider a household as overpaying for housing if it spends more than 30% of its gross income on housing. A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very-low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter-households overpay more often than owner-households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage, or to sell the house and move into rentals or buy a less expensive home.

In 2000, 33.9% of San Jacinto households overpaid for housing. Overpayment affected 27.4% of owner-households and 45.0% of renter-households (Table 10). Overpayment was more prevalent among both owner and renter households earning less than \$35,000.

Table 10
Overpayment by Income and Tenure, 2000

Household Income	Renter		Owner		Total	
	#	%	#	%	#	%
Less than \$10,000:	434	77.1%	133	71.5%	567	75.7%
\$10,000 to \$19,999:	441	68.5%	230	59.9%	671	65.3%
\$20,000 to \$34,999:	182	33.2%	456	50.3%	638	43.8%
\$35,000 to \$49,999:	8	2.5%	157	17.0%	165	13.3%
\$50,000 to \$74,999:	0	0.0%	107	11.8%	107	9.6%
\$75,000 to \$99,999:	0	0.0%	5	1.0%	5	1.0%
\$100,000 or more:	0	0.0%	10	4.4%	10	3.5%
Total	1,065	45.0%	1,098	27.4%	2,163	33.9%

Source: Census, 2000.

Based on the above analysis, additional rental subsidies or affordable rental housing would help to reduce the number of households paying over 30% of their monthly income towards housing.

Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs. These “special needs” populations include elderly persons, agricultural workers, single-parent households, persons with disabilities, large households, and the homeless. Many of these households also fall under the category of extremely-low-income.

A variety of City policies and programs described in the Housing Element address the needs of extremely-low-income households, including those in need of residential care facilities and persons with disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

Elderly

The special needs of the elderly are often a function of lower fixed incomes and/or disabilities. Housing for the elderly often requires special attention in design to allow greater access and mobility. Housing located within vicinity of community facilities and public transportation also facilitates mobility of the elderly in the community.

According to the 2000 Census, San Jacinto had 4,092 residents age 65 or older, representing 17% of the total population. In San Jacinto, about 39% (2,307) of all owner-households and 17% (398) of the renter-households were headed by elderly persons in 2000. Many elderly owner-households reside in mobile homes, which are among the lowest cost housing options in the City. Approximately 21% of the elderly homeowners overpaid for housing, compared to 49% of the elderly renters in 2000. In the same year, about 49% of the elderly residents were reported to have a disability, which may require special housing design.

Finally, many elderly live on fixed incomes and occupy older homes. These factors make paying for needed home repairs and maintenance difficult. While there are over 100 assisted units in San Jacinto that target seniors and the mobility impaired, the high incidence of overpayment among elderly households suggests that more affordable senior housing is needed to meet current and future needs. The City's programs to increase senior affordable housing opportunities help to address this issue.

Agricultural Workers

Agriculture is a major industry in Riverside County and the San Jacinto valley. However, the City is also rapidly converting from a rural community to a suburban community, and agricultural operations have decreased over the years. For example, the 2000 Census reported 196 San Jacinto residents employed in farming, forestry, and fishing occupations compared to 381 persons in 1990 (a decrease of about 49%). Agricultural workers face various housing issues due to their typically lower incomes and the seasonal nature of their work.

According to the local San Jacinto office of the Riverside County Agricultural Commissioner, the majority of the local agricultural operations in the San Jacinto area are associated with vegetable crops, and dairy and horse farms. The type of agricultural employment associated with these local operations generally consists of year-round employment and housing is provided through the conventional housing market. When temporary labor is required in San Jacinto, the farmers typically contract with a labor contractor to bring in workers for a set period of time. The contractors are responsible for providing housing for their workers, and according to the Agricultural Commissioner office, this use of temporary workers does not result in an increase in rural homeless.

Single Parent Families

Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed families with children tend to have lower incomes, thus limiting housing availability for this group. According to the 2000 Census, 910 households with related children in San Jacinto were headed by single-parents,

679 (75%) of which were headed by women. Among the female-headed families with children, 43% (293) were living below the poverty level, compared to 52% countywide. San Jacinto's housing programs aimed to increase the supply of affordable housing in the City will assist single parent households.

Persons with Disabilities

In 2000, approximately 28% of the San Jacinto residents age five or over were recorded by the Census as having a disability. The elderly population in San Jacinto has a higher incidence of disabilities, with approximately 49% of the population 65 and older reporting a disability in 2000. Disabled elderly comprise about 32% of the total disabled population in San Jacinto.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and locational requirements of disabled persons are limited in supply and often costly to provide.

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, rehabilitation assistance can also be provided to disabled residents to make necessary improvements to remove architectural barriers of existing units. As noted in the Constraints section, the Housing Plan contains a commitment for the City to develop and adopt a procedure for providing reasonable accommodation for housing for persons with disabilities. The City will also revise its Zoning Ordinance to identify zones for community care facilities, including facilities for persons with disabilities, in accordance with state law.

Large Households

Large households are defined as those with five or more persons. The 2000 Census reported that 1,541 households in San Jacinto have five or more members, representing 18% of all City households. Among the large households, 64% were owner-households and 36% were renter-households. Typically, the availability of adequately-sized and affordable housing units is an obstacle facing large households. The City has an adequate supply of large-size housing units. In 2000, San Jacinto had 2,808 three-bedroom housing units and another 912 housing units with four or more bedrooms. In addition, the majority of new homes on the market have three or more bedrooms. The issue for large households is often related to affordability, particularly among renters.

Homeless

The homeless population refers to persons lacking consistent and adequate shelter. Homelessness is a continuing problem throughout California and urban areas nationwide. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The Riverside County Department of Social Services (DPSS) conducted the most recent homeless count on January 28, 2009. A total of 3,366 persons were enumerated as living in shelters or other places not intended for residency. This represented a 25% decrease compared to the 2007 homeless count of 4,508 in 2007. The 2009 count identified 11 homeless persons in San Jacinto.

Inventory of Homeless Facilities

In response to the growing needs of the homeless population in Riverside County, a Continuum of Care (COC) process began in 1994 in order to provide the delivery of facilities and services to the homeless population at each step of the transition from living on the street, to permanent and sustained, independent living. The COC consists of four components:

1. Outreach and Assessment;
2. Emergency Shelters with Supportive Services;
3. Transitional Housing with Supportive Services; and
4. Permanent and Affordable Housing.

There are 19 emergency shelters, 19 transitional housing facilities, and 11 permanent supportive housing facilities in Riverside County. While there are no homeless shelters in San Jacinto, the Valley Restart Shelter is located nearby in Hemet.

Table 11 is a Gap Analysis and Homeless Population Chart for the Riverside County Continuum of Care System as of July 2003 from the Riverside County Consolidated Plan. According to the table, there were a total of 1,667 emergency and transitional housing beds available in the County. This means that based on a total homeless population in 2003 of 2,931, at least 1,264 more shelter and transitional beds are needed.

Senate Bill (SB) 2 of 2007 strengthened local planning requirements for emergency shelters and transitional housing. If a jurisdiction does not have adequate shelter capacity to serve the existing need, actions must be taken to facilitate the provision of additional shelter beds. This issue is discussed further in the Constraints section. The Housing Plan also contains a program commitment to address the requirements of SB 2 through an amendment to the Municipal Code.

**Table 11
Gap Analysis and Homeless Population Chart**

Type of Facility	Current Inventory in 2003 (Beds)	Under Development in 2003 (Beds)	Unmet Need/Gap (Beds)	
Individuals				
Emergency Shelter	534	0	309	
Transitional Housing	440	50	193	
Permanent Supportive Housing	243	0	193	
Total	1217	0	695	
Persons In Families With Children				
Emergency Shelter	334	24	0	
Transitional Housing	359	80	321	
Permanent Supportive Housing	27	0	107	
Total	720	0	428	
Homeless Population and Subpopulations				
Part 1. Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	484 (N)	393 (N)	1,005 (N)	1,882 (N)
2. Homeless Families with Children	104 (N)	132 (N)	155 (N)	391 (N)
2a. Persons in Homeless Families with Children	279 (N)	355 (N)	415 (N)	1,049 (N)
Total (lines 1 + 2a)	763 (N)	748 (N)	1,420 (N)	2,931 (N)
Part 2. Homeless Subpopulations	Sheltered		Unsheltered	Total
	1. Chronic Homelessness	357 (S)	760 (S)	1,117 (S)
	2. Seriously Mentally Ill	113 (S)		
	3. Chronic Substance Abuse	346 (S)		
	4. Veterans	43 (S)		
	5. Persons with HIV/AIDS	63 (S)		
	6. Victims of Domestic Violence	174 (S)		
	7. Youth	126 (S)		

Source: Riverside County Consolidated Plan

Housing Stock Characteristics

Housing Growth Trends

As shown in Table 12, the housing stock in San Jacinto increased by approximately 38% during the period of 1990 to 2000. Compared to the County as a whole, San Jacinto experienced a greater housing growth (38% compared to 21%), though many of the surrounding jurisdictions experienced even greater levels of housing growth.

Table 12
Total Housing Units

Jurisdiction	1990	2000	% Change 1990-2000
San Jacinto	6,845	9,476	38%
Moreno Valley	37,945	41,431	9%
Temecula	10,659	19,099	79%
Hemet	19,692	29,401	49%
Lake Elsinore	6,981	9,505	36%
Perris	7,761	10,553	36%
Riverside County	483,847	584,674	21%

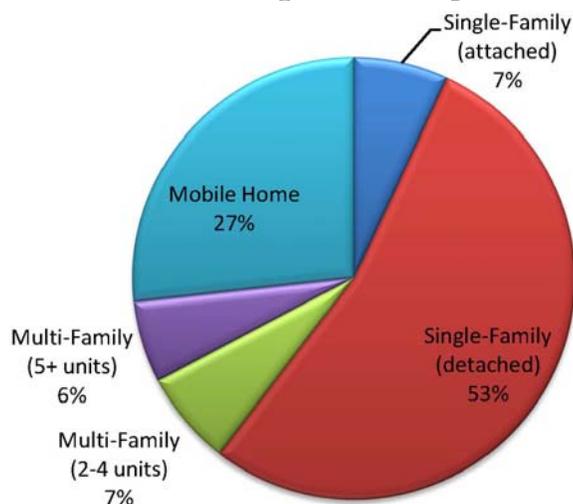
Sources: 1990 Census, 2000 Census

Estimates provided by the California Department of Finance indicate that there were 14,015 housing units in San Jacinto as of January 2008, representing an additional increase of 48% since 2000. Based on the updated Land Use Element, once the City and sphere of influence are built out, there will be nearly 30,000 additional housing units, an increase of almost 300%. This will include the few existing units outside the current city boundaries, but within the sphere of influence. Based on the past growth rate in San Jacinto, buildout of the entire planning area will not occur for several decades. Once buildout occurs, the majority (86%) of the homes will be developed between 2.1 to 10 units to the acre. Mobile home parks will be developed within this density range. The next largest percentage of housing (9%) will be comprised of high density residential, constructed between 10 and 14 units to the acre, with acreage also set aside for very high density residential uses with densities ranging from 14 to 22 units per acre. The remaining 5% of the housing will consist of lower density residential developed at two or fewer units per acre.

