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Community Development Department

September 16, 2021

Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: Submission of the Second Draft City of Menifee 2021-2029 6th Cycle Housing Element

The City of Menifee is pleased to submit the enclosed Second Draft 6th Cycle (2021-2029) Housing Element to the State Department of Housing and Community Development (HCD) for review. We would like to thank Paul McDougall, John Buettner, Tristan Lanza, and HCD for their review, comments, and guidance during the first submittal of the City's Housing Element.

The attached Housing Element includes updates in response to HCD's letter received on August 20, 2021. With these revisions, the City believes that the Housing Element complies with the requirements of State law.

An electronic version of the documents comprising the Housing Element are provided for your review. The Housing Element includes:

- Section 1: Introduction
- Section 2: Community Profile
- Section 3: Constraints, Resources, and Fair Housing
- Section 4: Housing Plan
- Appendix A: Review of Past Performance
- Appendix B: Candidate Sites Analysis
- Appendix C: Community Engagement Summary
- Appendix D: Glossary of Housing Terms

Request for Expedited Review: The City respectfully requests an expedited review of the Housing Element so that we may have HCD's determination in advance of the anticipated City Planning Commission hearing date of November 10, 2021, and City Council hearing on December 1, 2021. This will help facilitate the City's adoption of the Housing Element as early as possible after the statutory deadline of October 15, 2021, and within the 120-day grace period. We appreciate HCD's consideration of this request.

Bill Zimmerman, Mayor | Lesa A. Sobek, Mayor Pro Tem, District 3 | Bob Karwin, Councilmember, District 1 | Matt Liesemeyer, Councilmember, District 2 | Dean Deines, Councilmember, District 4 | Armando G. Villa, City Manager

The City of Menifee looks forward to working with HCD towards review and certification of the 2021-2029 Housing Element enclosed with this letter. If you have any questions, please feel free to contact Doug Darnell, Senior Planner at 951.723.3744 or at ddarnell@cityofmenifee.us.

Sincerely,

Cheryl Kitzerow

Cheryl Kitzerow, AICP
Community Development Director

Attachments:

1. One USB Drive with an Electronic PDF Copy of Attachments 1 and 2 and an Excel Spreadsheet of HCD's required Electronic Site Inventory Matrix

Bill Zimmerman, Mayor
Lesa A. Sobek, Mayor Pro Tem, District 3
Bob Karwin, Councilmember, District 1
Matt Liesemeyer, Councilmember, District 2
Dean Deines, Councilmember, District 4
Armando G. Villa, City Manager

City of Menifee

HCD Second Draft - 6th Cycle Housing Element Update 2021-2029

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SECTION 1.0

Introduction

SECTION 1: INTRODUCTION

A. ROLE OF THE HOUSING ELEMENT

The Housing Element is one of the eight state-mandated elements included in the City of Menifee's General Plan. The Housing Element identifies and plans for the City's existing and projected housing needs. It also contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Each eight-year planning cycle, the City is allocated a specific number of housing units called the Regional Housing Needs Allocation (RHNA) determined by the Southern California Association of Governments (SCAG). The RHNA quantifies current and future housing growth within a City. The Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate its RHNA goals. The Housing Element is a policy program tool for the City of Menifee to plan for and accommodate current and future growth within the community over the eight-year planning cycle.

B. STATE POLICY AND AUTHORIZATION

1. BACKGROUND

The Housing Element must address all statutory requirements pursuant to California housing law. Goals, programs and policies, and quantified objectives described in the Housing Element must comply with State law and are implemented within a designated timeline to ensure the City accomplishes the identified actions, as well as maintains compliance with State law. The California Department of Housing and Community Development (HCD) reviews each Housing Element for substantial compliance with State law. HCD's review and certification is required to ensure the City of Menifee's Housing Element is compliant with State law.

2. STATE REQUIREMENTS

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans no less than once every eight years.

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The California Legislature identifies overall housing goals for the State to ensure every resident has access to housing and a suitable living environment; Section 65580 of the California Government Code states the following Housing Element goals:

a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.

c. The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.

d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Table 1-1 summarizes State Housing Element requirements and identifies location in this document where these requirements are addressed.

Table 1-1: Housing Element Requirements

Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Appendix B
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.C.2 Section 2.D.1.
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	**Gov. Code Section**	**Reference in Housing Element**
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section.3.A.
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: handicapped, elderly, large families, farmworkers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.L.
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.J.3
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Section 65583.c(2)	Section 3.F.6
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.J.
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.E. Section 3.F.1
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A
Source: State of California, Department of Housing and Community Development.		

Menifee's current Housing Element was adopted in February 2014 for the 5th cycle for the 2014 - 2021 planning period. The City's 6th Cycle Housing Element is for the 2021-2029 planning period. Multiple amendments have been made to State Housing Element law since the adoption of the City's 5th Cycle Housing Element; such amendments and subsequent housing laws change the required analysis, reporting

and policies contained in the Housing Element. The contents of this 6th Cycle Housing Element substantially complies with these amendments to State housing law and all other federal, state and local requirements.

3. REGIONAL HOUSING NEEDS ASSESSMENT

California's Regional Housing Needs Assessment (RHNA) is a methodology for determining future housing need, by income category, within the state and is based on growth in population, households, and employment. The statewide RHNA is determined by the Department of Housing and Community Development (HCD). The quantified housing need is then allocated among the state's 18 Metropolitan Planning Organizations (MPOs). For the City of Menifee, the MPO is SCAG.

In accordance with Section 65583 of the California Government Code, SCAG delegates a "fair share" of housing need to its member jurisdictions. The City of Menifee's RHNA allocation is divided into four income categories based on the County of Riverside's median-income for a family of four. **Table 1-2** below identifies the four income categories by which the City's RHNA allocation is divided.

