

Housing Element

City of San Jacinto

September 2013

City Council Resolution No. _____

This page intentionally left blank.

A. Introduction

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

PURPOSE OF THE HOUSING ELEMENT

The Housing Element is the City's official response to a growing awareness for the need to provide housing for all economic segments of the community, as well as a legal requirement that housing policy be included as a part of the planning process. The Housing Element provides San Jacinto with the opportunity to plan for the existing and future housing needs in the community. The San Jacinto Housing Element has been prepared in compliance with the 2013-2021 update cycle for cities in the Southern California Association of Governments (SCAG) region. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; and 5) promoting equal housing opportunities.

SCOPE AND CONTENT OF THE HOUSING ELEMENT

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

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

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

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals;
- Preparation and implementation of City and County Housing Elements which coordinate with State and federal efforts in achieving State housing goals;

- Participation by local jurisdictions in determining efforts required to attain State housing goals; and
- Cooperation between local governments to address regional housing needs.

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

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

RELATED PLANS AND PROGRAMS

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State Housing Element Law requires SCAG, or a designated subregion, to prepare a Regional Housing Needs Assessment (RHNA) every eight years to identify existing and future housing needs. For the projection period of January 1, 2014 through October 31, 2021, the RHNA allocation for San Jacinto is 2,433 units. The RHNA process and how the City will address this requirement is discussed further in the Resources section of the Technical Report.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Jacinto General Plan is comprised of the following seven elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Resource Management; 5) Noise; 6) Public Safety; and 7) Community Services and Facilities. Background information and policy direction presented in one element is also reflected in other General Plan elements. For example, residential development capacities established in the Land Use Element are incorporated into the Housing Element. This Housing Element builds upon other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. For example, the Land Use Element identifies use designations at densities that will facilitate the provision of a range of residential housing products for all income groups. The Circulation Element plays a role in the location of residential development in relation to roadways, transit, pedestrian, and bicycle facilities. The Noise Element establishes noise levels appropriate for residential uses. Whenever one element of the General Plan is amended, other elements, including the Housing Element, will be reviewed and modified, if necessary, to ensure consistency between elements.

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

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

Senate Bill 244 of 2011 amended the *Government Code* and the *Water Code* to require cities and counties to analyze unincorporated island, fringe and legacy communities and amend the Land Use Element of the General Plan prior to or concurrent with the next update of the Housing Element. This bill also imposes requirements on Local Agency Formation Commissions (LAFCOs) regarding annexations and the analysis of municipal services in disadvantaged unincorporated communities (DUCs). The City is working with Riverside County and LAFCO staff to compile the required information regarding unincorporated communities and the water, sewer and fire protection services in these communities for inclusion in the Land Use Element concurrent with the Housing Element update.

COMMUNITY PARTICIPATION

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

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

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

This page intentionally left blank

Housing Plan

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

A. Goals and Policies

CONSERVE AND IMPROVE AFFORDABLE HOUSING

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

HOUSING GOAL 1: CONSERVE, IMPROVE, AND REHABILITATE EXISTING HOUSING.

- Policy 1.1:** Develop and foster activities to increase the health, safety, and property values of the City's existing housing stock.
- Policy 1.2:** Promote the 13 Neighborhood Concept program in planning for the conservation, improvement, and rehabilitation of these existing neighborhoods.
- Policy 1.3:** Preserve existing single-family home neighborhoods.
- Policy 1.4:** Encourage continued and new investments in established communities.
- Policy 1.5:** Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.

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

PROVIDE ADEQUATE HOUSING SITES

Economic forces are driving jobs and housing development eastward in Riverside County, which will result in increased pressure in San Jacinto for new housing opportunities. From 1990 to 2008 the population of San Jacinto more than doubled. Although the recent housing market downturn has interrupted this pattern of rapid growth, history suggests that

the pause will be temporary and the long-term prospect for the Inland Empire is continued economic expansion.

To keep pace with future growth, the Southern California Association of Governments (SCAG) has identified a need for 2,433 new housing units in San Jacinto for the January 1, 2014 through October 31, 2021 planning period. These new housing units must provide a range of housing opportunities to allow for the upward mobility of San Jacinto residents, as well as affordable housing opportunities for households of modest means.

HOUSING GOAL 2: PROVIDE ADEQUATE SITES FOR NEW RESIDENTIAL CONSTRUCTION TO MEET THE NEEDS OF ALL SEGMENTS OF THE COMMUNITY WITHOUT COMPROMISING THE CHARACTER OF THE CITY.

Policy 2.1: Provide adequate sites for a range of new housing construction to meet the Regional Housing Need Assessment (RHNA) for San Jacinto of 2,433 units in the 2014-2021 planning period.