Housing Type

The majority (5,645 units or 60%) of the 2000 existing housing stock in San Jacinto consisted of single-family detached and attached homes (see Figure 3). With several mobile home parks dispersed throughout the City, mobile homes represented the next largest segment (27%), an increase of about two percentage points from 1990). Multi-family developments of two or more units comprised the remainder (13% or 1,212 units) of the housing units in San Jacinto. Small multi-family complexes are concentrated around the core of the community and along major roadways.

Figure 3
San Jacinto Housing Stock Composition



Source: 2000 Census

San Jacinto currently has the following 13 recognized neighborhoods:

- Heritage
- California
- De Anza
- Ramona
- Alessandro
- Spice Ranch
- Rose Ranch
- Hill
- College
- River
- Soboba
- Equestrian Downs
- Sunrise Ranch

As new areas are developed, additional neighborhood areas will be identified. The neighborhood planning concept allows the City to ensure that adequate levels of public services and facilities are available throughout the community and not concentrated in only a few areas. For example, the San Jacinto Parks Master Plan analyzes the need for parks by neighborhood versus simply looking at the need for parks at a community level of analysis. This ensures that each neighborhood is provided adequate parkland, which is especially important for older areas that may not have been developed originally with adequate amounts of parkland.

Tenure and Vacancy Rates

Table 13 illustrates the tenure (owner vs. renter) of occupied housing in San Jacinto and surrounding communities. The table shows that San Jacinto has a homeownership rate that is similar to other areas of Riverside County. Correlating the high percentage of single-family homes that exist in San Jacinto and the average proportion of renters in the City indicates that many single-family homes are used as rentals.

Table 13
Housing Tenure

Jurisdiction	Occupied Dwelling Units				
	Owner Occupied	% of Total Occupied Units	Renter Occupied	% of Total Occupied Units	Total Occupied Units
San Jacinto	5,905	71%	2,409	29%	8,314
Moreno Valley	27,873	71%	11,352	29%	39,225
Temecula	13,418	63%	4,875	27%	18,293
Hemet	16,311	65%	8,941	35%	25,252
Lake Elsinore	5,699	65%	3,118	35%	8,817
Perris	6,577	68%	3,075	32%	9,652
Riverside County	348,532	69%	157,686	31%	506,218

Source: 2000 Census

Vacancy rate is a measure of housing availability in a community. A vacancy rate of 5% generally indicates an adequate supply of housing with room for mobility. According to the 2005 Department of Finance data, the overall vacancy rate in San Jacinto was 12.3%, while that in the County was recorded at 13.3%. The relatively high vacancy rate in San Jacinto and the County is attributed to the high level of residential development activities in the area, with many housing units listed for sale at any given time.

Age and Housing Stock Condition

The age of housing is commonly used as an indicator of need for major repairs. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and or plumbing.

As depicted in Table 14, over 70% of the housing units in San Jacinto were built between 1980 through 2008 and most are likely to be in good condition. Approximately 4,000 units (29%) are over 30 years of age and may be in need of major repairs or even replacement.

Table 14
Age of Housing Stock

Year Built	Number of Units	% of Total
April 2000 to January 2008	4,539	32.5%
1998 to March 2000	300	2.1%
1995 to 1998	644	4.6%
1990 to 1994	1,687	12.1%
1980 to 1989	2,739	19.6%
1970 to 1979	2,047	14.6%
1960 to 1969	879	6.3%
1940 to 1959	750	5.4%
1939 or earlier	389	2.8%
Total	13,974	100.0%

Sources: 2000 Census and 2008 Population and Housing Estimates, Cal. Department of Finance

Based on discussions with the City’s code enforcement officer, many of the houses in San Jacinto that are dilapidated or have other property maintenance issues are located in the eastern portion of the City in the older, lower-income neighborhoods. Other code enforcement issues in San Jacinto include weed abatement, which is concentrated on rental properties with absentee landlords, as well as vehicle abandonment, which is an issue throughout the City.

Due to staffing limitations a comprehensive housing conditions survey has not been done recently, and no specific information is available regarding the number of houses in need of rehabilitation or replacement. Due to budget constraints, it is not likely that the City will be able to conduct a comprehensive survey in the near future. To address this issue, the City will pursue grant funding for a housing conditions survey as part of the City’s code enforcement and housing rehabilitation programs (see Program 1 in the Housing Plan).

Housing Costs and Affordability

This section discusses current real estate market trends in San Jacinto, both for-sale and rental. It must be emphasized that real estate markets are cyclical, and in recent years a sharp downturn in sales volumes and property values has occurred in the Inland Empire (Riverside and San Bernardino Counties), in large part due to the “sub-prime” mortgage crisis. While such downturns result in lower prices and more affordable housing opportunities, the corresponding increase in foreclosure rates and softening job market, combined with the rapid escalation in gasoline prices, has hit San Jacinto and other Riverside County communities particularly hard. In the first quarter of 2008, over 15,000 default notices were filed in Riverside County – second highest in the state after Los Angeles County (DataQuick Information Systems, 2008). The following discussion should be viewed in recognition of recent events, and with the understanding that market conditions will change over time.

Housing Affordability

Housing affordability is determined by the ratio of income to housing costs. According to the HCD guidelines for 2009, the area median income (AMI) for a family of four in Riverside County is \$64,500. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be “affordable” are shown in Table 15.

An affordable housing payment is considered to be no more than 30% of a household’s gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 15. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

Table 15
Income Categories and Affordable Housing Costs – Riverside County

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

Ownership Housing

According to DataQuick Information Systems⁴, recent (February 2009) median resale single-family home prices for the two zip codes in San Jacinto ranged from \$112,000 to \$156,000, which were significantly lower than the median price of \$181,000 for Riverside County as a whole (Table 16). The median resale price for condos was \$110,000, far below the county median of \$263,000. However, it should be noted that many condos in the resort communities of the Coachella Valley (Palm Springs, etc.) are second homes and are generally higher priced than primary homes in non-resort areas of the county.

⁴ <http://www.dqnews.com/Charts/Monthly-Charts/LA-Times-Charts/ZIPLAT.aspx>

**Table 16
House and Condo Median Sales Prices, February 2009**

	SFD	Condo
San Jacinto		
Zip 92582	156,000	n.a.
Zip 92583	112,000	110,000
Riverside County	181,000	174,000

Source: DataQuick Information Systems, 4/2009

In addition to the review of DataQuick statistics, a survey was conducted of new homes recently sold or currently selling in San Jacinto. The subdivision shown here is Hampton at Coventry Acres by D.R. Horton⁵. 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 lower-income families at affordable prices.



Tract 32276 is a 22-lot subdivision of 2-bedroom single-family homes on the east side of Palm Avenue south of De Anza Drive. These small-lot detached homes, which are restricted for seniors, were built at a density of 12 units/acre and recently sold at prices ranging from \$80,000 to \$90,000. Based on affordability criteria for 2-person households, these new homes were affordable to very-low-income seniors.



Graciella Court (Tract 33053) is a 9-lot single-family subdivision on 6th Street in the downtown area adjacent to City Hall. These market-rate homes were offered for sale at prices affordable to lower-income families and are currently renting for \$1,200/month, which is also within the lower-income affordability range.



Based on the estimated affordable prices

⁵ <http://www.drhorton.com/corp/GetCommunity.do?dv=25&pr=41278>

(Table 15) and home prices presented above, housing affordability is currently considered excellent in San Jacinto. Sales prices for new housing, even large move-up homes, are within the affordability range for lower-income households. The current recession, while creating severe hardship for many, has resulted in much improved affordability in the housing market.

Rental Housing

The rental housing market in San Jacinto includes apartments, townhomes, and single-family homes. In order to determine the affordability level of apartment units, current rental rates for recently-built multi-family projects were surveyed (Table 17).

Table 17
Rental Market Data
San Jacinto

Unit Size	Rent
2bd / 1-1/2 bath	\$1,150
3bd / 2-1/2 bath	\$1,300

Source: Rent.com, 3/2009 (Willowcreek Meadows)

Willowcreek Meadows at 1555 S. Santa Fe Street, a gated 52-unit market-rate townhome apartment project with 2-car attached garages, is built at a density of 13.7 units/acre and offers 2-bedroom units for \$1,150/month and 3-bedroom units for \$1,300/month⁶. Based on the affordability levels shown in Table 15 (page 21), all of these units are affordable to lower-income households. It should be noted that this project is less than 3 years old and represents the “high end” of the rental market in San Jacinto, and most (if not all) other apartment projects in the city are expected to have lower rents.



Based on Riverside County income limits and current rental rates, most very-low-, low-, and moderate-income households can afford market rents in San Jacinto. However, households with extremely-low incomes face an “affordability gap.” Programs to facilitate development of new assisted rental housing and Section 8 vouchers can help to address this gap, and are discussed in the Resources section and the Housing Plan.

⁶ <http://www.rent.com/rentals/california/inland-empire/san-jacinto/willowcreek-meadows/664903/2/?sp=1&searchrank=1>

Assisted Housing At-Risk of Conversion

State Housing Element law requires cities to prepare an inventory of assisted multi-family rental units that are eligible to convert to market rate due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Under Housing Element law, this inventory is required to cover the ten-year period from 2008 to 2018.

Table 18 summarizes the inventory of assisted rental housing projects in San Jacinto. A total of 417 assisted units are provided in seven developments, including units assisted through a variety of programs. These programs include the USDA Rural Development 515-RRH, Rural Housing Construction Program, and Low Income Housing Tax Credit programs. None of these projects is at-risk of conversion during the current planning period.

Table 18
Inventory of Assisted Rental Housing

Development Name	Total Units	Density (du/ac)	Household Type	Funding Source	Expiration of Affordability Covenants
San Jacinto Garden Apartments 324 E. Shaver Street	97	9.7	Family	USDA 515-RRH	2025
San Jacinto Manor 1672 S. Santa Fe Street	65	15.0	Seniors and Mobility Impaired	USDA 515-RRH	Original contract expired, but still maintained as affordable on an annual basis through USDA. Conversion to market-rate unlikely due to non-profit ownership.
Manzanita Gardens 537 N. Ramona Boulevard	36	14.1	Family	USDA 515-RRH	Original contract expired, but still maintained as affordable on an annual basis through USDA. Conversion to market-rate unlikely.
San Jacinto Senior Apartments 633 E. Main Street	45	17.1	Seniors	USDA 515-RRH	2064
San Jacinto Village Apartments 700 Idyllwild Drive	38	16.2	Family	USDA 515-RRH	2040
Terracina Apartments-LINC Housing 1825 S. Santa Fe Street (Rehabilitation, not new construction)	17	20.6	Family	Rural Housing Construction Program	2074
	39		Family	Low Income Housing Tax Credit (LIHTC)	2074
San Jacinto Villas Apartments 1692 S. Santa Fe Ave.	80	17.6	Family	RDA, HOME, LIHTC, Tax- exempt bonds	2062
Total	417				

*Loans may be prepaid at any time subject to the "1965-E process".
Sources: Property owners, City of San Jacinto, 2010.