Table 1-2: County of Riverside Income Categories

Income Category	Percent of Median Family Income (MFI)
Very Low-Income	0-50% MFI
Low-Income	51-80% MFI
Moderate-Income	81-120% MFI
Above Moderate-Income	>120% MFI

For the 2021-2029 planning period the City of Menifee is allocated a total of 6,609 units, including:

- 1,761 units affordable to very low-income households
- 1,051 units affordable to low-income
- 1,106 units affordable to moderate-income
- 2,691 units affordable to above-moderate-income

C. RELATIONSHIP TO OTHER ELEMENTS OF THE MENIFEE GENERAL PLAN

The Housing Element is one of eight Elements in the City of Menifee General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City's General Plan. The Housing Element identifies programs and resources required for

the preservation, improvement, and development of housing to meet the existing and projected needs of Menifee's population.

For example, the Housing Element's policies relate to the Land Use Element by establishing the location, type, intensity and distribution of land uses throughout the City, and defines the build-out potential of residential land use. The Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City's Circulation Element also affects the implementation of the Housing Element. The Circulation Element's policies coordinate the circulation system with future land use patterns. The Housing Element must consider the infrastructure essential for residential housing units in addition to mitigating the impacts of growth in the City.

The Housing Element has been reviewed for internal consistency with the City's other General Plan Elements including the Safety and Environmental Justice Element, which have been updated to be consistent with State law. The Housing Element and Safety Element include policies and programs that ensure that housing is located to minimize potential risks from fires, floods, earthquakes and other hazards. Additionally, the Housing Element identifies policies that require the City to provide opportunities for adequate housing at all income levels consistent with the policies of the Environmental Justice component. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

D. COMMUNITY ENGAGEMENT

Community Engagement is a foundational component to the Housing Element update process. Community engagement allows community members to provide their input and feedback which helps to inform the development of the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires the City of Menifee to make diligent and continued efforts to achieve the participation by all economic segments of the community. Meaningful community engagement ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process.

The City of Menifee has conducted extensive public outreach activities for the Housing Element Update. Beginning in 2020, these outreach efforts included City Council and Planning Commission Study Sessions,

Community Workshops, digital media, and noticed Public Hearings. Project educational materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website. However, due to the COVID-19 pandemic, modification to outreach strategies, such as using virtual interaction with the public, was required.

Community Engagement for the 6th Cycle Housing Element includes the following actions:

- Housing Element Update webpage with all housing materials, located at https://cityofmenifee.us/658/2021-2029-Housing-Element-Update
- A Joint City Council and Planning Commission Study Session available to the public on Wednesday, September 30, 2020
- Virtual Community Workshop #1 on Thursday October 22, 2020 and a copy of the presentation posted to the City's website
- Online Community Survey from September 29, 2020 to November 20, 2020
- Virtual Community Workshop #2 on Thursday February 25, 2021 and a copy of the presentation posted to the City website
- Community engagement through the online StoryMap and interactive Web map to allow for feedback on the candidate sites inventory
- Virtual and in person Community Workshop #3 on Thursday May 20, 2021 and a copy of the presentation posted to the City website
- A Joint City Council and Planning Commission Study Session available to the public on Wednesday, May 26, 2021
- In person Community Workshop #4 on Wednesday, June 30, 2021 held at the Motte Historical Museum in Romoland. A copy of the presentation was posted to the City website. The focus of this workshop was to update the community on the Housing Element process, Safety and Land Use Elements of the General Plan and Environmental Justice. The meeting presentation was provided in both English and Spanish.
- A virtual presentation provided to the Menifee Community Partners on June 8, 2021 and an in-person presentation provided to the Quail Valley Community Group at the Quail Valley Moose

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Lodge in Quail Valley on July 13, 2021. The City presented an update on the Housing Element process and the Environmental Justice component and to introduce the Environmental Justice (EJ) survey to the groups. The EJ survey informational flyers were provided in both English and Spanish during the presentations.

- Virtual and in person Community Workshop #5 on Thursday July 15, 2021 and a copy of the presentation posted to the City website. The focus of this workshop was to update the community on the Housing Element process but was primarily focused on Environmental Justice. The meeting presentation was provided in both English and Spanish.
- Online Environmental Justice and Community Survey from June 8, 2021 to July 29, 2021

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Appendix C contains a summary of all public comments regarding the Housing Element received by the City during the update process.

E. DATA SOURCES

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- 2010 U.S. Census
- American Community Survey
- Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Finance
- California Employment Development Division Occupational Wage data
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- Southern California Association of Governments (SCAG) 2016-2014 RTP/SCS Final Growth Forecast

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The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

F. HOUSING ELEMENT ORGANIZATION

This Housing Element represents the City's official policy for the 2021-2029 planning period. The Housing Element is comprised of the following Chapters:

Chapter 1: Introduction contains a summary of the content, organization and statutory considerations of the Housing Element, related plans, and public outreach;

Chapter 2: Community Profile contains analysis of the City's population, household and employment base, and the characteristics of the housing stock;

Chapter 3: Housing Constraints, Resources, and Fair Housing examines governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations; and

Chapter 4: Policy Plan addresses Menifee's identified housing needs, including housing goals, policies and programs.

Appendices provides various appendices with supplementary background resources including:

- **Appendix A –** Review of Past Performance of 5th Cycle Housing Policy Plan
- **Appendix B –** Summary of 6th Cycle Adequate Sites Analysis
- **Appendix C –** Summary of Community Outreach
- **Appendix D –** Glossary of Housing Terms

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SECTION 2.0

Community Profile

SECTION 2: COMMUNITY PROFILE

The City of Menifee Community Profile provides an overview of the City's housing and population conditions and, forms the basis for developing the Housing Element's goals, programs and policies. This Community Profile assesses factors and characteristics that contribute to the supply and demand for housing in Menifee. Specifically, the Community Profile describes Menifee's community's population, employment, economics, and household characteristics. Special Needs groups and housing stock characteristics are also described. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities.

This Community Profile utilizes the most currently available data from a variety of sources including the Southern California Association of Governments (SCAG), 2000 and 2010 U.S. Census, 2013-2018 American Community Survey (ACS), the California Department of Finance, the California Employment Development Department, the California Department of Education, and private real estate market data.

A. POPULATION CHARACTERISTICS

Understanding the characteristics of a population is essential to plan for its future needs. Population characteristics such as population growth, age composition, and race/ethnicity influence housing needs and the ability of the local population to afford housing costs. The following section describes and analyzes population characteristics and local trends for the City of Menifee, County of Riverside, and surrounding communities.

1. POPULATION GROWTH

Table 2-1 displays actual and projected populations for the City of Menifee and surrounding jurisdictions from 2016 to 2045. The SCAG data for Menifee estimates a 4,926 person increase from 2016 to 2020 and another 35,232 person increase from 2020 to 2045. From 2020 to 2045, Menifee is forecasted a population growth of 37.3 percent that is consistent with the County of Riverside's forecasted growth of 34.5 percent. From 2020 to 2045, Murrieta is projected to experience the least growth at 7.3 percent. Temecula is forecasted approximately 23 percent population growth, while Lake Elsinore is forecast to see the highest rate of increase at 65.9 percent.

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Table 2-1: Population Growth, 2010-2040						
Jurisdictions	Population				Percent Change	
	2016 Projected	2020 Projected	2035 Projected	2045 Projected	2016-2020	2020-2045
Hemet	81,491	88,505	109,490	123,992	8.6%	40.1%
Perris	74,872	83,088	108,931	121,038	11.0%	45.7%
Menifee	**89,592**	**94,518**	**115,690**	**129,750**	**5.5%**	**37.3%**
Murrieta	113,574	119,083	126,717	127,738	4.9%	7.3%
Temecula	110,330	112,846	125,979	138,448	2.3%	22.7%
Lake Elsinore	61,487	67,270	94,637	111,621	9.4%	65.9%
Unincorporated Riverside County	368,866	387,308	510,303	521,118	5.0%	34.5%
Source: SCAG 2020-2045 RTP/SCS Final Growth Forecast by Jurisdiction Report.						

2. AGE CHARACTERISTICS

Evaluating age composition in a community is a key factor to understand housing needs because housing demands generally differ based on the age of an individual. Generally, young adults and seniors are typically housed in apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units as they tend to live on smaller or fixed incomes and have smaller families. The middle-aged demographic makes up a major portion of home buyers and market for moderate to high-cost apartments and condominiums because they generally have higher incomes and larger families to accommodate. As these examples illustrate, housing is required to accommodate new or adjusted needs for segments of the population through different stages of life in a manner that best suits the population in Menifee.

Table 2-2 displays ACS age distribution data from 2018 for Menifee, the County of Riverside and nearby municipalities. Menifee's population is comprised mostly of individuals between 18 to 44 years of age (43.9 percent). The population above the age of 45 years makes up 22.5 percent of the population, with 18.3 percent being aged 65 and over. The median age of Menifee's population is 37.9 years. Of the surrounding cities in **Table 2-2**, Menifee and Hemet populations have the highest median ages.

Table 2-2: Age Characteristics / Age Distribution, 2018						
Jurisdiction	Under 18	18 to 24	25 to 44	45 to 64	65 years +	Median Age
Hemet	24.5%	8.6%	21.9%	20.6%	21.9%	38.2
Perris	32.7%	13%	28%	20.2%	6%	27.5
Menifee	**25.4%**	**8.1%**	**25.3%**	**22.5%**	18.3%	37.9
Murrieta	28.7%	9.7%	25.9%	23.5%	12.0%	34.2

Temecula	28.2%	8.9%	26.6%	26.1%	10.3%	34.8
Lake Elsinore	32%	9%	31%	21%	7%	30.4
Riverside County	25.2%	10%	26.6%	24%	13.8%	35.3
Source: American Community Survey, 5-Year Estimates, 2018.						

3. RACE/ETHNICITY CHARACTERISTICS

Evaluating racial and ethnic composition helps to understand the different needs and implications for housing in communities. It is common for different racial and ethnic groups to have different household characteristics, income levels, and cultural backgrounds, which may affect housing needs, housing choice and housing type. This is analyzed further in the Affirmatively Furthering Fair Housing section of the Housing Element (Section 3).

While race and ethnicity are used to identify different sections of a community's population, they are not the same and are not mutually exclusive. The data identified in the section below shows the racial and ethnic composition of Menifee, it's neighboring jurisdictions, and Riverside County using the ACS; this allows residents to identify their race and ethnicity.

Table 2-3 displays comparative racial and ethnic data for Menifee and nearby jurisdictions. As shown in the table below, the City of Menifee is made up approximately 65 percent White persons, 6.3 percent Black persons, and 5.8 percent Asian persons. The City's American Indian/Alaska Native, Black, and Native Hawaiian/Other Pacific population percentages are comparable to the County's. Menifee has a Hispanic and Latino population that is greater than Murrieta and Temecula, but smaller than the remaining cities in the Table and the County.

Table 2-3: Racial/Ethnic Composition, 2018

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino* (of any race)
Hemet	74.9%	8%	1.5%	3.5%	0.3%	7.6%	4.3%	43.3%
Perris	30.7%	9.9%	0.6%	3.9%	0.1%	51.9%	2.8%	76%
Menifee	**64.9%**	**6.3%**	**0.8%**	**5.8%**	**0.4%**	**16.4%**	**5.4%**	**35.9%**
Murrieta	65.7%	5.4%	0.7%	9.3%	0.5%	10.1%	8.3%	29.7%
Temecula	69.2%	5.1%	0.6%	8.6%	0.6%	9.3%	6.7%	29.6%

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Lake Elsinore	50.7%	5.9%	0.4%	5%	0.1%	31.6%	6.3%	53.8%
Riverside County	60.8%	6.4%	0.8%	6.4%	0.3%	20.8%	4.5%	48.4%

Source: American Community Survey, 5-Year Estimates, 2018.
** Persons who identified as Hispanic or Latino can be of any race.*

Figure 2-1 displays the shift in Menifee's racial and ethnic composition from 2010 to 2018. From 2010 to 2015, most demographics populations decreased by less than one percent but from 2015 to 2018, most demographic populations increased by less than one percent resulting in most demographics experiencing relatively little to no change. Conversely, from 2015 to 2018, the White population decreased by 8.2 percent, while the Some Other Race population increased by 5.6 percent. Overall, from 2010 to 2018, the Hispanic or Latino population (of any race) increased by 5.5 percent and the Two or More Races population increased by 2.5 percent.

