

**Department of Housing and
Community Development**

Housing Policy Department
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ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF TEMECULA

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Reporting Period by Calendar Year: from JAN 2014 to DEC 2014

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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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Temecula
 Reporting Period 01/01/2014 - 12/31/2014

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	
Bel Vista	2-4	O				30	30				
Aldea and Alegra at Paseo Del Sol	5+	O				95	95				
(9) Total of Moderate and Above Moderate from Table A3 ▶▶						125					
(10) Total by income Table A/A3 ▶▶						250	125				
(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 in 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	133		125			258	258

* 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.		2014	2015	2016	2017	2018	2019	2020	2021		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			
Very Low	Deed Restricted Non-deed restricted	375										375
Low	Deed Restricted Non-deed restricted	251										251
Moderate	Deed Restricted Non-deed restricted	271										271
Above Moderate		596	258								258	338
Total RHNA by COG. Enter allocation number:		1,493										
Total Units ▶ ▶ ▶			258								258	1,235
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.	15-Oct-14	The City is still completing its Affordable Housing Overlay (AHO) to clarify and codify the already applicable supplemental zoning provisions which accommodate for the RHNA. It was anticipated that the AHO would be complete and adopted in October 2014; however, city staff encounter some delays and is currently finishing the draft ordinance and required environmental documents for adoption in mid-2015. City staff continued to encourage opportunities for senior and affordable housing projects throughout 2014.
Sites for Emergency Shelters	Provide for sites for the development and opportunities for the provision of housing for the homeless.	Ongoing	The City and nonprofit organizations continued to work together to provide resources for homeless people seeking shelter in 2014. Several nonprofit agencies continued to provide a provision of services including temporary inclement weather shelter and other housing options for homeless in the Temecula Valley area. The City also actively participates in Riverside County Continuum of Care 10-year plan to end homelessness. Additionally, the City plans to develop and add emergency shelter development standards into the Zoning Code by June 2016.
Sites for Transitional/ Supportive Housing	Provide for sites for the development and opportunities for the provision of short- to moderate-length stay affordable housing.	31-Jan-15	The City completed a Zoning Code amendment and adopted an Ordinance permitting transitional housing, supportive housing, residential care facilities, 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. However, the City will need to extend the permitting of these uses to fully comply with housing law and intends to include the residential use amendment with the AHO and Density Bonus Ordinances currently in process and scheduled for adoption in 2015.
Density Bonus Ordinance	Encourage the provision of senior /affordable housing development by continuing to implement the Density Bonus Ordinance.	31-Oct-14	Although the City's Zoning Code contains provisions allowing for additional density, the City has not yet adopted the density bonus provisions as required by Government Code Section 65915, in which its density bonus program and incentives shall be defined independent of affordable housing provisions in the Code. City staff is currently finishing the draft ordinance and required environmental documents for adoption along with the AHO in mid-2015. City staff continued to encourage density bonus opportunities which increase the total allowable density for senior and affordable housing projects throughout 2014.

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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.	Ongoing	The City has been unable to purchase land for contribution to affordable housing developments since the dissolution of CA Redevelopment Agencies in 2011. In 2012, after the dissolution of Temecula Redevelopment Agency (RDA), the City took ownership of all affordable housing assets. Currently, there is \$5.2 million in Tax Allocation Bond Proceeds that may be used for affordable housing. The City will release a Request for Proposal in mid-2015 soliciting for affordable housing development proposals regarding a number of housing options – transitional, supportive, special needs, senior/veteran, and working-family affordable. The City continued to facilitate the development of housing units affordable to lower-income households by continuing to publicize its density bonus program and its affordable incentives, and by making this information available to developers and nonprofit housing agencies through the development application process.
Second Unit Ordinance	Facilitate the development of affordable housing through the construction of second units.	Ongoing	The City's Second Unit Ordinance allows for second units in all residential zoning districts where there is an existing owner-occupied single-family detached dwelling unit if certain conditions are met. The City continued to allow and promote the construction of second units in 2014. Planned website improvements will help to highlight the program further in 2015.
Mortgage Credit Certificate (MCC) Program	Assist first time home buyers by promoting the regional Mortgage Credit Certificate Program.	Annually	Continued to promote the MCC Program administered by the Riverside County Economic Development Agency (EDA). One Temecula homeowners received a certificate in 2014. Planned website improvements will help to publicize the program further in 2015.
First Time Home Buyer Program	Assist lower-income first time home buyers with the purchase of a home through the use of loan assistance.	Ongoing	The City did not fund FTHB loans during the 2014 reporting period. As a result of the dissolution of CA Redevelopment Agencies per ABX1 26, the City no longer offers a FTHB program. In 2013, the City was working with Riverside County to enter into a HOME Consortium Agreement to reinstate the program for the Temecula community. However, the Consortium was not able to be formed due to a lack of approved participating jurisdictions in order to meet the minimum program formula requirements.
Housing for Extremely Low-Income Households	Encourage and facilitate housing suitable for extremely low-income households.	Ongoing	The City continued to encourage the development of housing for extremely low-income households through a variety of activities, such as conducting outreach to housing developers regarding future SARDAs financial assistance and partnership and advertising expedited entitlement processing. The City continued to identify grant funding opportunities, and apply for applications for funding of temporary shelter and a provision of services for low-income individuals and families. The City continued to review and prioritize local funding, such as CDBG to assist in this area where feasible.
Energy Conservation	Encourage the use of energy conservation features in residential construction and remodeling.	Ongoing	The City continued to encourage the use of energy conservation features in residential construction and remodeling, and to implement the State's energy conservation standards (e.g., Title 24 Energy Standards) through the plan review process for all new building construction permits.
Development Fees Reimbursement	Reduce the cost of affordable/senior housing development through the reimbursement of development fees.	Ongoing	The City continued to evaluate opportunities to reimburse City fees for appropriate housing developments, but did not enter into any new agreements to provide development fee reimbursement in 2014.
Expedite Processing of Affordable Housing Projects	Continue to expedite processing of affordable housing projects.	Ongoing	The City continued to implement as short a time frame as possible for affordable housing projects, but did not process housing entitlements or building construction plans that required expedited processing during the 2014 reporting period.