Additional information regarding these projects is provided below:

- **San Jacinto Garden Apartments.** The San Jacinto Garden Apartments consists of 97 subsidized rental units (32 one-bedroom and 65 two-bedroom units) and is for-profit owned. The project was financed through the USDA Rural Development 515-RRH program. In 2007, the affordability contract with the USDA was renewed for an additional 18 years. The project is not at-risk to conversion to market rate housing during this Housing Element cycle since the current contract will not expire until 2025.
- **San Jacinto Manor.** San Jacinto Manor consists of 65 deed restricted units (60 one-bedroom and 5 two-bedroom units) for seniors and the mobility impaired. The project was financed through the USDA Rural Development 515-RRH program. The original contract has expired, however the project has continued to participate on a year to year basis. The City does not foresee the early conversion of the apartments to market-rate units since the project is owned by a non-profit.
- **Manzanita Gardens.** This for-profit 36-unit family complex is funded by the USDA Rural Development 515-RRH program and contains 16 one-bedroom units, 16 two-bedroom units, and 4 three-bedroom units. While the original program contract with USDA has expired, the project has continued to participate on a year-to-year basis. If the loan were repaid early, the project could be pulled from the program. However, a loan prepayment is unlikely, and the most cost effective way to maintain the affordable housing is to encourage continued participation in the USDA Rural Development 515-RRH program.
- **San Jacinto Senior Apartments.** San Jacinto Senior Apartments is non-profit owned and consists of 46 one-bedroom subsidized units financed through the USDA Rural Development 515-RRH program. According to USDA records, the units cannot convert to market rate until 2064 and the loan cannot be prepaid.
- **San Jacinto Village Apartments.** The 38 units at the San Jacinto Village Apartments are also financed through the USDA Rural Development 515-RRH program and are owned by a limited non-profit partnership. There are 16 one-bedroom units, 16 two-bedroom units, and 6 three-bedroom units. USDA records indicate that the project cannot convert until 2040 and the loan cannot be prepaid.
- **San Jacinto Villas Apartments.** This 80-unit affordable housing project consists of 9 two-story buildings (40 2-bedroom units, 40 3-bedroom units and 1 3-bedroom manager unit). The project received assistance from various funding sources with a majority from 9% tax credits and other sources including Redevelopment Agency funds, tax-exempt bonds and private equity. 32 units are restricted to at or below 50% AMI, 30 units at or below 80% AMI, and 18 units at or below 120% AMI.
- **Terracina Apartments.** The for-profit Terracina Apartments has 56 assisted rental units (33 two-bedroom units and 23 three-bedroom units) financed through two programs; 39 units through the Low Income Housing Tax Credit (LIHTC) program, and 17 units funded by a State bond through the Rural Housing Construction Program. All 56 units are affordable in perpetuity and are not at risk of converting to market rate.

Growth Needs 2006 - 2014

Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. Although the Housing Element is intended to address the 6-year planning period from 2008 through 2014, state law requires that the RHNA quantify the anticipated need for housing within each jurisdiction for the 8½-year period from January 2006 through June 2014. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in July 2007. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of the parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2006-2014 San Jacinto Growth Needs

In 2007 SCAG adopted the final RHNA growth needs for each of the county's cities plus the unincorporated area. The total housing growth need for the City of San Jacinto during the 2006-2014 planning period is 12,026 units. This total is distributed by income category as shown in Table 19. While the RHNA did not address the needs of the extremely-low-income category, state law requires jurisdictions to analyze this segment. As allowed by state law, the extremely-low category is assumed to be one-half of the very-low-income need.

Table 19
Regional Housing Growth Needs

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
1,354	1,353	1,931	2,206	5,183	12,026
11.3%	11.2%	16.1%	18.3%	43.1%	100.0%

Source: SCAG 2007

How the City's growth needs will be accommodated is discussed in the Resources section of this report.

III. Housing Constraints

Market, governmental, and infrastructure factors pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to low- and moderate income households, persons with special needs, or may render residential construction economically infeasible for developers.

Market Constraints

Development and Financing Costs

San Jacinto is fortunate in that the cost of vacant land for residential development is relatively affordable, especially when compared to the adjacent counties of Orange, Los Angeles, and San Diego. Land prices are highly variable and depend on the density of development allowed, whether the site has environmental constraints, and whether an existing use must be removed. 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 wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. The City has no influence over materials and labor costs, and the building codes and development standards in San Jacinto are not substantially different than most other cities in Riverside County.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide a lower-priced alternative by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

Cost and Availability of Financing. Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. Currently (2009-2010), mortgage interest rates for new home purchases are at historically low levels, which increases housing affordability. Although rates are currently low, they can change significantly and impact the affordability of the housing stock. The recent economic crisis has also resulted in a tightening of lending standards, as compared to the “easy credit” practices in recent years. Thus, a critical factor in homeownership involves credit worthiness. Lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in San Jacinto.

Land Use Controls

The Land Use Element of the San Jacinto General Plan and corresponding Zoning Ordinance provide for a range of residential types and densities dispersed throughout the City. The Land Use Element designates nearly 9,000 acres (48%) of the City's total land inventory (including sphere of influence) for residential uses, including: single-family homes, multi-family units, and mobile homes. Residential densities allowed by the General Plan cover a wide spectrum, including the following categories:

- Estate Residential (ER) - maximum of 0.5 units/ acre
- Rural Residential (RR) - maximum of 2 units/ acre
- Low Density Residential (LDR) - 2.1 to 5 units/acre
- Medium Density Residential (MDR) - 5.1 to 10.0 units/acre
- High Density Residential (HDR) - 10.1 to 14.0 units/acre
- Very High Density Residential (VHDR) – 18.1 to 22.0 units/acre

Program 5 of the Housing Plan includes a commitment to redesignate properties in the HDR district (10.1 – 14.0 units/acre) to “Medium High Residential” (MHR) and create a new HDR district with allowable densities of 14.1 – 18.0 units/acre. Owners of property in the MHR land use designation will have the opportunity to 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.

The Land Use plan generally designates areas within hillsides or areas subject to flooding for lower-density development to reduce the number of people subject to potential safety hazards. Higher-density residential uses have been concentrated in those areas that have good access to regional transportation corridors and necessary services, such as retail and commercial areas. The City's density bonus program, to be revised in accordance with recent changes in State law (see Housing Element Program 10), will allow for the maximum density to be exceeded in certain circumstances when affordable housing is provided.

While the General Plan update was adopted in 2006, corresponding Zoning Code revisions have not been completed due to budget and staffing limitations. In the interim period, any development applications will be reviewed for consistency with the General Plan Land Use Element. If any application is submitted for a parcel where there is an inconsistency between the General Plan and zoning, the General Plan designation will control and a zoning amendment will be processed concurrently with the project at no additional cost to the applicant. Any application that is inconsistent with the 2006 General Plan Land Use Element would require approval of a General Plan amendment. Development standards and permit procedures that will be used in the HDR and VHDR areas prior to adoption of the new Zoning Code will be the same as for the R-3 district.

Residential Development Standards

The City of San Jacinto regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the City's General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth the City's residential development standards. These include density, lot area, coverage, height, and setbacks. The following provides a discussion of the existing City development standards for various types of residential development. The Zoning Ordinance contains the following residential/mixed use categories:

- A (Light Agricultural Zone)
- RAAB (Residential Agriculture Accessory Business Zone)
- R-1 (One Family Zone) - this category also contains three sub-categories that limit the minimum lot size to 10,000, 15,000, or 20,000 square feet
- R-2 (Two Family Zone)
- R-3 (Multiple Family Zone)
- R-T (Residential Trailer)
- R-P (Residential Professional Zone)
- D-R (Downtown Residential Zone)
- S-D (Senior Development Zone)

Overall, the City's development standards do not create an unreasonable constraint to the construction of affordable housing. As described in the Housing Plan, the City will update the Zoning Ordinance (Program 10) to ensure consistency with General Plan land uses and compliance with State law regarding persons with special needs, such as community care facilities, agricultural employee housing, emergency shelter and transitional housing. Additionally, the Zoning Code Update will:

1. Establish a new zoning district to implement the Very High Density Residential (VHDR) land use designation in the updated General Plan. The new zoning district will permit residential densities between 18.1 and 22.0 dwelling units per acre "as-of-right" (no conditional use permit or other discretionary requirement).

In addition, a new General Plan land use designation “Medium High Residential” (MHR) will be created with a density range of 10.1 – 14.0 units/acre. The General Plan development standards and zoning regulations for the High Density Residential land use designation will be amended to increase the allowable density (excluding density bonus) to 14.1 – 18.0 units/acre (see Housing Element Programs 5 and 10) to enhance the feasibility of affordable multi-family housing development in this district. In addition, developments in the MHR district that meet the minimum standards for state density bonus will be eligible for an incentive density increase of 3 units/acre plus any applicable state density bonus.

2. Rezone the Senior Development Zone (S-D) to R-2. The rezone will include incentives and flexible development standards to encourage senior housing development consistent with state fair housing laws.

Figure 4 identifies the development standards within the A, R-1, R-2, and R-3 zoning categories. The development standards for the RAAB (Residential Agriculture Accessory Business) Zone are as follows:

- Maximum Building Height - 35 feet.
- Required Lot Area and Dimensions - Minimum lot area of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet.
- Required Setbacks - 25-foot front; 5-foot side; and 10-foot rear.

D-R (Downtown Residential) development standards are as follows:

Residential Uses Permitted: Single or Multi-family Dwellings (Density shall not exceed one unit per 3,500 sq. ft. of net lot area)
 Parking: Single Family Units: Two-car garage; Multiple Family Units: Two spaces per unit, one of which must be enclosed
 Maximum building height: 25 ft or two stories
 Required setbacks: 25 ft front, 5 ft side, 10 ft street side, 25 ft rear
 Lot area: 7,200 sq ft minimum

R-P (Residential-Professional) development standards are as follows:

Residential Uses Permitted: All uses permitted in R-1, R-2, and R-3 Zones (Density shall not exceed one unit per 1,500 sq ft of lot area)
 Parking:
 Studio or 1-bedroom units: 1.5 spaces/unit
 2-bedroom units: 1.75 spaces/unit
 3-bedroom units: 2.0 spaces/unit
 Maximum building height: 35 ft
 Required Lot Area: 8,000 sq ft
 Required setbacks: 20 ft front, 5 ft side, 10 ft rear
 Lot area: 8,000 sq ft minimum

The existing development standards are highly complicated and can be difficult for the public to understand and apply, which may be a constraint on housing development. The new Zoning Code (Program 10) will revise and streamline these development standards to address this constraint.