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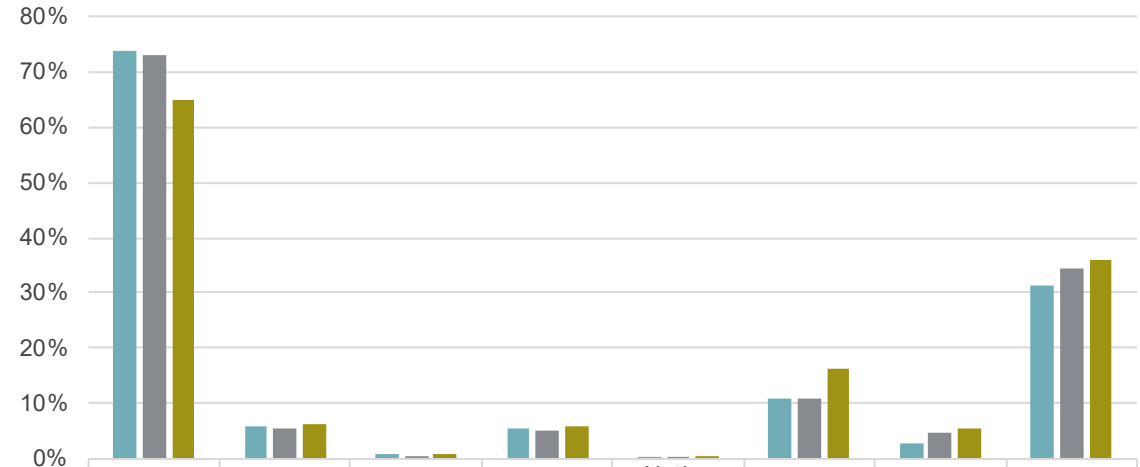
Figure 2-1: Race and Ethnicity in Menifee, 2010-2018



	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino (of any race)
2010	74%	6%	1%	5%	0%	11%	3%	31%
2015	73%	5%	1%	5%	0%	11%	5%	34%
2018	65%	6%	1%	6%	0%	16%	5%	36%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2018.

B. ECONOMIC CHARACTERISTICS

Reporting and analyzing economic characteristics of a community is an important component of the Housing Element. Economic data provides valuable insight of the community's ability to access the housing market and associated financial considerations. Incomes associated with different types of employment and the number of workers in households affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the employment characteristics of a community. The availability of local jobs is important to understand housing needs for residents who prefer to live and work in the same city as well as understanding availability of economic resources to support such housing.

1. EMPLOYMENT AND WAGE SCALE

Table 2-4 shows that the SCAG 2020-2045 RTP/SCS Final Growth Forecast estimates a large range of employment growth for the City of Menifee and nearby cities – this includes all persons employed over the age of 16. From 2016 to 2045 the Unincorporated County of Riverside is forecast to gain 39,656 jobs, a 56.7 percent increase. The City of Menifee is forecast to experience the largest employment growth (111.1

percent) of the surrounding cities. Close behind is Lake Elsinore (77.3 percent). Temecula is forecast to have the smallest increase in employment at 27 percent from 2016 to 2045.

Table 2-4: Employment Growth, 2016-2045

Jurisdiction	2016 Estimated	2020 Projected	2035 Projected	2045 Projected	% Change 2012-2040	Numeric Change 2016-2045
Hemet	21,667	23,612	31,646	40,153	85.3%	18,486
Perris	16,057	19,013	24,797	26,411	64.5%	10,354
Menifee	**13,840**	**17,787**	**26,393**	**29,210**	111.1%	15,370
Murrieta	31,338	36,832	47,784	52,185	66.5%	20,847
Temecula	56,422	58,713	68,164	71,641	27.0%	15,219
Lake Elsinore	14,032	16,881	23,023	24,885	77.3%	10,853
Unincorporated Riverside County	69,973	72,822	87,311	109,629	56.7%	39,656

Source: SCAG 2020-2045 RTP/SCS Final Growth Forecast by Jurisdiction Report.

Analyzing trends in employment by industry in a city helps to understand income wages, and housing needs. **Table 2-5** displays 2010 and 2018 ACS employment data of City residents by sector. Employment may include jobs within the City and outside City limits. In 2010, a majority of Menifee's working population (43.4%) were employed in three sectors: education services, health care and social assistance jobs; retail trade jobs; and construction jobs. In 2018, education services, health care and social assistance jobs remained the largest employers in the City and increased by 66 percent from 2010. The agriculture, forestry, fishing and hunting, and mining sector experienced the largest growth rising 130.2 percent from 2010 to 2018. Overall, there was an employment increase of 28.5 percent between 2010 and 2018.