Related Housing Element Programs: 5, 10

ASSIST IN THE PROVISION OF HOUSING

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

HOUSING GOAL 3: ASSIST IN THE DEVELOPMENT OF A HOUSING SUPPLY WHICH IS AFFORDABLE TO ALL SEGMENTS OF THE COMMUNITY.

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

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

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

Related Housing Element Programs: 7, 8, 9

REMOVE GOVERNMENTAL CONSTRAINTS

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

HOUSING GOAL 4: REMOVE GOVERNMENTAL CONSTRAINTS TO THE PROVISION OF HOUSING TO THE GREATEST EXTENT FEASIBLE AND LEGALLY PERMISSIBLE.

- Policy 4.1:** Promote efficient and creative alternatives to help reduce governmental constraints.
- Policy 4.2:** Provide incentives and regulatory concessions for affordable and senior housing.
- Policy 4.3:** Improve the City’s development review and approval process to facilitate housing construction.
- Policy 4.4:** Provide reasonable accommodation for housing for persons with disabilities.

Related Housing Element Programs: 5, 10, 11

PROMOTE EQUAL HOUSING OPPORTUNITIES

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

HOUSING GOAL 5: PROMOTE EQUAL OPPORTUNITY FOR HOUSING THROUGHOUT THE CITY OF SAN JACINTO.

- Policy 5.1:** Prohibit discrimination in the sale or rental of housing with regard to race, religion, disability, gender, family size, marital status, national origin, color, or income.
- Policy 5.2:** Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.
- Policy 5.3:** Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.
- Policy 5.4:** Accommodate emergency shelters and transitional housing facilities in compliance with applicable State laws and the City’s Development Code.

Related Housing Element Programs: 10, 11

B. Housing Programs

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

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

CONSERVE AND IMPROVE AFFORDABLE HOUSING

1. CODE ENFORCEMENT

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

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

The most important elements of the code enforcement program are assisting in the identification of substandard housing and providing information to the public about City and County housing programs. During this Housing Element cycle, the City will seek grant funding to complete a comprehensive windshield survey of housing conditions to determine the number and types of housing problems and substandard housing conditions in the City. The results of the survey will be used to target rehabilitation programs to those areas in greatest need.

Responsible Agency: Code enforcement staff

Financing: General fund

Program Objectives: Continue to implement code enforcement program. By the end of FY 14/15, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B, if available.

Schedule: Housing conditions survey in FY 14/15; code enforcement throughout the planning period

2. HOUSING REHABILITATION PROGRAMS

A. Home Rehabilitation Loan Program. The Home Rehabilitation Loan Program targets lower-income homeowners who need extensive repairs to improve the condition of their homes. The primary focus of the program is code-related improvements, including major improvements such as roofing, plumbing, and electrical, followed by aesthetic improvements, such as paint, carpet, and landscaping. The program includes improvements needed to correct health and safety violations. The program provides loans of up to \$50,000, with affordability covenants and no interest for 45 years. The City is attempting to find an alternate source of funding for this program after the loss of redevelopment funds. Since San Jacinto is not an “entitlement city” it does not receive funding directly from HUD. The City will investigate the possibility of obtaining funding assistance for this program through Riverside County.

Responsible Agency: Not determined at this time

Financing: A replacement funding source has not been identified after the loss of Redevelopment set-aside funds

Program Objectives: Two units/year (although funding has not been identified at this time).

Schedule: Contact Riverside County EDA annually regarding funding opportunities

B. Enhanced Senior Home Repair Grant Program: The Enhanced Senior Home Repair Grant Program provides one-time grants of up to \$3,000 to qualified low-income seniors for needed repairs to both mobile home units and conventional housing. As noted in Program 2.A above, the City will investigate the possibility of obtaining funding assistance for this program through Riverside County.

Responsible Agency: Not determined at this time

Financing: A replacement funding source has not been identified after the loss of Redevelopment set-aside funds

Program Objectives: Two units/year (although funding has not been identified at this time).

Schedule: Contact Riverside County EDA annually regarding funding opportunities

3. CONSERVATION OF EXISTING AND FUTURE AFFORDABLE UNITS

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

Responsible Agency: Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of

ment of Housing and Community Development (HCD), and the Housing Authority of Riverside County (HARIVCO)

Financing: HUD Section 8 vouchers, other funding sources as available.

Program Objectives: Monitor the status of assisted projects.

Schedule: Throughout the planning period

4. SECTION 8 RENTAL ASSISTANCE

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

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

Responsible Agency: Housing Authority of Riverside County

Financing: Section 8 vouchers

Program Objectives: Continue to support the HARIVCO’s applications for additional Section 8 allocations and efforts to provide vouchers for lower income San Jacinto residents.

