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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
APR - 7 2014

City or County Name: City of Temecula

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Temecula, CA 92590

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Reporting Period by Calendar Year: from 1/1/2013 to 12/31/2013

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Temecula

Reporting Period 01/01/2013 - 12/31/2013

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	
Madera Vista (formerly Summerhouse)	5+	R	19		41		60	60	RDA, TCAC	Regulatory A	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►						387					
(10) Total by income Table A/A3 ► ►			19		41	387	60	60			
(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			55	55	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	55	55	

* 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**	268		387			655	387

* 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.			2008	2009	2010	2011	2012	2013				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					5	19				24	339
	Non-deed restricted												
Low	Deed Restricted	553		19	20		47					86	467
	Non-deed restricted												
Moderate	Deed Restricted	708		13			15	41				69	639
	Non-deed restricted												
Above Moderate		1,622		322	321	280	330	655				1,908	-286
Total RHNA by COG. Enter allocation number:		3,246											
Total Units ► ► ►				354	341	280	397	715				2,087	1,159
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-Oct-14	The Urban Density Overlay zone had 557 acres identified for future mixed-use and residential zoning in order to meet the remaining need in the fourth cycle RHNA. However, after conducting the vacant land capacity anaylsis for the fifth cycle RHNA, it was determined that the Urban Density Overlay was not necessary for the City to meet the fourth cycle or fifth cycle remaining need. It was determined that the City would instead adopt an Affordable Housing Overlay (AHO) to clarify and codify the already applicable supplemental zoning provisions which accomodate for the RHNA. The AHO will be developed and adopted by October 2014.
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 and other services for homeless in the Temecula Valley area. The City also actively participates in Riverside County Continum of Care 10-year plan to end homelessness. Additonally, the City plans to develop and add emergency shelter development standards into the Zoning Code by June 2016.
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.		The City completed a Zoning Code amendment and adopted an Ordniance permitting transitional housing, supportive housing, residential care faciliities, and efficiency unit housing in residential zones subject to the same permit processing procedures as other housing in the same zone. The Ordinance was adopted on April 23, 2013.
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.
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.		Due to the elimination of Redevelopment the City was not able to purchase land for contribution to affordable housing developments in 2013.

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Second Unit Ordinance	Facilitate the development of affordable housing through the construction of second units.		Continued to allow and promote the construction of second units.
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). Six Temecula homeowners received certificates in 2012 and one Temecula homeower received a certificate in 2013.
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 2013 reporting period as a result of the disolution of California Redevelopment Agencies per ABX1 26. However, the City is currently working with Riverside County to enter into a HOME consortium agreement. The Consortium would provide FTHB down payment assistance funding for Temecula residents again.
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.		City continues to evaluate opportunities to reimburse City fees for appropriate housing developments.
Expedite Processing of Affordable Housing Projects	Provide expedited processing times of projects with an affordable housing component.		Continued to implement as short a time frame as possible for affordable housing projects.
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. The City completed their fifth cycle housing element update.
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. Fifty-five (55) at-risk units were sold and perserved in 2013.
Redevelopment Set-Aside	Develop and preserve affordable housing through the expenditure of Redevelopment Set-aside funds.		Due to the elimination of Redevelopment the City does not currently have a funding source adaquate enough to develop or preserve affordable housing units.

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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 1,584 complaint driven code case inspections, 380 proactive code case inspections, 1,042 weed abatement cases and 65 abandoned vehicle cases in 2013.
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 2013 reporting period as a result of the disolution of California Redevelopment Agencies per ABX1 26.
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 2013 reporting period.
Equal Housing Opportunity	Promote equal opportunities for housing by participating in the Riverside County Consortium.		Continued to work with and fund the Fair Housing Council of Riverside County 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 in Riverside County.
Housing Referral Directory	Assist community members in locating housing which meets the individual's needs.		Continued to offer housing referral services through the Housing Referral Directory number, 211.
Housing for Persons with Disabilities	Analyze and determine constraints on the development, maintenance and improvement of housing for persons with disabilities.	30-Jun-11	Continued to enforce the Reasonable Accommodation Ordinance adopted in 2011.

General Comments:

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