**Figure 4
Residential Development Standards**

Alessandro, Heritage and Ramona Neighborhoods

STANDARD	A	R-1	R-2	R-3
Lot Area 2 Acres 50,000 20,000 15,000 10,000 7,200 4,500	AG, SF SF/DP	SF ₁ SF ₁ SF ₁ SF ₁	SF, TF SF/DP	MF SF, TF SF/DP
Lot Width 150 Ft. 100 Ft. 72 Ft. 60 Ft. 50 Ft. 45 Ft.	AG, SF SF/DP	SF COR SF	SF, TF COR SF, TF SF/DP COR SF/DP	MF SF, TF COR SF, TF SF/DP COR SF/DP
Lot Depth 300 Ft. 200 Ft. 150 Ft. 100 Ft. 80 Ft.	AG, SF SF/DP	SF	SF/TF SF/DP	MF
Front Yard 100 Ft. 30 Ft. 25 Ft. 20 Ft. 15 Ft.	AG	SF	SF, TF SF/DP	MF (3F) MF (2F) SF, TF, MF (1F) SF/DP ₃
Interior Side Yard 50 Ft 15 Ft 10 Ft 5 Ft 3 Ft	SF	SF	TF (2F) SF, TF (1F) SF/DP	MF (3F) MF (2F) MF (1F), TF (2F) SF, TF (1F)
Street Side Yard 60 Ft 20 Ft 15 Ft 10 Ft 5 Ft	SF	DetGarage ₂ SF	TF (2F) SF, TF (1F) SF/DP	MF (3F) TF (2F), MF (2F) SF, TF (1F), MF (1F) SF/DP
Rear Yard 50 Ft 20 Ft 15 Ft 10 Ft 5 Ft	AG	SF	SF, TF	MF (3F) MF (2F) TF (2F), MF (1F) SF, TF (1F) SF/DP
Distance Between Buildings 10 Ft	ALL	ALL	ALL	See Article 6
Lot Coverage	--	--	40%	50%
Floor Area Ratio (FAR) (Lot Area x FAR) .5 .6 .7	SF -- --	SF -- --	SF TF --	SF TF MF
Height Limit 45 Ft 40 Ft 35 Ft	AG SF	SF	SF, TF	MF SF, TF

California, College, DeAnza, Equestrian, Hill, River, Rose Ranch, Soboba, Spice Ranch, Sunrise Ranch Neighborhoods

STANDARD	A	R-1	R-2	R-3
Lot Area 2 Acres 50,000 20,000 15,000 10,000 7,200	AG SF/DP	SF ₁ SF ₁ SF ₁ SF ₁	SF, TF	MF SF, TF
Lot Width 150 Ft. 100 Ft. 72 Ft. 60 Ft.	AG SF/DP	SF COR SF	TF COR SF, TF	MF SF, TF COR SF, TF
Lot Depth 300 Ft. 200 Ft. 150 Ft. 100 Ft.	AG SF/DP	SF	SF, TF	MF SF, TF
Front Yard 100 Ft. 30 Ft. 25 Ft. 20 Ft.	AG	SF	SF, TF	MF (3F) MF (2F) SF, TF, MF (1F)
Interior Side Yard 50 Ft 15 Ft 10 Ft 5 Ft	SF	SF	TF (2F) SF, TF (1F)	MF (3F) MF (2F) MF (1F), TF (2F) SF, TF (1F)
Street Side Yard 60 Ft 20 Ft 15 Ft 10 Ft	SF	DetGarage ₂ SF	TF (2F) SF, TF (1F)	MF (3F) TF (2F), MF (2F) SF, TF (1F), MF (1F)
Rear Yard 50 Ft 20 Ft 15 Ft 10 Ft	AG	SF	SF, TF	MF (3F) MF (2F) TF (2F), MF (1F) SF, TF (1F)
Distance Between Buildings 10 Ft	ALL	ALL	ALL	See Article 6
Lot Coverage	--	--	40%	50%
Floor Area Ratio (FAR) (Lot Area x FAR)				
.5	SF	SF	SF	SF
.6	--	--	TF	TF
.7	--	--	--	MF
Height Limit 45 Ft 40 Ft 35 Ft	AG SF	SF	SF, TF	MF SF, TF

Compatibility Standards for Single Family Housing Development

In addition to the development standards described above, the Zoning Ordinance includes minimum house sizes for single-family homes constructed on an individual lot or within a subdivision, as follows:

- For non-senior citizen subdivisions recorded after November 20, 1987, the minimum house size is:
 - 1,000 square feet if the majority of the lots are 7,500 square feet or less; and
 - 1,200 square feet if the majority of the lots are greater than 7,500 square feet.⁷
- For senior citizen developments, the minimum house size is 800 feet.

The design criteria include maximum lot coverage of 40%, unless the lot is part of an overall development incorporating common open space. Each home also must provide a minimum of 160 square feet covered patio space, accessed by a door. The criteria also include basic design requirements to ensure that new development is compatible with adjacent residential development.

The concept of a “sphere of compatibility” is also introduced as part of the standards for residential development. The sphere of compatibility is that area most likely to be impacted or affected by the size, architecture, or landscaping of new housing. The sphere of compatibility only includes lots that are 20,000 square feet or smaller, facing the same street as the project, and within 160 feet of the project on the opposite side of the street or within 300 feet of the project on the same side of the project. For those new residential developments with a sphere of compatibility, the following additional regulations apply:

- **Minimum Floor Area** - Proposed housing cannot be less than 75% of the average house size within the sphere of compatibility and not smaller than the minimum house size identified above. If the proposed housing will be larger than the average housing size in the sphere of compatibility, appropriate transitioning in size will be required.
- **Average House Size** - Where multiple floor plans will be constructed, the average house size within a residential project cannot be less than 95% of the model size. The maximum size range between the smallest and largest floor plan is also regulated, though larger variations can be approved.
- **Parking** - For new residential development, three-car garages will need to be provided at approximately 50% of the ratio as existing homes within the sphere of

⁷ If, due to the irregular shape of the original parcel, a majority of the lots are greater than 7,500 square feet in size, but the lots which are of normal configuration are 7,500 square feet, the subdivision will be considered as having 7,500 square foot lots.

compatibility. For example, if 50% of the existing units have a three-car garage, approximately 25% of the new units will also have to have a three-car garage.

- **Landscaping** - New lots will need to be landscaped in a manner that is compatible with the existing residential units in the sphere of compatibility.
- **Building Design** - New homes with a sphere of compatibility or new homes without a sphere of compatibility but adjacent to existing homes will need to be designed to be compatible with existing homes within the sphere or adjacent in regards to bulk, scale, width, and street scene. The new homes will also need to integrate the colors and materials of existing homes.

Standards for Multi-Family Housing

The Zoning Ordinance establishes development standards for multi-family housing. The key standards that control project size and intensity include height limit, floor area ratio (FAR) and maximum density. Minimum lot size for newly subdivided lots is 50,000 sq. ft. in the R-3 (Multi-Family) district, although development of existing non-conforming lots is permitted. In the R-3 district, the height limit is 45 feet, maximum FAR is 0.7, and the allowable density is up to 18 or 22 units per acre depending on the General Plan Land Use category. Projects conforming to the development standards for multi-family housing are allowed to develop at the minimum density specified in the General Plan designation on the property. Additional density up to the maximum may be gained by exceeding the development standards or otherwise qualifying as follows:

- Development is within one-half mile of a community shopping center and medical facilities (1 additional du/acre)
- Development is within one-half mile of public transportation or a shuttle service is provided (1 additional du/acre)
- Development is part of a larger mixed-use project (1 additional du/acre)
- Development exhibits a strong commitment to compatibility with adjacent land uses (1 additional du/acre)
- Existing natural features such as rock outcroppings and trees are saved on-site and integrated into the development (1 additional du/acre)
- An on-site professional management service is provided full-time (one-half additional du/acre)
- Active and passive solar energy concepts are used to lower energy costs to residents (one-half additional du/acre)
- Units are “smart-wired” and/or a computer lab is provided on-site (one-half additional du/acre)
- The open space requirement is exceeded by 25% or more (one-half additional du/acre)

- Day care services are provided on-site (one-half additional du/acre)

These bonus density standards create incentives for sustainable development patterns and do not pose a constraint to housing affordability or the ability of the City to accommodate its fair-share housing needs since most multi-family sites and projects can meet these standards without difficulty or significant expense. As noted in Appendix A (Tables A-3 and A-4) all recent projects built or approved in the R-3 district achieved densities between 13.7 and 17.6 units/acre.

Standards for Senior Development Zone

The San Jacinto Zoning Ordinance provides more relaxed standards for land zoned for senior development (S-D Zone). This zone allows for the development of rental housing that is affordable to senior citizens. Table 20 summarizes the development standards for this zoning category.

While the S-D Zone includes more relaxed standards to encourage the construction of senior housing, designating specific locations/zones for housing for seniors alone is a violation of fair housing law. As a result, the City will re-zone these areas to a suitable multiple-family residential zone and provide incentives and flexible development standards to encourage senior housing development at these locations.

Standards for Residential Trailer Zone

Mobile home parks are an important component of the San Jacinto affordable housing stock. The R-T zone includes specific regulations for mobilehome subdivision communities, as shown in Table 20 and Table 21.

**Table 20
Development Standards for S-D Zone**

Minimum Site Area	20,000 square feet
Minimum Yard Requirements	25-foot front yard; 5-foot non-street side yard/10-side yard if 2-story or if street-side yard; 10-foot rear yard, except parking structures may be closer than 10 feet to rear property line.
Maximum Lot Coverage	60 percent
Maximum Density	Per the General Plan and density bonuses per State law
Maximum Height	35 feet
Minimum Dwelling Unit Size	460 square feet - 1-bedroom unit 680 square feet - 2-bedroom unit
Minimum Parking Requirements	0.75 covered spaces/unit, plus 1 guest space/10 units
Minimum Storage	80 cubic feet exterior to unit
Minimum Recreation Facilities (including a meeting room, restroom, and extra room)	1-100 units: 1,200 sf total or 25 sf/unit, whichever is greater 100+ units: 1,600 sf or 10 sf/unit, whichever is greater, to a maximum requirement of 3,000 sf For any size project, an outdoor patio and b-b-q area is required.
Minimum Number of Units Handicapped Accessible	10-20 units: 1 handicapped unit 21-40 units: 2 handicapped units 41 or more units: 5% of total units

Source: San Jacinto Zoning Ordinance, 2002.

**Table 21
Mobile Home Requirements**

Minimum Mobile Home Size	480 sf
Minimum Mobile Home Subdivision Size	10 acres
Minimum Individual Lot Size	6,000 sf if no community recreational facilities provided 2,800 sf if community recreational facilities provided (min. requirement for community recreational facilities is 300 sf/lot with no less than 30,000 sf)
Maximum Building Height	15 feet on mobilehome lots 35 feet on recreation area lots
Minimum Mobilehome Setbacks	15-foot front yard - may be reduced to 10-foot on interior lots if community recreation areas are developed as a part subdivision. 5-foot side and rear yard

Source: San Jacinto Zoning Ordinance, 2002.

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. Program 10 includes a commitment to update the City's density bonus regulations.

Condominium and Condominium Conversion Requirements

The City has also adopted development standards for new condominiums and condominium conversions. The standards include development requirements, such as design review, lighting and landscaping, open space, parking, safety design, and storage space (minimum of 90 cubic feet per each new unit and 60 cubic feet for each converted unit). The open space requirements for new condominiums are:

- **Public Open Space:** 60% of the net developed area must be dedicated for open space uses, of which no more than 37.5% can be within an enclosed recreational building and no more than 50% can be within a private waterway.
- **Private Open Space:** Each unit must have direct access to a minimum 100 square foot private patio, deck, balcony, atrium, or solarium, with no dimension less than 8 feet.

To help mitigate the impact of eviction as a result of units being converted to condominiums and to increase the amount of owner-occupied housing affordable to lower economic segments of the community, the City's zoning ordinance requires the subdivider to offer tenants the exclusive right to purchase their unit in accordance with State law. In addition, if tenants choose not to purchase their units and they were not given the notice of intent to convert at the time they signed their rental or lease agreements, they are entitled to relocation assistance not to exceed \$800 per residential unit to be paid at the time the notice of termination is presented.

While this ordinance helps to preserve affordable housing opportunities, some provisions may require updating due to recent changes in state law. The Housing Plan includes a program action to review the Condominium Conversion Ordinance and make this and any other revisions that are necessary to comply with current law as part of the Development Code update.

Planned Unit Development Overlay Requirements

The City has also adopted a Planned Unit Development (PUD) Overlay district and will adopt a Planned Development Permit process to allow for more flexibility in the design and development of residential development. The purpose of the PUD is to:

1. Encourage a more desirable living environment;
2. Encourage a more efficient and aesthetic use of land;
3. Encourage the reservation of a greater proportion of land for common open areas;
4. Encourage the retention of natural slopes, waterways, and other natural features;
5. Encourage more efficient use of public facilities required in connection with such residential development; and
6. Ensure compatibility with established residential areas.

The PUD Overlay district and/or Planned Development Permit process may be established on land that is zoned R-1, R-2, R-3, R-P, or new residential zones created by the new Development Code, and which is suitable for, and of sufficient size, to be planned and developed in a manner consistent with the purpose of the district.

Off-Street Parking Requirements

Table 22 depicts the off-street parking requirements for residential uses in San Jacinto. The San Jacinto off-street parking requirements are fairly typical for a Southern California community and are not considered to be a constraint to the production of affordable housing. The City will offer reduced parking requirements as an incentive associated with applications for density bonuses in compliance with state law.

**Table 22
Off-Street Parking Requirements**

Residential Unit Type	Required Parking Spaces
Single Family Home (5 or less sleeping rooms)*	2 enclosed spaces
Single Family Home (over 5 sleeping rooms)*	3 enclosed spaces; or 2 enclosed spaces and 100 cubic feet of built-in permanent storage in the garage
Mobilehomes or Trailers in Parks	2 spaces (tandem approved) plus 1 guest space/5 spaces
Mobilehome on a Private Lot	2 garage spaces
Two Family Dwelling on a Single Lot	2 garage spaces/unit
New Condominium	2 covered spaces, one of which must be enclosed and no tandem parking used to comply; and If no on-street parking is allowed on the street the project fronts, 1 visitor space/8 units will be required.
Condominium Conversion	1.5 covered spaces/unit built prior to 1974; Parking as required by the underlying zone for units built between 1974 and February 1981; or 2 covered spaces for each unit constructed after February 1981.
1-Bedroom and Studio Apartment	1.5 spaces/unit, of which 1.25 spaces are covered, plus guest parking (as described below).
2-Bedroom Apartment	1.75 spaces/unit, of which 1.25 are covered, plus guest parking (as described below).
3-Bedroom Apartment	2 spaces/unit, of which 1.5 are enclosed, plus guest parking (as described below).
Apartment Guest Parking	In addition to the parking requirements for apartments described above, the following amount of guest parking will be required: 0-10 units: No spaces 11-30 units: 1/4 spaces/unit 31-60 units: 1/5 spaces/unit 61 units and over: 1/6 spaces/unit
Senior Rental Housing (in S-D Zone)	0.75 covered spaces/unit, plus 1 guest space/10 units.

Source: San Jacinto Zoning Ordinance, 2002.

* For new residential development with a sphere of compatibility, three-car garages will need to be provided at approximately 50% of the ratio as existing homes within the sphere of compatibility.

Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels and for persons with special needs, including mobile homes, congregate care facilities, senior housing, emergency shelters, and transitional housing.

Table 23 summarizes the various housing types that are permitted within San Jacinto's primary residential zone districts.

Table 23
Permitted Housing Uses

Housing Types Permitted	A	RAAB	R-1	R-2	R-3	R-T	R-P	D-R	S-D
Residential Uses									
Single Family Dwelling	P	P	P	P	P	--	P	P*	--
Two Family Dwellings	--	--	--	P	P	--	P	P*	--
Multi-Family Dwelling (<5 units)	--	--	--	--	P	--	P	P*	--
Multi-Family Dwelling (5 or more units)	--	--	--	--	C	--	--	P*	--
Multi-Family Dwelling (senior rental)	--	--	--	--	--	--	--	--	P
Manufactured Housing	P	--	P	P	P	P	P	--	--
Condominium/ Townhome	--	--	P	P	P	--	P	--	--
Mobilehome Park/Subdivision	P	--	P	P	P	C	C	--	--
Second Dwelling	P	P	P	P	P	--	P	--	--
Mixed Residential/Commercial	--	--	--	--	--	--	--	P	--
Care Facilities									
Community Care Facilities (6 or less residents)	P	P	P	P	P	--	--	--	--
Community Care Facilities (>7 residents)	--	--	--	--	C	--	--	--	--
Convalescent Home (6 or less residents)	P	--	P	P	P	--	C	--	--
Convalescent Home (>=7 residents)	--	--	--	--	C	--	C	--	--
Residential Care Facility for the Elderly (6 or less residents)	P	--	P	P	P	--	C	--	--
Residential Care Facility for the Elderly (>=7 residents)	--	--	--	--	C	--	C	--	--
Other Residential Uses									
Group Home; Organizational House	--	--	--	--	C	--	--	--	--
Transitional Housing	--	--	--	--	--	--	--	--	--
Emergency Shelter	--	--	--	--	--	--	--	--	--
Farmworker Housing (<13 employees)	--	--	--	--	--	--	--	--	--
Planned Unit Development	--	--	P	P	P	--	P	--	--

Source: City of San Jacinto Zoning Ordinance, 10/2008.

* Density not to exceed 1 unit/3,500 sf of net lot area.

P= Permitted, C=Conditionally Permitted, --= Not Permitted

The following paragraphs describe how the City provides for a variety of housing types.

Housing Affordable to Lower-Income Persons: As noted previously in the Needs Assessment, housing in San Jacinto is much more affordable than many metropolitan areas of Southern California. While the current recession has caused increased unemployment and financial strain for some families, it has also brought about a significant decline in home prices and rents. As a result many new single-family homes, and all attached housing (both for-sale and rental), are affordable to lower-income households. The City's General Plan also facilitates affordable housing by providing a balance of land use designations with densities up to 22 units/acre (excluding density bonus) in the Very High Density Residential district.

As noted in Table 18 and Appendix A, Tables A-3 and A-4, recently built and approved multi-family projects have achieved densities in the range of 13.7 to 17.6 units/acre. All of these units, including market-rate units, have been affordable to lower-income households. Discussions with affordable housing developers have indicated that the densities and development standards currently allowed by the City's existing zoning regulations are appropriate for this market area and facilitate construction of lower-income housing. However, in order to enhance the feasibility of affordable housing, Program 10 includes a commitment to increase the allowable density in the High Density Residential district from 10.1 – 14.0 units/acre to 14.1 – 18.0 units/acre (excluding density bonus). The new Very High Residential district will establish a density range of 18.1 to 22.0 units/acre (excluding density bonus) in conformance with the General Plan Land Use Element.

Second Units: As shown in Table 23, second units are permitted uses in the A, RAAB, R-1, R-2, R-3, and R-P Zones in accordance with the following conditions:

- A single-family residence exists on the lot;
- The existing unit meets all of the requirements of the underlying zone classification;
- Either the existing residence or the second unit will be owner occupied;
- The second unit is not intended for sale and may be rented;
- The second unit may be attached to the existing dwelling or be detached;
- The floor area of the second unit does not exceed 30% of the living area of the principal dwelling unit and does not exceed a maximum size of 1,200 square feet;
- A detached second unit shall be located a minimum of 10 feet from any other structure on the lot, and shall conform to all other height, setback, and lot coverage requirements of the zone.
- A one-car carport or garage shall be provided for the second unit, and shall conform to the development standards and setback requirements required for such structures in the zone.

- The second unit shall conform substantially to the architectural style and design of the main structure, including materials and colors.
- The second unit shall conform to the utility requirements of the main structure.

Two second units were approved during 2007-08, indicating that these requirements do not pose an unreasonable constraint.

Mobilehomes: Mobilehome subdivisions and parks provide an important affordable housing source for residents of San Jacinto, with mobile homes comprising 19% of the housing stock in 2008⁸. The Zoning Ordinance allows mobilehome parks and subdivisions by right in the A, R-1, R-2 and R-3 zones, and with a conditional use permit in the R-T and R-P zones. The City currently has 13 mobilehome parks.

Housing for Persons with Disabilities and Congregate Care/Community Care: Zoning Code Article 2 defines “community care facility” as *“A facility, place or building which is maintained and operated to provide 24 hour non-medical residential care, non-medical day treatment, and non-medical adult day care for, but not limited to, the developmentally disabled, the physically handicapped, mentally impaired, incompetent persons and abused or neglected children.”* “Congregate care” is defined as *“A 24 hour intermediate care facility that provides skilled nursing and congregate living for, but not limited to, the developmentally disabled, the physically handicapped, mentally impaired, incompetent persons and abused or neglected children.”* “Residential Care Facility” is defined as *“A facility, place or building which is maintained and operated to provide 24 hour non-medical residential care for, but not limited to, developmentally disabled, physically handicapped, mentally impaired, incompetent persons and abused or neglected children.”*

Congregate care, community care and residential care facilities for more than seven residents are conditionally allowed in the R-3 zone and the C-1 and C-2 commercial zones. As noted in Appendix B, Table B-3, vacant R-3 parcels encompass over 40 acres, which could accommodate a significant number of these larger care facilities. Most R-3 properties are located either within a one-mile radius of the City center downtown area, or are in close proximity to shopping areas and bus routes on major corridors such as San Jacinto Avenue, Ramona Blvd, Santa Fe Avenue, and State Street. Parcel sizes of vacant R-3 properties range from approximately 7,000 sq. ft. to over 20 acres. The C-1 zone encompasses over 200 acres, with vacant parcels comprising 137 acres. The C-2 zone encompasses 1,058 acres of which vacant parcels comprise 746 acres.