Table 2-5: Employment by Sector, 2018

Industry Sector	2010		2018		Percent Change 2010-2018
	# of people employed	% of City Employment	# of people Employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	116	0.4%	267	0.8%	130.2%
Construction	3,230	11.7%	3,453	9.7%	6.9%
Manufacturing	2,740	9.9%	2,895	8.1%	5.7%
Wholesale trade	1,274	4.6%	1,222	3.4%	-4.1%
Retail trade	3,716	13.4%	4,323	12.1%	16.3%
Transportation and warehousing, and utilities	1,374	5.0%	1,749	4.9%	27.3%

Table 2-5: Employment by Sector, 2018					
Industry Sector	**2010**		**2018**		**Percent Change 2010-2018**
	# of people employed	**% of City Employment**	**# of people Employed**	**% of City Employment**	
Information	516	1.9%	479	1.3%	-7.2%
Finance and insurance, and real estate and rental leasing	1,855	6.7%	1,953	5.5%	5.3%
Professional, scientific, management, and administrative services	2,696	9.7%	3,345	9.4%	24.1%
Education services, health care, and social assistance	5,084	18.4%	8,437	23.7%	66.0%
Arts, entertainment, recreation, accommodation, and food services	2,144	7.7%	3,710	10.4%	73.0%
Other services (except public administration)	1,288	4.6%	1,769	5.0%	37.3%
Public Administration	1,668	6.0%	1,987	5.6%	19.1%
Total Employment	**27,701**	100.0%	**35,589**	100.0%	28.5%
Source: American Community Survey, 5-Year Estimates, 2010 and 2018.					

Analyzing the unemployment rate is essential to understand current housing affordability and needs, as well as projected needs. According to 2018 ACS survey data, (**Table 2-6**) Menifee has an unemployment rate of 8.1 percent. Menifee's unemployment rate is one of the lowest behind Temecula at 6.8 percent. In comparison, Hemet's unemployment rate is 6.3 percent above Menifee's. The City of Temecula has the lowest unemployment rate of those listed in the table and is 1.3 percent below Menifee.

Table 2-6: Unemployment Rate, 2018	
Jurisdiction	**Unemployment rate***
Hemet	14.4%
Perris	10.3%
Menifee	**8.1%**
Murrieta	8.7%
Temecula	6.8%
Lake Elsinore	9.9%
Riverside County	8.6%
Source: American Community Survey, 5-Year Estimates, 2018.	
**Population 16 years and over*	

Based on the data summarized in **Table 2-6**, approximately 8.3 percent of Menifee's population was without work in 2018 and would therefore be more likely to require more affordable housing options. For those that

are employed, income level can further identify housing types and needs. According the SCAG's approved Regional Housing Needs Assessment (RHNA) Methodology, housing needs by income are broken down into four income levels:

- Very Low-Income (50 percent or less of the county's median-income)
- Low-Income (50-80 percent of the county median-income)
- Moderate-Income (80-120 percent of the county median-income)
- Above Moderate-Income (120 and above of the county median-income)

Riverside's median-income for 2019 was $67,005 (ACS). The occupations that fall below 50 percent of this amount are Healthcare Support; Protective Services; Installation, Maintenance and Repair; Farming, Fishing and Forestry; and Food Preparation and Serving Related according to **Table 2-7**. Most occupations in Riverside County have an average-income that is either low or very low. If this trend is applied to Menifee, it should be anticipated that affordable housing stock is needed to accommodate potential income levels.

Table 2-7: Median Salary by Occupation in Riverside County, 2019

Occupation	Salary
Management	$115,670
Legal	$117,886
Healthcare Practitioners and Technical	$100,429
Architecture and Engineering	$89,949
Computer and Mathematical	$85,434
Life, Physical and Social Sciences	$84,995
Business and Financial Operations	$70,841
Education, Training and Library	$68,733
Arts, Design, Entertainment, Sports and Media	$57,896
Construction and Extraction	$57.678
Protective Services	$28,800
Community and Social Service	$59,837
Installation, Maintenance and Repair	$32,221
Sales	$41,705
Office and Administration Support	$43,346
Production	$39,858
Transportation and Material Moving	$38,729
Healthcare Support	$31,819
Building, Grounds Cleaning, and Maintenance	$35,403
Personal Care and Service	$34,054

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Table 2-7: Median Salary by Occupation in Riverside County, 2019	
Occupation	**Salary**
Farming, Fishing and Forestry	$28,350
Food Preparation and Serving Related	$29,429
Source: California Employment Development Department, 2019.	

C. HOUSEHOLD CHARACTERISTICS

A household is defined by the number of persons who occupy a housing unit whether they are single occupants, families, or unrelated people sharing a housing unit. This may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Information on household characteristics assists understanding growth and determining the housing needs of a community.

1. HOUSEHOLD TYPE AND SIZE

Table 2-8 displays ACS data from 2018 on household characteristics for Menifee and nearby cities. The ACS reported a total of 28,586 households in the City of Menifee as of 2018. Of these total households, the majority are married-couple family households at 57.8 percent. Approximately a quarter of households in the City are non-family households (26.6 percent) and 11.1 percent are female households. Compared to nearby jurisdictions, Menifee had the lowest percent of female-headed households. Menifee's married-couple family households are 3.8 percent above the County's percentage.

Table 2-8: Household Characteristics by Jurisdiction							
Jurisdiction	**Married-Couple Family HH**	**% of Total HH**	**Female HH**	**% of Total HH**	**Non-Family HH**	**% of Total HH**	**Total HH**
Hemet	12,789	43.8%	4,154	14.2%	10,557	36.2%	29,193
Perris	9,729	58.1%	3,456	20.6%	2,127	12.7%	16,744
Menifee	**16,510**	**57.8%**	**3,159**	**11.1%**	**7,616**	**26.6%**	**28,586**
Murrieta	20,011	62.1%	4,295	13.3%	6,446	20%	32,212
Temecula	21,968	64.8%	4,296	12.7%	6,232	18.4%	33,889
Lake Elsinore	13,874	81.8%	2,648	15.6%	3,082	18.2%	16,956
Riverside County	388,127	54%	93,534	13%	193,792	27%	718,349
Source: American Community Survey, 5-Year Estimates, 2018. *HH = Households*							

Table 2-9 summarizes household type changes from 2010 to 2015 and 2015 to 2018. Married-couple family households have increased since 2010. Households experiencing a decrease include female households and non-family households. Married-couple Family Households made up the majority of households from 2010

to 2018. Using an average household size of 3.09 as shown in **Table 2-11**, Married-couple family Households made up a population of approximately 51,016 persons in 2018.