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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.	Biannually	The City 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 adopted its fifth cycle Housing Element Update on January 28, 2014, and received certification on March 10, 2014. For example, the City is aware of the recent 2014 legislation under Senate Bill 341 and Senate Bill 745, and will comply through implementation in 2015.
Preserve At-Risk Housing Units	Encourage the continued affordability of at-risk housing units to preserve existing affordable housing opportunities.	Annually	The City continued to work with interested parties to renew the covenants on any expiring affordable restrictions. No units were at-risk of conversion in 2014.
Code Enforcement	Maintain the existing housing stock through the enforcement of the UBC.	Ongoing	The City continued implementation of Weed Abatement and Abandoned Vehicle Abatement Programs. City code staff conducted 1,075 complaint driven code case inspections, 75 proactive code case inspections, 600 weed abatement cases and 77 abandoned vehicle cases in 2014.
Residential Improvement Program (RIP)	Assist with the rehabilitation of existing single- and multi-family lower-income housing units through the use of loan and grant programs.	Ongoing	The City did not fund any RIP loans during the 2014 reporting period; however, the City did fund a new housing rehab program through its Fiscal Year 2014-15 CDBG program. Total funding, in the amount of \$26,233, was approved for a subrecipient to administer the improvement program for 15 housing units during the fiscal year. To-date, one home has been approved to receive improvements.
Section 8 Rental Assistance Program	Support the County of Riverside's Section 8 Rental Assistance Program.	Ongoing	The Section 8 Rental Assistance Program is 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 in 2014.
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 pursuing MPAP funds.	Ongoing	No residents pursued MPAP funds during the 2014 reporting period.
Equal Housing Opportunity	Promote equal opportunities for housing by participating in the Riverside County Consortium.	Ongoing	The City continued to work with and fund the Fair Housing Council of Riverside County in implementing the fair housing plan, disseminate information regarding fair housing services, and provide referrals to the fair housing program in Riverside County. In 2014, the Fair Housing Council of Riverside County promoted fair housing by advertising in local media, attending community events in Riverside County, and distributing fliers to locations in Temecula. In July, City CDBG staff participated in a community outreach event and presented fair housing information to the residential real estate professionals. The event was advertised in the local Temecula newspaper, online, and on local cable access television.

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Housing Referral Directory	Assist community members in locating housing that meets the individual's needs.	Ongoing	The City continued to offer housing referral services through the Housing Referral Directory number, 211, and to local non-profit shelter and service providers.
Housing for Persons with Disabilities	Analyze and determine whether there are constraints on the development, maintenance, and improvement of housing for persons with disabilities.	Annually	The City continued to enforce the Reasonable Accommodation Ordinance adopted in 2011; but has not processed a specific project requiring implementation and consistency findings be made to remove constraints.
Employee Housing	Review and if needed amend the Temecula Municipal Code to address the Employee Housing Act, especially California Health and Safety Code Section 17021.5 and 17021.6.	31-Jan-15	The City began review of the Temecula Municipal Code to define and permit employee housing providing accommodations for six or fewer employees. Employee housing shall be deemed a single-family structure with a residential land use designation. Review of the amendments is still underway and planned for completion in early 2016.

General Comments: