

Revised 2021-2029 Housing Element Update

Planning Commission

January 19, 2022

LR18-1620



Comprehensive
Presentation
Archive

Available for the public at
TemeculaCA.gov/housing

Presentation Overview

- Review Housing Element Requirements and Timeline
- Review HCD Comment Letter
- Review Staff recommended changes to the Draft Housing Element
- Consider General Plan Final EIR Addendum
- Adopt a resolution making a recommendation to the City Council

State Law Requirements

- General Plan with Mandatory Elements
- Housing Element Law and certification process
- Penalties for not meeting State law and having a certified Housing Element
- Draft submitted and letter received from HCD stating required revisions

Timeline

- Jan – Aug 2021: Preparation of Draft HE
- Aug 17-Sep 15, 2021: 30-day Public Review Period
- Aug 18, 2021: Community Open House
- Sep 15, 2021: Planning Commission Public Hearing on Draft HE
- Sep 28, 2021: Submitted to HCD for 60-day review
- Oct 12, 2021: City Council Public Hearing/Adoption of Draft HE
- October 15, 2021: Statutory deadline to adopt HE
- Dec 3, 2021: Receipt of HCD Comments on Draft HE
- Jan 19, 2022: Planning Commission Public Hearing on Revised HE
- Feb 8, 2022: City Council Public Hearing on Revised HE

Our Role in Regional Housing

- Temecula’s state-mandated RHNA for the 2021-2029 Planning Period is 4,193 units
- 50% of the City’s RHNA is dedicated to Very Low or Low-Income Households

Income Level	2021-2029 Temecula RHNA
Very Low-Income Households	1,359
Low-Income Households	801
Moderate-Income Households	778
Above Moderate-Income Households	1,255
Total	4,193

Sample Workforce Pay

Income Level (AMI)	Sample Workforce Pay (Sample <u>Starting</u> Pay)
Very Low Income (0-50% AMI) \$0-\$37,650 (\$19/hr)	<ul style="list-style-type: none">• Pre-school teacher (\$15/hr)• Warehouse worker (\$16/hr)• Grocery store worker (\$17/hr)
Low Income (51-80% AMI): \$37,651 - \$60,250 (\$31/hr)	<ul style="list-style-type: none">• Petty Officer 3rd Class <u>with</u> housing allowance (\$23/hr)• Starting teacher salaries (\$25/hr)• Firefighter I (\$25/hr)• Restaurant manager (\$28/hr)• Resident Physician (\$29/hr)
Moderate Income (81-120% AMI): \$60,251 - \$90,350 (\$46/hr)	<ul style="list-style-type: none">• Deputy Sheriff trainee (\$31/hr)• Second Lieutenant <u>with</u> housing allowance (\$31/hr)• Accountants- starting (\$31/hr)