Table 2-9: Changes in Household Types, 2010-2018

Household Type	2010	Percent	2015	Percent	2018	Percent
Married-couple Family Households	14,327	54.8%	15,203	55.2%	16,510	58%
Female Household	2,384	54.8%	2,859	10.4%	3,159	11.1%
Non-Family Household	8,010	30.6%	8,041	29.2%	7,616	26.6%
Total Households	26,152	100%	27,524	100%	28,586	100%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2018.

Table 2-10 depicts the SCAG 2020-2045 RTP/SCS Final Growth Forecast household growth estimates for Menifee and surrounding cities. Menifee's projected household growth for the 29-year period from 2016 to 2045, is nearly 70 percent. Among surrounding cities, Menifee is expected to experience the second-highest household growth. Lake Elsinore has the highest expected 2016-2045 increase of 123.9 percent. Murrieta and Temecula are expected to grow about 23 and 38 percent respectively. Overall, the County of Riverside can expect 58.7 percent increase in total households, about 10 percent less than Menifee.

Table 2-10: Household Growth Forecast, 2016-2045

Jurisdiction	2016	2020	2035	2045	Percent Change from 2016 - 2045
Hemet	29,931	35,216	46,203	53,454	78.6%
Perris	17,202	21,431	30,007	33,798	96.5%
Menifee	**30,471**	**34,287**	**44,704**	**51,226**	**68.1%**
Murrieta	34,517	38,385	41,888	42,287	22.5%
Temecula	33,627	35,370	41,167	46,355	37.9%
Lake Elsinore	16,863	20,468	31,375	37,760	123.9%
Unincorporated Riverside County	113,055	123,079	174,395	179,469	58.7%

Source: SCAG 2020-2045 RTP/SCS Final Growth Forecast by Jurisdiction Report.

Table 2-11 displays average household size for Menifee compared to nearby cities. Menifee had an average household size of 3.09 in 2018, slightly smaller than Riverside County's average household size of 3.27. The City of Perris had the highest average household size at 4.54 persons per household and Menifee had the lowest average household size.

Table 2-11: Average Household Size by Jurisdiction, 2018

Jurisdiction	Average Persons per Household

Hemet	2.85
Perris	4.54
Menifee	**3.09**
Murrieta	3.44
Temecula	3.31
Lake Elsinore	3.77
Riverside County	3.27
Source: American Community Survey, 5-Year Estimates, 2018.	

2. HOUSEHOLD INCOME

Household income is directly connected to affordability, as household income increases, it is more likely that the household can afford market-rate housing units, larger units and/or pursue ownership opportunities. As household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidence of overcrowding and substandard living conditions. Menifee's household income characteristics can provide indicators to the housing needs that would be most beneficial to the City's population. Income characteristics assist in determining to what degree affordable housing is required to meet the needs of a population. Further, above average-income levels allow for the occupancy of larger housing units.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Family Income (AMFI) of Riverside County;

- Extremely Low-income: households earning up to 30 percent of the AMFI
- Very Low-income: households earning between 31 and 50 percent of the AMFI
- Low-income: households earning between 51 percent and 80 percent of the AMFI
- Moderate-Income: households earning between 81 percent and 120 percent of the AMFI
- Above Moderate-Income: households earning over 120 percent of the AMFI

Combined, the Extremely Low-, Very Low-, and Low-income groups are referred to as Lower-income.[1]

[1] Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMFI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMFI as moderate-income (compared to low-income based on State definition).

Table 2-12 shows that Low-Income to Extremely Low-income households make up a larger percentage of renters than owners who make up a higher percentage of the Moderate to Above Moderate-income category in Menifee. Overall, approximately 63.8 percent of households had a Moderate or Above Moderate-income, while 36.3 percent were in the lower-income category.

Table 2-12: Households by Income Category, 2013-2017

Income Category (% of County AMFI)	Owner	Percent of Owners	Renter	Percent of Renters	Total	Percent of Total
Extremely Low (30% AMFI or less)	1,220	5.8%	1,285	17.6%	2,505	8.8%
Very Low (31 to 50% AMFI)	1,900	9.0%	970	13.3%	2,870	10.1%
Low (51 to 80% AMFI)	3,470	16.4%	1,485	20.3%	4,955	17.4%
Moderate or Above Moderate (over 80% AMFI)	14,585	68.9%	3,575	48.9%	18,160	63.8%
Total	21,170	74.3%	7,315	25.7%	28,485	100.0%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

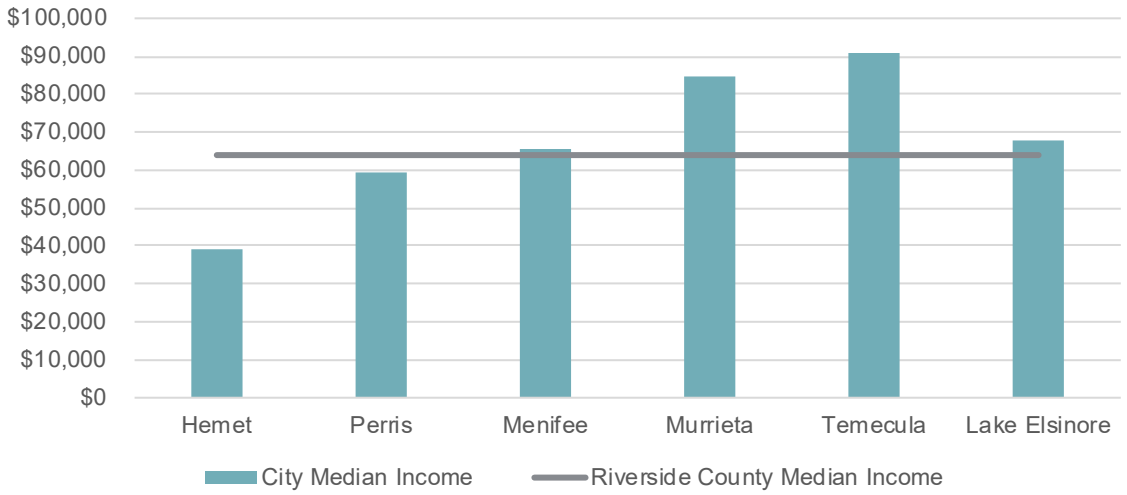
Table 2-13 summarizes Menifee and nearby jurisdiction's median-income and percentage above or below the County median-income. The City of Menifee has a higher (2.8%) median-income than the County of Riverside. Murrieta and Temecula's median-incomes are significantly higher than the County and Menifee, with Hemet having the lowest median-income.