Schedule: Throughout the planning period

PROVIDE ADEQUATE HOUSING SITES

5. LAND USE ELEMENT

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

The Very High Density Residential (VHDR) land use designation allows multi-family residential development at 18.1 – 22.0 units/acre (excluding density bonus) and is suitable for lower-income housing in the San Jacinto market area. The High Density Residential (HDR) land use designation allows multi-family housing at a density of 14.1 – 18.0 units/acre. As noted in the Technical Appendix, all recent multi-family developments (both market rate and deed-restricted) in San Jacinto have been affordable to lower-income households regardless of density.

Responsible Agency: Planning Department

Financing: General fund

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

Schedule: Throughout the planning period

FACILITATE THE PROVISION OF AFFORDABLE HOUSING

6. PROVIDE INCENTIVES AND ASSISTANCE TO AFFORDABLE AND SPECIAL NEEDS HOUSING DEVELOPMENTS

In order to facilitate the development of housing for low- and moderate-income households and persons with disabilities (including developmental disabilities), the City will implement the following actions:

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

Responsible Agency: Planning Department

Financing: General Fund

Program Objectives: Facilitate affordable housing development commensurate with the RHNA and the production of accessible housing for persons with disabilities.

Schedule: Contact the Inland Regional Center annually and apply for funding assistance at least once during the planning period; Program implementation throughout the planning period.

7. DOWNPAYMENT ASSISTANCE PROGRAM

Prior to the dissolution of the Redevelopment Agency in 2012, the Downpayment Assistance Program provided downpayment or closing cost assistance of up to 6% of the sales price (up to \$390,450) to persons or families earning up to 120% of the area median income. This program may be reactivated if an alternate funding source becomes available.

Responsible Agency: TBD

Financing: TBD

Program Objectives: If funding is available, provide downpayment or closing cost assistance to five qualified persons or families annually.

Schedule: Throughout the planning period

8. SINGLE-FAMILY INFILL HOUSING PROGRAM

Development of single-family infill housing helps to promote homeownership and neighborhood improvement. Single-family infill housing can be developed in the older portions of the City, which helps to improve vacant lots and provide additional affordable housing opportunities. Several City-owned properties may be available for development. To enhance the affordability of the units, down payment assistance may be provided. The City may continue to identify individual vacant lots that are appropriate for single-family housing development and cooperate with private property owners to develop housing on these properties if staff and funding is available. The City may offer assistance for developing the properties with housing for income-qualified households to the extent feasible.

Responsible Agency: TBD

Financing: CDBG, HOME, tax credits, bond financing

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

Schedule: Throughout the planning period

9. PURSUE STATE AND FEDERAL FUNDING

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

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

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

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

Financing: CDBG, HOME, tax credits, and bonds

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

Schedule: Throughout the planning period

10. MORTGAGE CREDIT CERTIFICATE PROGRAM

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

Responsible Agency: Riverside County EDA

Financing: Federal tax credits and EDA

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

Schedule: Throughout the planning period

PROMOTE EQUAL HOUSING OPPORTUNITIES

11. FAIR HOUSING SERVICES

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

Responsible Agency: Riverside County

Financing: General fund

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

Schedule: Throughout the planning period

12. REASONABLE ACCOMMODATION IN HOUSING FOR PERSONS WITH DISABILITIES

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. The Development Code establishes administrative procedures for reviewing and approving such requests in conformance with state law. The City will continue to implement this ordinance.

Responsible Agency: Planning Department

Financing: Department budget

Program Objectives: Continue to process requests for reasonable accommodation in conformance with state law and the Development Code.

Schedule: Throughout the planning period

13. HOUSING FOR EXTREMELY-LOW-INCOME PERSONS

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

- Provide expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing

- Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments
- Conduct annual outreach to non-profit developers

Responsible Agency: Planning Department

Financing: Grant funds, Riverside County EDA

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

Schedule: Throughout the planning period.

14. RESIDENTIAL ENERGY CONSERVATION

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

- Through the Energy Leader Partnership Program, Southern California Edison provides support to local governments to identify and address energy efficiency opportunities in municipal facilities, take actions supporting the California Long Term Energy Efficiency Strategic Plan and increase community awareness and participation in demand side management opportunities. A key goal in SCE's local government partnerships is helping cities and counties lead by example in addressing energy efficiency first in their own municipal facilities. In addition, the program strives to expand the policies and the energy management capacity at local governments to maintain a long term sustainability focus. The City of San Jacinto will seek to participate in the Energy Leader Program with SCE to encourage and facilitate opportunities for energy efficiency.
- Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.
- Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and the Western Riverside Council of Governments (WRCOG) HERO Program, that assist homeowners in providing energy conservation measures.
- Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.

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

Responsible Agency: Planning Department
Funding: General Fund; grant programs, as available
Timeline: Throughout the planning period

C. Quantified Objectives

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

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely-Low	281	5*	417**
Very Low	281	5*	
Low	394	5*	
Moderate	441		
Above Moderate	1,036		

Notes:

*Depending on available funding to replace lost redevelopment revenues

**Assisted units (see Technical Report Table 18)