State-licensed community care facilities with 6 or fewer residents are permitted by-right in those zones that allow single-family residential units. Additional provisions regarding care facilities are as follows:

Definition of “Family”

Zoning Code Sec 2.27 defines “family” as *“An individual or two (2) or more persons related by blood, marriage or legal adoption, or a group of not more than 6 persons who are not related living together as a single house-keeping unit in a dwelling unit.”* This

⁸ California Department of Finance, Report E-5, 2008

definition will be amended in conformance with current law as part of the Zoning Code update (see Housing Element Program 10).

Separation Requirements

There is no City requirement for minimum separation distance between group homes or care facilities other than as may be provided in state law.

Parking Standards

One parking space is required for every three residents.

Supportive Services

There are no limitations on supportive services in group homes or care facilities.

Emergency Shelters: Recent amendments to state law (Senate Bill 2 of 2007) require that emergency shelters be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district. Emergency shelters are not currently identified as a permitted use in the San Jacinto Zoning Code. Based on a preliminary review, the Heavy Commercial Limited Industrial (CM) zone is considered most suitable for shelters. This zone is in a mixed-use area of residential, commercial, and industrial uses along both sides of State Street between Cottonwood Avenue and 7th Street. State Street is a Major Highway with bus service and commercial services. There are approximately 15 acres in the CM Zone, with lot sizes ranging from approximately 7,000 sq. ft. to 2 acres. This area has undeveloped and underutilized parcels that could accommodate emergency shelters. As discussed in the Housing Plan (Program 10), the City will revise its Zoning Ordinance to allow emergency shelters in a suitable zone.

Transitional and Supportive Housing: “Transitional and supportive housing” means a residential facility that provides temporary accommodations, typically for six months to two years, to low- and moderate-income persons and families or persons with special needs, and which also may provide meals, counseling, and other services, as well as common areas for residents of the facility. SB 2 of 2007 requires that transitional and supportive housing be considered a residential use that is permitted under the same procedures and requirements as for other residential uses of the same type in the same zone. The Housing Plan includes Program 10 to include these provisions in the Zoning Ordinance update.

Farmworker Housing: State law⁹ provides that employee housing for 6 or fewer workers shall be considered a single-family use and no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. State law further provides that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation, and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.

⁹ *Health and Safety Code* §17021.5 and §17021.6.

Farmworker housing is not currently a designated allowable use for any zoning category. The Housing Plan contains Program 10 to update the Zoning Ordinance in conformance with these provisions of state law.

Single Room Occupancy: Single room occupancy (SRO) facilities are small studio-type apartment units, typically intended for very-low- or extremely-low-income persons. This use is classified as an “efficiency unit” in the Multi-Family Guidelines and is designated an allowable use in the R-2 and R-3 zones, with a minimum unit size of 550 square feet.

Development and Planning Fees

After the passage of Proposition 13 and its limitation on local governments’ property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. In order to ensure public health and safety, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. These fees are typically assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

While the cost of planning and development impact fees may be viewed as a constraint to housing supply and affordability, local governments and service providers have little discretion in this matter due to the state’s legal and budgetary framework established under Proposition 13 and other related laws. In order to reduce development costs and encourage new construction, traffic impact fees were temporarily reduced in 2010 in an attempt to encourage construction.

San Jacinto charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Under state law, these fees are limited to the actual cost of providing these services. Table 24 depicts the City’s development impact fees for residential development, while Table 25 summarizes the City’s planning fee requirements for residential development. The City derives its building permit fees based on building valuation and fee data established by International Congress of Building Officials (ICBO).

Table 24
Development Fee Schedule

Type of Development Fee	Single-Family	Multi-Family
Government Services	\$408/unit	\$345/unit
Flood Control Improvements - Area 1	\$5,990/acre	\$5,990/acre
Flood Control Improvements - Area 2	\$4,975/acre	\$4,975/acre
Traffic Signalization - Road Construction	\$1,468/unit	\$1,239/unit
Traffic Signalization - Bikeways	\$49/unit	\$41/unit
Traffic Signalization - Traffic Signals	\$256/unit	\$216/unit
Transportation Uniform Mitigation Fee (TUMF)	\$8,873/unit	\$6,231 per unit (must be 8.1 du/acre or more to qualify for MF rate)
Eastern Municipal Water District	\$14,250/unit	\$14,250/unit
City Sewer Fee	\$200/unit	\$200/unit
Public Safety Facilities - Police	\$198/unit	\$198/unit
Public Safety Facilities - Fire	\$212/unit	\$179/unit
Park and Open Space Facilities (Park Facility Improvements)	\$589/unit	\$497/unit
Park and Open Space Facilities (Park Land Acquisition)	\$1,131/unit	\$955/unit
Park and Open Space Facilities (Park Land Improvements)	\$1,290/unit	\$1,090/unit
Street Signs	\$175/each	--
Multi-Species Habitat Conservation Program (MSHCP)	\$1,938/unit	\$1,241/unit (8.1-14 du/acre) \$1,008/unit (>14.1 du/acre)
Community Amenities	\$630/unit	\$532/unit
Administration	\$20/unit	\$17/unit
San Jacinto Unified School District Development Fee	\$3.95/sq.ft.	\$3.95/sq.ft.

Source: City of San Jacinto Development Fee Schedule

Table 25
Planning Fee Schedule

Project Type	Fee
Planning and Zoning	
Advanced Planning Fee	\$150/residential unit
Amended Specific Plan	\$1,250
Amended Development Plan	\$500
Building Fee (\$1-500 valuation)	\$23.50
Building Fee	Ranges from \$23.50 (for building valued at up to \$500) to \$5,608.75 plus \$3.65 per fractional increase of value (for buildings valued at \$1,000,001 or more).
Building Permit Surcharge	1% of Total Permit Fee (\$1 min and \$50 max)
Change of Zone	\$3,500
Comprehensive Specific Plan	\$4,000
Conceptual Specific Plan	\$6,000
Conditional Use Permit	\$3,000
Current Planning Fee	\$50/residential unit
Development Agreement	\$5,000
General Plan Amendment	\$4,000
Site Plans <1,000 sf or Change in Use	\$200
Site Plans 1,000-5,000 sf	\$400
Site Plans >5,000 sf	\$750
Temporary Use Permit	\$35
Variance	\$750
Subdivisions	
Amended Tract Map	\$1,000
Final Parcel Map	\$1,200
Final Tract Map	\$2,500
Lot Line Adjustment	\$200
Phasing Plans	\$250
Planned Unit Development	\$2,000
Revised Map	\$250
Subdivision Agreement	\$500
Tentative Parcel Map	\$3,000
Tentative Tract Map	\$4,000
Vesting Tentative Tract Map	\$5,000
Miscellaneous Fees	
Appeal	\$750
Environmental Impact Report	Cost of preparation plus greater of \$7,500 or 25%
Environmental Assessment	\$500

Additional professional consulting fees may be charged equaling the consulting costs plus 15%.

Source: City of San Jacinto

Table 26
Development Fee Summary – Single-Family and Multi-Family

Project Type	Fee ³
Single-Family¹	
Planning & Building Fees	\$5,596
Impact Fees	\$39,644
Total Fees	\$45,240
Est. total cost	\$220,000
% of total cost	21%
Multi-Family²	
Planning & Building Fees	\$2,590
Impact Fees	\$24,728 (\$21,064 for affordable project)
Total Fees	\$27,318 (\$23,654 for affordable project)
Est. total cost	\$100,000
% of total cost	27% (24% for affordable project)

Source: City of San Jacinto

Notes:

1. Per unit fees based on a 2,233- sq.ft. single-family house on a subdivided lot
2. Per unit fees based on an 80-unit apartment project (affordable projects are exempt from TUMF and CFD fees)

Building Codes and Enforcement

San Jacinto has adopted the 2007 version of the California Building Code with minor amendments. The California Building Code is considered to be the minimum necessary to protect the public health, safety, and welfare, and is used by most jurisdictions in the state. The City is responsible for enforcement of the code. Ordinance 08-01, adopted January 2008, included amendments to require building permits for fences over 18 inches in height rather than for only those fences over 6 feet in height due to a local climatic condition, as the City has experienced serious property damage due to extremely high Santa Ana winds, including sustained winds over 100 miles per hour, thus necessitating review and approval of fence plans.

Code violations are investigated on both a complaint basis and on a proactive basis as code enforcement officers patrol the city. Code enforcement officers work cooperatively with property owners to expedite remedial actions and advise them about any assistance programs that may be available to help bring properties into compliance.

Local Processing and Permitting

The City of San Jacinto can encourage the ongoing construction, maintenance, and improvement of housing by decreasing, to the extent possible, the time and uncertainty involved in gaining approvals for various development permits. This section outlines the current general development permit procedures in San Jacinto.

One-Stop Processing

State law requires that all communities work toward improving the efficiency of their building permit and review processes by providing “one-stop” processing, thereby eliminating the unnecessary duplication of effort. Moreover, Assembly Bill 884 (passed in 1978) helped reduce governmental delays by 1) limiting processing time in most cases to one year, and 2) by requiring agencies to specify the information needed to complete an acceptable application. The following summarizes the existing approximate time frame and review procedures for single-family and multi-family projects. These development permit procedures are also being reviewed and refined through the Zoning Code update process (see Housing Plan, Program 10) in order to encourage project streamlining and certainty.

Single-Family and Multi-Family Projects of Four Units or Less

Single-family residential units on legally established lots, duplexes, triplexes and fourplexes are all permitted by-right in their respective zoning classifications. As such, there is no protracted entitlement application process or public hearing required prior to the building permit application for such units. However, a Site Development Plan (SDP) is required to assure compliance with the development standards and design guidelines the zoning ordinance. The SDP is an administrative (staff) review process with no public hearing and is typically completed within 2 weeks. In most cases, grading plans and complete construction drawings are required to be submitted with the building permit application. Presently, the building permit application and plan check process takes approximately four to six weeks

Multi-Family Project of Five to Eight Units

Multi-family projects of five to eight units are subject to the Plot Plan Approval process. The plot plan is reviewed and approved administratively through the building permit process (i.e., no public hearing). A plot plan is required to be submitted with the building permit application. Like the building permit process described below, the plot plan process takes approximately four to six weeks and does not pose a significant constraint to development.

Multi-Family Projects of 9 to 50 Units

Multi-family projects of 9 to 50 units are subject to the Development Plan process. The Development Plan process entails review by a staff committee that includes representatives from Planning, Fire, Engineering and Police, and must be completed within 30 days from receipt of a complete application. The Development Plan process requires findings of consistency with existing City standards and ordinances. No public hearing is required. The time limitations imposed upon this process by the Zoning Ordinance and the simplicity of the findings required do not cause this process to be a constraint on housing development.

Multi-Family Projects of 51 to 500 units

Multi-family projects of 51 to 500 units are subject to the Planned Unit Development (PUD) process. The PUD process allows for flexibility in development standards to allow site clustering

and potentially a variety of densities in one project. A PUD requires hearings before the Planning Commission and City Council and requires a finding of consistency with the General Plan as well as review pursuant to the Environmental Quality Act (CEQA). The PUD process is highly controlled by the acceptability of the application and responsiveness of the applicant. At a minimum, this process takes six months. For projects of this size and complexity, this is not considered an unreasonable constraint to development.