Table 2-13: Median Household Income by Jurisdiction

Jurisdiction	Median income	Percent Above/ Below County Median
Hemet	$39,179	-38.7%
Perris	$59,141	-7.5%
Menifee	**$65,757**	**2.8%**
Murrieta	$84,817	32.6%
Temecula	$90,964	42.2%
Lake Elsinore	$67,668	5.8%
Riverside County	$63,948	-

Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-2: Median Household Income by City and County



Source: American Community Survey, 5-Year Estimates, 2018.

D. HOUSING PROBLEMS

The Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Census for HUD provides detailed information on housing needs by income level for different types of households in Menifee. The most recent available CHAS data for Menifee was published in August 2020 and was based on 2013-2017 ACS data.

Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room); or
- Housing cost burdens, including utilities, exceeding 30 percent of gross income.

Table 2-14 shows a significant proportion of households (40.4 percent) have at least one of the four housing problems considered by CHAS. Owners make up a higher percentage of households with at least one of the four housing problems. In addition, 20.3 percent of households has at least 1 of 4 severe housing problems. Severe housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Severely overcrowded conditions (housing units with more than 1.5 people per room); or
- Cost burdens, including utilities, exceeding 50 percent of gross income.

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Table 2-14: Housing Assistance Needs of Lower-income Households						
Housing Problem Overview*	**Owner**		**Renter**		**Total**	
	Count	**Percent of Owners**	**Count**	**Percent of Renters**	**Count**	**Percent of Total**
Household has at least 1 of 4 Housing Problems	7,225	34.1%	4,295	58.7%	11,520	40.4%
Household has none of 4 Housing Problems	13,830	65.3%	2,825	38.6%	16,655	58.5%
Cost Burden not available, no other problems	115	0.5%	195	2.7%	310	1.1%
Total	**21,170**	**74.3%**	**7,315**	**25.7%**	**28,485**	**100.0%**
Severe Housing Problem Overview**	**Owner**		**Renter**		**Total**	
	Count	**Percent of Owners**	**Count**	**Percent of Renters**	**Count**	**Percent of Total**
Household has at least 1 of 4 Severe Housing Problems	3,155	14.9%	2,635	36.0%	5,790	20.3%
Household has none of 4 Severe Housing Problems	17,905	84.6%	4,490	61.4%	22,395	78.6%
Cost Burden not available, no other problems	115	0.5%	195	2.7%	310	1.1%
Total	**21,170**	**74.3%**	**7,315**	**25.7%**	**28,485**	**100.0%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.
** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.*
*** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*

1. OVERCROWDING

"Overcrowding" is generally defined as a housing unit occupied by more than one person per room (bedrooms including living room and dining rooms) in a house. The combination of lower-incomes and high housing costs result in many households living in overcrowded housing conditions. Overcrowding can indicate a community does not have an adequate supply of affordable housing, especially for larger families.

Overcrowded households are defined as those with 1.0 to 1.5 persons per room and severely overcrowded households have greater than 1.5 persons per room. Having more than one person per room causes more intensive, repetitive use of individual households which can result in excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city.

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Table 2-15 shows that Menifee exhibits a low percentage of overcrowded housing units (2 percent) and a low percentage of severely overcrowded housing units (0.9 percent). While it has been established that Menifee's, households have higher-incomes than Riverside County's annual average, there are still 38.7 percent of Menifee households that have low to extremely low-incomes. Incidents of overcrowding can be mitigated by the creation of new housing units, specifically affordable housing units. By making more affordable housing units available, the potential for overcrowded housing conditions would be reduced.

Table 2-15: Overcrowding by Tenure, 2018

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)	
	Number of Units	Percent of Total Overcrowded Units	Number of Units	Percent of Total Overcrowded Units
Owner Occupied	352	1.2%	57	0.2%
Renter Occupied	210	0.7%	188	0.7%
Total	562	2.0%	245	0.9%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-16 displays the overcrowding data for 2018 in Menifee and the surrounding cities divided by owner occupied and renter occupied units. Within Menifee, there is a comparatively similar proportion of renters and owners in overcrowded units (49.3 percent and 50.7 percent respectively). In the regions surrounding the City of Menifee, renters made up a higher proportion of those living in overcrowded units.

Table 2-16: Overcrowded Housing Units by Tenure and Jurisdiction

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Number of Units	Percent of Total Overcrowded Units	Number of Units	Percent of Total Overcrowded Units
Hemet	585	36.4%	1021	63.3%
Perris	637	41.9%	883	58.1%
Menifee	**409**	**50.7%**	**398**	**49.3%**
Murrieta	443	31.6%	958	61.4%
Temecula	445	44.8%	549	55.2%
Lake Elsinore	1,367	48.6%	1,444	51.4%
Riverside County	20,463	41.3%	29,123	58.7%

Source: American Community Survey, 5-Year Estimates, 2018.

2. OVERPAYMENT (COST BURDEN) IN RELATIONSHIP TO INCOME

State and federal standards indicate "overpaying" occurs when a household allocates more than 30 percent of its income to housing-related costs. Severe overpayment is indicated when a household allocates more than 50 percent of its income to housing-related costs. Overpayment can cause problematic imbalances to

a household budget. Overpayment is an important factor in understanding housing affordability for a community.

Table 2-17 shows over a quarter of Menifee households experience a cost burden (38.3 percent). Of all City households that experience a cost burden, 45 percent have one over 50%. Overall, renters experience the most cost burden (56.1 percent) compared to owners (32.1 percent).

