Housing Policy Department
Received on:
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Temecula

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Reporting Period by Calendar Year: from Jan 1, 2011 to Dec. 31, 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	280	280				
(10) Total by income Table A/A3 ► ►						280	280				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	229	51				280	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	363												363
	Non-deed restricted													
Low	Deed Restricted	553												553
	Non-deed restricted													
Moderate	Deed Restricted	708												708
	Non-deed restricted													
Above Moderate		1,622				280							280	1,342
Total RHNA by COG. Enter allocation number:		3,246				280							280	2,966
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Land Use Element and Development Code	Provide a range of residential development opportunities through appropriate land use designations.	31-Dec-12	Continued to draft development standards for the new Urban Density Overlay zone that allows for mixed-use and various housing types, including affordable, within the district by right. The Urban Density Overlay zone has 557 acres identified for future mixed-use and smart growth.
Sites for Emergency and Transitional Housing	Provide for sites for the development and opportunities for the provision of housing for the homeless.		The City and nonprofit organizations continued to work together to provide resources for homeless people seeking shelter. Several nonprofit agencies continued to provide referrals to housing facilities for homeless in the Temecula Valley area. In 2011, the City began the process of becoming an Entitlement Community in order to receive CDBG funds directly from HUD. CDBG funds may be used for development of a homeless facility in future years.
Sites for Transitional/Supportive Housing and Single Room Occupancies (SROs)	Provide for sites for the development and opportunities for the provision of short to moderate length stay affordable housing.	30-Jun-12	Continued efforts to amend the Development Code to require transitional/supportive housing to be subject to the same permit processing procedures as other housing in the same zone, and to require SROs to be permitted by right within residential zones. In 2011, the City began the process of becoming an Entitlement Community in order to receive CDBG funds directly from HUD. CDBG funds may be used for development of transitional and/or supportive housing in future years.
Density Bonus Ordinance	Encourage the provision of senior/affordable housing development by continuing to encourage and implement the Density Bonus Ordinance.		Continued to encourage density bonus opportunities which increase the total allowable density for senior and affordable housing projects. No permits were issued for a project with density bonus during the 2011 reporting period.
Land Assemblage and Affordable Housing Development	Assist with the development of affordable housing by acquiring land for the development of low and moderate income housing.		The City approved two deed restricted affordable housing developments during the 2011 calendar year. The projects will result in the construction of 68 new low-income units.
Second Unit Ordinance	Facilitate the development of affordable housing through the construction of second units.		Continued to allow and promote the construction of affordable second units. The City did not issue any second unit permit during the 2011 reporting period.

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Mortgage Credit Certificate (MCC) Program	Assist first time home buyers by promoting the regional MCC Program		Continued to promote the MCC Program administered by the Riverside County Economic Development Agency (EDA). One (1) household was assisted under this Program during the 2011 reporting period.
First Time Home Buyer Program	Assist lower income first time home buyers with the purchase of a home through the use of loan assistance.		The City did not fund any FTHB loans during the 2011 reporting period as a result of the disolution of California Redevelopment Agencies per ABX1 26. One (1) FTHB loan was funded by Riverside County
Employee Relocation Program	Provide loan assistance to qualified, lower income relocated employees for the purchase of a home.		The Employee Relocation Program has been eliminated as a result of the disolution of California Redevelopment Agencies per ABX1 26.
Development Fees Reimbursement	Reduce the cost of affordable/senior housing development through the reimbursement of development fees.		Approved two Owner Participation Agreements to assist with the developmewnt of affordable housing. The City did not approve any reimbursement of City fees during the 2011 reporting period
Expedite Processing of Affordable Housing Projects	Provide expedited processing times of projects with an affordable housing component.		Continued to implement shorter processing times for affordable housing projects. Two (2) affordable housing projects received expedited review and processing during the 2011 reporting period.
Periodic Consistency Review of General Plan, Municipal Code, and State Law	Conduct biannual review to ensure consistency with legislative and regulatory amendments, new state laws, and case law interpretations.		Continued to track and stay abreast of changes in state housing law which would require amendments to the General Plan and Municipal Code. There was one housing related amendment made to the Development Code in 2011. The City adopted a formalized Reasonable Accomodation Ordinance on June 28, 2011.
Preserve At-Risk Housing Units	Encourage the continued affordability of at-risk housing units to preserve existing affordable housing opportunities.		Continued to work with interested parties to renew the covenants on any expiring affordable restrictions.
Redevelopment Set-Aside	Develop and preserve affordable housing through the expenditure of Redevelopment Set-aside funds.		Continued to utilize the Temecula Redevelopment Agency housing funds to implement the identified housing programs and pursue affordable housing projects pursuant to State law.

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Code Enforcement	Maintain the existing housing stock through the enforcement of the Uniform Building Code.		Continued implementation of Weed Abatement and Abandoned Vehicle Abatement Programs. Conducted 2,487 complaint driven code case inspections, 831 proactive code case inspections, 1,390 weed abatement cases and 98 abandoned vehicle cases in 2011.
Residential Improvement Program (RIP)	Assist low and moderate income homeowners with the rehabilitation of existing single and multi-family housing units through the use of a loan and grant program.		The City did not fund any RIP loans during the reporting period as a result of the disolution of California Redevelopment Agencies per ABX1 26. Fifteen (15) single family houses received NSP funds during the 2011 reporting period. NSP is administered by the Riverside County Economic Development Agency.
Section 8 Rental Assistance Program	Support the County of Riverside's Section 8 Rental Assistance Program.		Administered by the Riverside County Housing Authority. The City continued to provide information about the Section 8 rental assistance voucher/certificate program to potential tenants.
Mobile Home Assistance Program (MPAP)	Avoid the loss of affordable housing within mobile home parks due to the closure of existing parks by providing technical assistance to lower income mobile home park residents pursing MPAP funds.		No residents pursed MPAP funds during the 2011 reporting period.
Equal Housing Opportunity	Promote equal opportunities for housing by participating in the Riverside County Consortium.		Continued to participate in the Riverside County Consortium in implementing the fair housing plan, post information regarding fair housing services on the City web site, and provide referral services to the Fair Housing Program of Riverside County.
Housing Referral Directory	Assist community members in locating housing which meets the individual's needs.		Continued to offer housing referral services through its Housing Referral Directory.
Housing for Persons with Disabilities	Analyze and determine constraints on the development, maintenance and improvement of housing for persons with disabilities.	30-Jun-11	Adopted a formalized Reasonable Accommodation Ordinance to address and remove governmental constraints to housing for persons with disabilities. The Ordinance was adodpted on June 28, 2011.

General Comments:

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