In order to minimize processing time and enhance the certainty of development, a provision has been included in Program 10 of the Housing Plan to limit the PUD review process to confirming that projects comply with applicable development standards.

Multi-Family Projects Larger than 100 Acres or 500 Units

Multi-family projects of 100 acres or more or 500 units or more require a Specific Plan. Specific Plans allow for the comprehensive planning of land uses, circulation and infrastructure and also allow variation from specific zoning regulations and standards. Pursuant to State law, a Specific Plan must be consistent with the General Plan. Specific Plans require hearings before the Planning Commission and City Council. CEQA review is also required. At a minimum, this process takes six months. For projects of this size and complexity, this is not considered an unreasonable constraint to development. Once the Specific Plan has been approved, residential development projects are reviewed and approved at the staff level through the Development Plan process with no public hearing.

Subdivisions

For residential developments where individual lots have not been created, a subdivision map must first be approved. All tentative subdivision maps require a public hearing before the Planning Commission. It takes approximately 90 days to process a tentative subdivision map after a complete application is filed. After the tentative subdivision map has been approved, but prior to the City Council approval of the final subdivision map, a residential development plan must be processed and approved by the Planning Commission. The residential development plan involves a public hearing before the Planning Commission and includes a detailed site plan for each lot, building floor plans and elevations for each proposed model to be built, typical front yard landscaping plans, fence and wall plans, and parkway landscaping plans. It takes approximately 45 days to process a residential development plan. Upon the approval of the residential development plan, improvement plan and grading plan, and annexation into any required assessment district, the final subdivision map can be scheduled for City Council approval. It typically takes approximately 60 days to process a final subdivision map. Upon the approval of the final subdivision map by the City Council, building permits can be obtained as outlined for units on legally established lots above.

The City considers expedited permit processing as a possible incentive associated with applications for density bonuses.

Reasonable Accommodations for Housing for Persons with Disabilities

As part of the Housing Element update, the City conducted a comprehensive review of its development ordinances and planning policies for their potential to affect persons with disabilities. The results of this review are discussed below.

Community care facilities include facilities licensed by the State that provide 24-hour non-medical care to persons in need, emergency shelters, home finding agencies, or residential service facilities for homeless, disabled, infirmed, or mentally challenged adults and children. San Jacinto conditionally permits community care facilities serving more than six persons and licensed by the State within the R-3 and R-P zones. The Zoning Ordinance was recently revised to permit state licensed community care facilities serving six or fewer persons in the A, R-1, R-2 and R-3 zones in accordance with State law.

Building procedures within the City are also required to conform to the California Building Code, as adopted in the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities.

Reasonable accommodation refers to the City's procedures for reviewing and approving requests from disabled and special needs residents to alter their homes to allow for mobility and use. The City currently has no formal procedure for processing requests for reasonable accommodation for persons with disabilities and special housing needs. To address this issue and comply with state law, the Housing Plan contains Program 12 to adopt formal reasonable accommodation procedures.

Environmental Protection

State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, environmental review is required by state (and in some cases federal) law and these regulations help to preserve the environment and ensure environmental safety to San Jacinto's residents.

Infrastructure Constraints

A significant factor adding to the cost of new construction is providing adequate infrastructure (major and local streets; curbs, gutters, and sidewalks; water and sewer lines; and street lighting) which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, and contributes to the cost of new housing.

The City of San Jacinto provides water service to the urbanized portions of the community, while Lake Hemet Municipal Water District provides water to a small portion of the city at its

southeastern boundary. Eastern Municipal Water District (EMWD) provides water service to the vast majority of the residential vacant sites and sewer service throughout San Jacinto.

According to projections provided by EMWD, more than 29,000 new residences are expected to be built in the “East Valley” area which includes the cities of San Jacinto, Hemet and surrounding areas. Between 2009 and 2014 approximately 2,600 of those new residences are projected to be built. EMWD is dependent on Metropolitan Water District to meet the majority of existing and new demand through imported water supplies. Facilities to convey additional water supplies will be constructed through planned facility expansions. Sewage treatment facilities and conveyance capacity are also planned to meet the needs of additional growth. New water supply conveyance facilities and sewage treatment and conveyance facilities are to be provided by the projects imposing the demand for additional facilities to be owned and operated by EMWD.¹⁰ Water and sewer trunk lines are or will be in place to serve higher-density vacant parcels identified in the Vacant Sites Inventory (Appendix B) as each identified site is located within ½ mile of parcels currently under construction and within ¼ mile of parcels for which the City has approved tentative maps.

Improvement Standards

This section contains a summary of the City’s improvement standards for residential projects relevant to the cost and availability of housing. While land improvements add to the cost of housing, these improvements are necessary for the health, safety, and convenience of future residents.

Street Improvements. The City requires and minimum public right-of-way width of 60 feet (including sidewalks and landscaped areas), except for streets and cul-de-sacs of 250 feet or less. These streets may have 50-foot rights-of-way. Depending on the type of street (cul-de-sac, local street, collector street, etc.), the minimum curb-to-curb pavement width would generally be 36 feet. Lesser street widths could be approved through the City’s planned unit development or specific plan processes.

Street grades should generally fall between 0.35% and 15%, with the most desirable range between 0.5% and 6%. Lesser or greater grades may be permitted upon a showing that compliance with the City’s street grade standards would be infeasible. Pedestrian ways or bridges are required if the City deems them necessary for access to schools, recreation areas, other public areas, or for the safety or convenience of pedestrians. The subdivider is required to install local streets or street segments serving the development, including curbs, gutters, sidewalks, pavement, traffic signs, street trees, mailbox inserts, and street lights.

The City’s requirements for street improvements are consistent with many other suburban communities in the region and are not a significant constraint to the cost or availability of housing in San Jacinto.

¹⁰ Electronic communication from Elizabeth Lovsted, Facilities Planner/Engineer, EMWD, 9/21/09.

Drainage Facilities. The project developer is required to construct or maintain, according to City standards, existing drainage facilities that will capture storm water run-off from the project site. Such facilities are to be constructed within public rights-of-way. In addition, developers must contribute to a drainage fund that pays for citywide storm drainage system improvements. Appropriate grading is required to ensure compliance with storm frequency event standards (see below).

The City requires the following design criteria based on storm event frequency: 1) local drainage – 25 years, 2) sump areas – 50 years, and 3) major drainage courses and channels – 100 years. Drainage systems may be designed to allow drainage within streets to the top of the curb for a 10-year or lesser storm event. The City also requires culverts that can accommodate a 100-year storm event where any street crosses a natural drainage course. The city also requires drainage outlets to reduce or avoid flood damage.

Water Facilities. The City requires developers to install water storage and distribution facilities adequate to serve project users. In addition, developers must pay a water service connection fee to access the City's water storage, treatment, and distribution system. These requirements are necessary to ensure that residents have access to potable water meeting state and federal water quality standards and that adequate water storage and distribution is available during emergency conditions.

Wastewater Facilities. Connection to a sanitary sewer system is required for each lot of less than one acre. Connection to the City's public system is generally required. The City also collects a fee from the developer that contributes to the cost of operating and maintaining a citywide wastewater collection and treatment system. The City's requirements are consistent with practices in nearby communities and are necessary to comply with state and federal water quality standards. These wastewater improvement standards do not represent an unreasonable constraint.

Public Safety Facilities. Depending on the size of a project and its access to public safety facilities and services, a developer may be required to construct public safety facilities (such as fire and emergency service facilities) or pay a fee to the City that will fund such facilities in the area of the proposed project. This requirement is designed to ensure adequate minimum response times and is not an unreasonable constraint to housing.

Undergrounding of Utilities. The City requires that public and private utility lines be placed underground, preferably within the public right-of-way prior to street paving. The undergrounding of utilities is a common practice that enhances community aesthetics and is not an unreasonable constraint to housing.

Environmental Constraints

San Jacinto is impacted by various environmental hazards that include active seismic fault zones, liquefaction, steep slopes, and flooding. These natural hazards pose environmental constraints to residential development by threatening the public safety. To protect the health, safety, and welfare of residents in San Jacinto, the City has adopted regulations that limit development

within areas of high risk, and/or require design standards that can withstand natural hazards. For example, the City has adopted a Hillside Development Ordinance and a Flood Plain Management Ordinance, as described below. While these constraints restrict development in some areas, adequate sites commensurate with the City's fair share of regional housing needs are available in areas not impacted by environmental issues.

Hillside Development Ordinance: The purpose of the Hillside Development Ordinance is to encourage the orderly grading and residential development of hillside areas by relating the number and distribution of dwelling units and other buildings to the topography of the hillside. The goal of the ordinance is to minimize the visual impact of grading in hillside areas as well as minimize the potential danger to life and property due to the hazards of fire, flood, soil erosion, seepage, and destruction of natural topography and plant material.

To achieve the goal of the ordinance, specific development standards for residential development are included. For example, the minimum lot size is affected by the slope of the property, as follows:

Minimum Lot Size	Grade of Slope
7,200 sf net	0-15%
10,000 sf net	15-30%
20,000 sf gross	31-40%
40,000 sf gross	Greater than 40%

Although development capacity of some single family residential sites identified in the Vacant Sites Inventory (Appendix B) may be limited by the Hillside Development Ordinance, these sites are adequate for above moderate income units and adequate sites for this income group are identified. The Hillside Development Ordinance does not affect any sites identified for lower- or moderate-income households (Appendix B).

Floodplain Management Ordinance: The purpose of the Floodplain Management Ordinance is to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in areas subject to flooding, mudflows, or flood-related erosion. The Ordinance contains development regulations for residential and non-residential development within these high-risk areas, as determined by the Federal Emergency Management Agency (FEMA), to allow minimize the potential impact of flooding to new development projects. The Floodplain Management Ordinance does not affect any sites identified for lower- or moderate-income households (Appendix B).

IV. Housing Resources

Land Resources

Regional Growth Needs – 2006-2014

In accordance with *Government Code* §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final Regional Housing Need Allocation in July 2007. The RHNA covers the 8.5-year planning period of January 1, 2006 to June 30, 2014.

The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from state Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. SCAG then disaggregated the regional and county forecasts to each jurisdiction and estimated the number of dwelling units needed to achieve regional target vacancy rates (2.3% owner-occupied and 5% rental) and to account for projected housing demolitions. The total housing needed in each jurisdiction was then distributed by income category (very-low, low, moderate and above-moderate). In jurisdictions with higher proportions of existing lower-income households (as compared to the countywide average), SCAG adjusted the allocations such that the lower-income share of growth need is reduced to avoid overconcentration. The final RHNA allocation for San Jacinto was discussed previously in the Housing Needs Assessment section of this Technical Report.