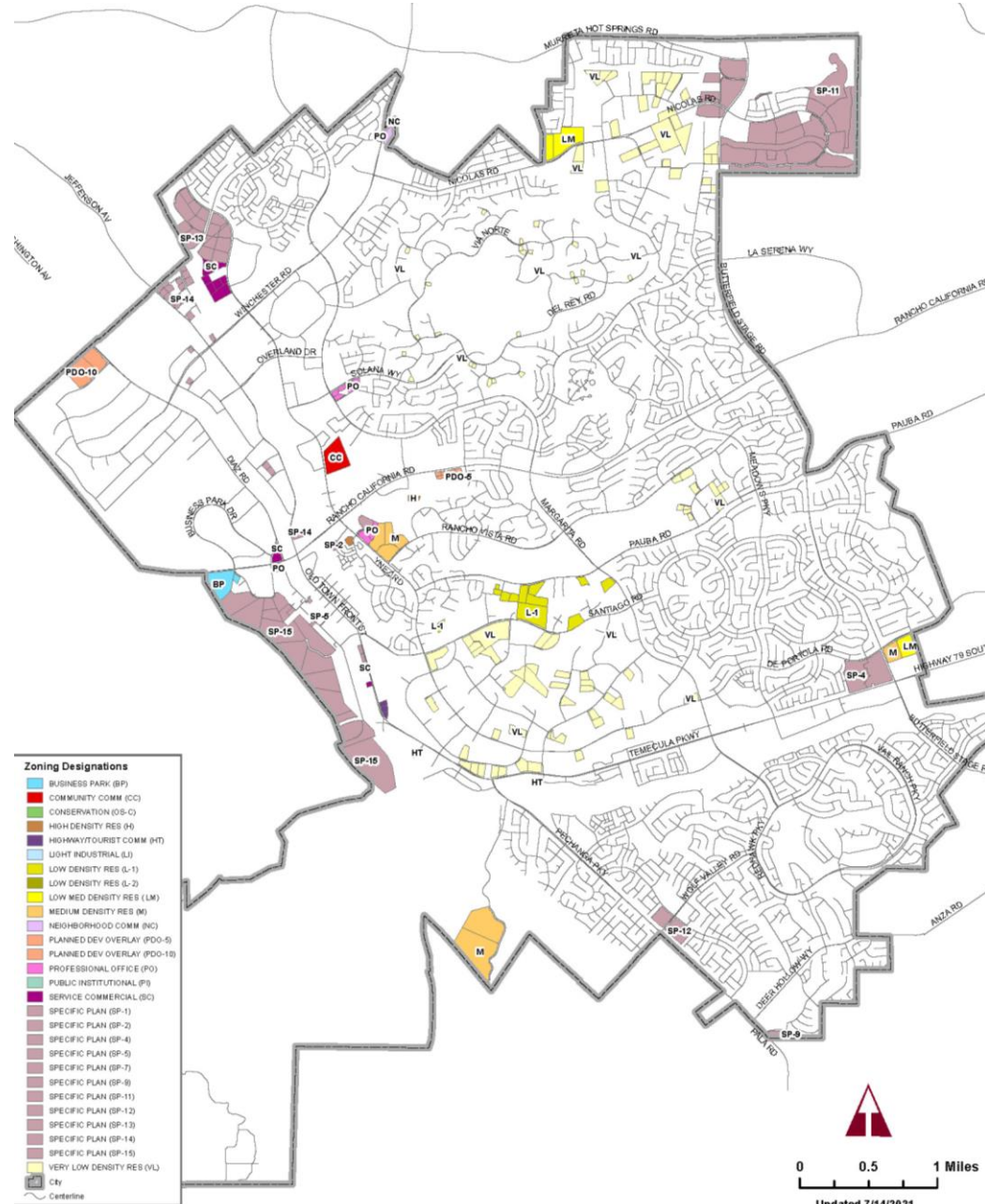
Background Report: Site Inventory

Temecula's 6th Cycle RHNA Revised Strategy

Strategy	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
6th RHNA Allocation	680	679	801	778	1,255	4,193
Credits	24	8	99	21	7	159
ADUs	8	4	16	16	4	48
Vacant Residential Land (exclusive of SPs)	364	436	658	1,600	363	3,414
Vacant Residential Land (inside SPs)	304	311	601	2,779	1,740	5,735
Revised Surplus	+20	+80	+573	+3,638	+851	+5,313
Change from Prior Surplus	(-25)	(-12)	(-59)	(-42)	+2	(-136)*

**Change in surplus due to modifications to ADU assumptions and rounding totals*

Background Report: Site Inventory



No change in sites

HCD Comment Letter

- Affirmatively Furthering Fair Housing (AFFH)
- Sites Inventory
- Analysis of Constraints to Housing
- Implementation of Housing Programs
 - Modifications to proposed programs
 - Addition of new programs

AFFH

- Updated AFFH Section to provide more information on enforcement and outreach activities
- Provided a comprehensive local and regional analysis of AFFH issues including areas of concentration by race, disability, familial status, income, and affluence
- Provided a local and regional analysis of access to opportunity in relation to education, economy, transportation and environmental factors
- Expanded analysis of factors related to households with disproportionate housing needs including cost burden, risk of displacement, and overcrowding
- Better connected sites inventory to demonstrate that RHNA sites are distributed throughout the City in a manner that furthers fair housing
- Added or modified Housing Plan policies to address State AFFH requirements

Sites Inventory

- Included additional information on progress of affordable housing projects approved or entitled but not yet under construction (Las Haciendas and Rancho Highlands)
- Clarified that sites identified to meet RHNA are vacant
- Provided support for realistic residential capacity assumptions to meet RHNA
- Clarified zoning and/or added program to address State requirements for housing types including emergency shelters, transitional and supportive housing, manufactured housing, agricultural housing, SROs, and ADUs
- Revised ADU projections per State safe-harbor methodology (six units per year)
- Demonstrated availability of infrastructure and addressed potential environmental constraints of identified sites

Analysis of Constraints to Housing

- Expanded analysis of governmental constraints to housing production
 - Land-use controls (e.g., effects of development standards on allowable densities)
 - Parking requirements
 - Calculation of fees for both single and multi-family residential units
 - Clarified City's processing and permitting procedures
 - Clarified reasonable accommodation procedure
- Expanded analysis of non-governmental constraints to housing production
 - Added to estimate of land and construction costs
 - Availability of financing
 - Expeditious building permitting
- Expanded on strategy to retain affordable units at risk of expiring within the decade (versus the HE planning period)

Implementation of Housing Programs

- Clarified timelines, achievable objectives, and City's role in implementation for six programs
- Revised housing program to update zoning code to comply with State requirements for emergency shelters, transitional and supportive housing, employee/agricultural housing, ADUs, residential care facilities, and low barrier navigation centers
- Added Program 18 to provide adequate sites for lower income households on nonvacant and vacant sites identified in prior planning periods (does not apply to any sites in current inventory)
- Modified Program 8 (now Program 9) to better address needs of large ELI Households
- Added Program 19 to mitigate nongovernmental constraints
- Modified AFFH programs and added Program 28 to commit to AFFH outreach, enforcement, and education and address potential equity concerns identified in AFFH analysis

Other Items

- Updated Appendix C to more thoroughly demonstrate meaningful bilingual public participation throughout the process
- Added review of the City's cumulative efforts to address needs of special needs populations (e.g., low income households, elderly, persons with disabilities, large households, female headed households, farmworkers, persons experiencing homelessness, and non-English speakers) throughout the 5th Cycle

CEQA

- In compliance with CEQA Guidelines Section 15164 an Addendum to the General Plan FEIR has been prepared which concludes that the proposed updates to the General Plan Housing Element and Public Safety Element do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated. The Housing Element update is not requiring rezoning of any parcels in the City. Moreover, the Safety Element is merely being updated to conform with changes in State law. None of the conditions in CEQA Guidelines Section 15162 are present to require the preparation of a subsequent EIR, and no additional environmental review is required.

Conclusion

- Staff is recommending that the Planning Commission adopt a Resolution recommending adoption of the updated Housing Element based on HCD's Findings
- Staff and the consultant are available for questions