Unaccommodated Need from the Previous Planning Period

Government Code Sec. 65584.09 requires that any portion of a city's housing need that was not accommodated in the previous planning period must be carried over to the next planning period. In 2006 the City adopted a comprehensive update to the General Plan, which included a Housing Element for the 2000-2008 planning period. The 2006 Housing Element included Program 11 to prepare a zoning ordinance update to bring development regulations into conformance with the new General Plan. However, due to severe limitations on City staff resources the zoning ordinance was not completed before the end of the planning period, therefore an evaluation of unaccommodated need is required. Appendix D contains an assessment of the City's RHNA for the previous period and an analysis of unaccommodated need. In consultation with HCD, that analysis concluded that an unaccommodated need of 610 lower-income units must be carried over to the 2008-2014 planning period.

Total Remaining Housing Need for the Current Planning Period

All new units built or preserved after January 1, 2006 are credited in the current RHNA period. Table 27 shows the RHNA and new units built during 2006 - 2008, and the net remaining growth need. A detailed tabulation of new units completed since 2006 and projects approved but not yet completed is provided in Appendix B.

**Table 27
Net Remaining RHNA**

	Income Category					
	Ex. Low	Very Low	Low	Mod	Above Mod	Total
RHNA (total)	1,354	1,353	1,931	2,206	5,182	12,026
Units Completed 2006-2008 (Table A-3)	0	32	131	2,581	0	2,744
Units Approved/Not Built (Table A-4)	0	0	668	5,864	183	6,715
RHNA (net remaining)	1,354	1,321	1,132	0	0*	3,807

Source: City of San Jacinto

*Reflects surplus moderate-income units

Vacant Residential Sites

An important component of the San Jacinto Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of this site inventory in accommodating the City's share of regional housing growth need. A parcel-specific vacant residential site analysis was completed based on the City's geographic information system (GIS). Table 28 summarizes potential housing units by income category that could be accommodated on the City's vacant residential land. For a detailed list of parcels along with the assumptions underlying the analysis please refer to Appendix B of this Housing Element Technical Report.

**Table 28
Residential Land Inventory Summary vs. RHNA**

	Income Category			
	Lower	Mod	Above Mod	Total
Vacant parcels – Rural Residential (Table B-3)	--	--	856	856
Vacant parcels – Low Density Residential (Table B-3)	--	13,760	--	13,760
Vacant parcels – Medium Density Residential (Table B-3)	--	10,491	--	10,491
Vacant parcels – Very High Density Residential (Table B-3)	771	--	--	2,408
HDR parcels to be rezoned (Table B-4)	2,170			
VHDR parcels to be rezoned (Table B-4)	1,575			
Subtotal – vacant parcels	4,516	24,251	856	28,990
Potential second units	6	--	--	6
Total land inventory	4,522	24,251	856	28,996
RHNA (net remaining 2009-2014)	3,807	0	0	3,093
Carryover from the prior period (see Appendix D)	610			
Land inventory required	4,417	0	0	
Adequate Capacity?	Yes	Yes	Yes	Yes

Source: City of San Jacinto, 3/2012

As shown in Table 27 and Appendix B, there are adequate sites in all income categories to accommodate the City's share of regional housing need during this planning period. However, some parcels in the High Density Residential (HDR) and Very High Density Residential (VHDR) General Plan categories require zoning amendments in order to facilitate affordable housing development (see Program 10 in the Housing Plan). In addition, some sites in the HDR and VHDR land use categories are large and require subdivision prior to development. In order to facilitate development of large sites, Program 10 also includes actions such as expedited processing and incentives for projects including affordable multi-family housing.

Financial Resources

State and Federal Resources

Section 8 - The Housing Choice (Section 8) voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments from landlords who accept vouchers. Eligible households pay 30% of their income toward rent with the balance paid by HUD. The Housing Authority of Riverside County (HARIVCO) coordinates and administers Section 8 rental assistance on behalf of the City of San Jacinto.

Community Development Block Grant (CDBG) Program – Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation, and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. San Jacinto receives its CDBG funding through the County of Riverside. Based on its population, the City is eligible to receive approximately \$165,000 annually from the County. The City has, in the past, used the majority of the CDBG funds for water and sidewalk improvement projects.

HOME Investment Partnership Program – The HOME Program is designed to improve and/or expand a jurisdiction's affordable housing stock. Unlike the CDBG program, HOME funds can only be used for affordable housing activities. Specifically, HOME funds can be used for the following activities which promote affordable rental housing and lower-income homeownership: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based assistance.

There are fairly strict requirements governing the use of the funds. Two major requirements are that the HOME funds must be: 1) used for activities that target certain income groups (lower-income families in particular) and 2) matched 25% by non-federal sources (such as City redevelopment funds).

The City of San Jacinto is eligible to receive HOME funds as a participating city in the Riverside County program as applicants apply for HOME-qualified projects.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

Local Resources

Redevelopment Housing Set-Aside Fund - California Community Redevelopment Law (CCRL) provides the mechanism whereby cities and counties can establish a redevelopment agency whose primary purpose is to provide the legal and financial mechanism necessary to address blighting conditions in redevelopment project areas. Of the various means permitted under CCRL for financing redevelopment implementation, the most useful of these provisions is tax increment financing. This technique allows the assessed property valuation within the redevelopment project area to be frozen at its current assessed level when the redevelopment plan is adopted. As property in the project area is improved, the tax increment revenue generated from valuation increases above the frozen value is retained by the redevelopment agency to retire bonded indebtedness and finance other redevelopment projects.

CCRL also requires redevelopment agencies to address housing issues for low- and moderate-income residents in the following ways:

- expend 20% of the tax increment revenue to increase and improve the supply of low- and moderate-income housing (the “Low/Mod Fund”);
- replace low- and moderate-income housing that is removed as a result of a redevelopment project (replacement housing obligation); and
- ensure that a portion of all housing constructed or substantially rehabilitated in a redevelopment project area be affordable to low- and moderate-income households (inclusionary obligation).

The original 1,140-acre San Jacinto and 465-acre Soboba Springs Redevelopment Project Areas 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 merger of these two project areas is expected to be approved in 2011.

Pursuant to State law, the San Jacinto Redevelopment Agency has established a Redevelopment Housing Fund by setting aside 20% of the tax increment revenue from both the San Jacinto and Soboba Springs Redevelopment Projects. The Agency anticipates an annual deposit of approximately \$380,000 to \$440,000 in tax increment revenues into the Housing Fund over a five-year period, for a total deposit of approximately \$2,052,600 for housing programs. Since

set-aside funds are a function of property tax revenues, the amount of future deposits will depend on factors such as market conditions and the timing of new taxable development.

CCRL sets forth a variety of options for localities to expend their housing funds, including:

- Land disposition and write-downs;
- Site improvements;
- Loans;
- Issuance of bonds;
- Land and building acquisition by the Agency;
- Direct housing construction;
- Housing rehabilitation;
- Rent subsidies;
- Predevelopment funds; and
- Administrative costs for non-profit housing corporations.

The Redevelopment Agency’s 2009-2014 Implementation Plan was adopted by the City Council in 2010 and provides the following anticipated Low/Mod Fund expenditures:

Project / Description	Estimated Redevelopment Investment 2010-2014
<p>Single Family Housing Rehabilitation Program This program will provide grants and other assistance to single-family owner-occupied homeowners for major and minor repairs, renovations and rehabilitation. Eligible improvements may include correcting building code violations, painting, roofing, heating and ventilation repairs, plumbing repairs/replacement, electrical upgrades/repairs, window and door replacement and structural repairs. This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$1,000,000
<p>Enhanced Senior Grant Program/Mobile Home Park Maintenance This program provides grants to income qualified homeowners for emergency repairs to single family homes and mobile homes, such as unsanitary plumbing, hazardous electrical, sewer line or septic failures, or other catastrophic damage to homes. This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$1,500,000
<p>Down Payment Assistance Program This program has the following two components:</p> <ul style="list-style-type: none"> • Grants to qualified homebuyers for down payment, substantial rehabilitation (i.e., the cost of rehabilitation is at least 25% of the value of the home) and closing costs; and 	\$600,000

Project / Description	Estimated Redevelopment Investment 2010-2014
<ul style="list-style-type: none"> • Grants to qualified homebuyers for down payment assistance and closing costs. <p>Affordability restrictions are recorded to make units available to low to moderate income families for a period of 45 years.</p>	
<p>Rental Housing Rehabilitation Program This program would provide loans and other assistance to rehabilitate and/or renovate rental housing units. This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$550,000
<p>Developer Assistance Acquisition and Rehabilitation Program Rental Property Where possible, the Agency may work in connection with non-profit housing developers to acquire or develop affordable rental properties, including those with expiring affordability restrictions. These properties would be developed or rehabilitated and affordability restrictions would be established or re-established to make the units available to low income families for a period of 55 years. This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$775,000
<p>Developer Assistance Acquisition and Rehabilitation Program Purchase Property Where possible, the Agency may work in connection with non-profit housing developers to acquire or develop affordable properties for purchase, including those with expiring affordability restrictions. These properties would be developed or rehabilitated and affordability restrictions would be established or re-established to make the units available to low income families for a period of 45 years. This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$775,000
<p>Total Estimated Redevelopment Investment</p>	\$5,200,000

Non-Profit Housing Providers

The following are housing providers that have been involved with development of affordable housing in the San Jacinto region and may be interested in developing and/or preserving affordable housing in San Jacinto:

- Coachella Valley Housing Coalition
 45-701 Monroe Street, Suite G
 Indio, CA 92201
 (760) 347-3157

- Habitat for Humanity Hemet/San Jacinto
328 N. State Street, Unit D
Hemet, CA 92543
(951) 658-0235
- Jamboree Housing Corporation
2081 Business Center Drive, Suite 216
Irvine, CA 92612
(949) 263-8676
- Affirmed Housing
200 East Washington Avenue, Suite 208
Escondido, CA 92025
(619) 738-8401
- The Olson Company
30200 Old Ranch Pkwy, #250
Seal Beach, CA 90740
(562) 596-4770
- Southern California Housing Development Corporation
8265 Aspen Street, Suite 100
Rancho Cucamonga, CA 91730
(909) 481-0172
- RC Hobbs Company
1110 E. Chapman Ave., Suite 206
Orange , CA 92866
(888) 633-4622
- LINC Housing Corporation
110 Pine Avenue, Suite 500
Long Beach, CA 90802
(562) 684-1100
- Palm Desert Development Company
P.O. Box 3958
Palm Desert, CA 92261
(760) 568-1048
- Riverside Housing Development Corporation
4250 Brockton Ave.
Riverside, CA 92501

Energy Conservation Opportunities

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. As new development and infill development and rehabilitation activities occur, the City will have an opportunity to directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013¹¹.

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of nondepleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

Examples of techniques for reducing residential energy use include the following:

- **Glazing** – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- **Landscaping** – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- **Building Design** – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- **Cooling/Heating Systems** – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.
- **Weatherizing Techniques** – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to

¹¹ California Energy Commission (<http://www.energy.ca.gov/title24>).

55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.

- **Efficient Use of Appliances** – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.

The City's Redevelopment Agency provides financial assistance to affordable housing projects, which may include a portion of the cost of energy conservation measures. The Zoning Code also provides for a density bonus of one-half unit/acre for multi-family projects that incorporate active & passive solar energy concepts.