Table 2-17: Summary of Housing Overpayment

Income by Cost Burden*	Owner				Renter				Total HH with Cost Burden	% of Tot. HH
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH		
HH Income >-than or = 30% AMFI	920	4.3%	775	3.7%	1,025	14.0%	970	13.3%	1,945	6.8%
HH Income >30% to less-than or = 50% AMFI	1,145	5.4%	705	3.3%	825	11.3%	750	10.3%	1,970	6.9%
HH Income >50% to less-than or = 80% AMFI	1,915	9.0%	850	4.0%	1,160	15.9%	405	5.5%	3,075	10.8%
HH Income >80% to less-than or = 100% AMFI	1,060	5.0%	255	1.2%	455	6.2%	65	0.9%	1,515	5.3%
HH Income >100% AMFI	1,760	8.3%	100	0.5%	640	8.7%	35	0.5%	2,400	8.4%
Total	6,800	32.1%	2,685	12.7%	4,105	56.1%	2,225	30.4%	10,905	38.3%

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

** Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.*

Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

E. SPECIAL NEEDS GROUPS

Special needs groups include seniors aged 65 years and over, persons with physical and developmental disabilities, female-headed households, large households, people living in poverty or are homeless, and farmworkers. State law recognizes that people within these population groups may experience more

difficulty finding adequate and affordable housing due to their circumstances. In addition, many often have lower incomes because of their circumstances. Consequently, these groups may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. Many of these groups overlap, for example many farmworkers may be homeless migrant workers, and many elderly people have a disability of some type. Most special needs groups could be partially assisted by an increase in affordable housing.

The special needs groups analyzed for the Housing Element include the elderly, persons with physical and developmental disabilities, homeless persons, single parents, large households, and farmworkers (**Table 2-18**).

Table 2-18: Special Needs Groups in Menifee

Special Needs Groups	# of Persons or Households	Percent of Total Population	Percent of Households
Senior Headed Households	9,550 households	--	33.4%
Seniors (65 and over)	16,179 persons	18.3%	--
Seniors Living Alone	4,130 persons	--	14.4%
Persons with Disabilities[1]	13,317 persons	15.1%	--
Persons with Developmental Disabilities[2]	274 persons	--	--
Large Households (5 or more persons per household)	4,321 households	--	15.1%
Single-Parent Households	2,044 households	--	7.2%
Single-Parent, Female-Headed Households with Children (under 18 years)	1,398 households	--	4.9%
People Living in Poverty	8,687 persons	9.9%	--
Farmworkers[3]	11,365 persons	0.3%	--
Seasonal[4]	5,607 persons	--	--
Permanent[4]	5,758 persons	--	--
Migrant[4]	1,684 persons	--	--
Homeless[5]	19 unsheltered persons	--	--

Source: American Community Survey, 5-Year Estimates, 2018 and Menifee County Point in Time Count, Everyone Counts Report 2019.

1. *Of total civilian noninstitutionalized population.*
2. *Total persons who received service from the Inland Regional Center for FY 2018-19.*
3. *Farmworker data is taken of the population 16 years and over, not total population.*
4. *Data taken at the County level, provided by USDA Statistics Services.*
5. *The Everyone Counts report is updated annually, therefore the most recent data is from 2020.*

1. SENIORS

Seniors are generally defined as persons aged 65 years old or older. These individuals often have limited incomes resulting from retirement payments and high healthcare costs. In addition, seniors are more

susceptible to mobility issues and self-care limitations. The senior population's specific housing needs include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

Table 2-19 lists the senior population count in Menifee, Riverside County, and the surrounding cities. Menifee's senior population made up 18.3 percent of the population in 2018, 4.5 percent greater than Riverside County.

Table 2-19: Persons Age 65 and Over

Jurisdiction	Population Count	Percent
Hemet	18,446	21.9%
Perris	4,457	7%
Menifee	**16,179**	**18.3%**
Murrieta	13,423	12.0%
Temecula	11,534	10.3%
Lake Elsinore	4,555	6%
Riverside County	328,609	13.8%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-20 illustrates the tenure of senior households in the City of Menifee. The majority of senior households are owner-occupied with an 81.4 percent of all senior households.

Table 2-20: Senior Households by Tenure

Tenure	Senior Households	Percent of Total Senior Households
Owner	7,924	81.4%
Renter	1,809	18.6%
Total	**9,733**	**100.0%**

Source: American Community Survey, 5-Year Estimates, 2019.

Federal housing data defines the households type as 'elderly family' if it consists of two persons with either or both age 62 or over. **Table 2-21** summarizes the income and tenure of elderly family households in Menifee. Of elderly family households in Menifee, 13.2 percentage earn less than 30 percent of the surrounding area income, 29.9 percent earn less than 50 percent of the surrounding area.

Table 2-21: Elderly Households by Income and Tenure				
Income category, relative to the surrounding area	Owner	Renter	Total	Percent of Total Elderly Households
Extremely Low (30% AMFI or less)	775	550	1,325	13.2%
Very Low (30% to 50% AMFI)	1,250	420	1,670	16.7%
Low (50% to 80% AMFI)	2,200	565	2,765	27.6%
Moderate (80% to 100% AMFI)	900	240	1,140	11.4%
Above Moderate (100% AMFI or more)	2,685	425	3,110	31.1%
Total	**7,810**	**2,200**	**10,010**	**100.0%**

Source: HUD CHAS, 2012-2016, (Reported by the Southern California Association of Governmental Pre-Certified Local Housing Data for 2021).

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. In 2018, the American Community Survey reported 14,124 Seniors having a disability. The most common reported disabilities were ambulatory disabilities, independent living disabilities, and hearing disabilities.

2. PERSONS WITH PHYSICAL AND DEVELOPMENTAL DISABILITIES

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower-income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are compounded by design issues and location factors, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require

ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

The 2018 ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- Hearing Disability: Is this person deaf or does he/she have serious difficulty hearing?
- Visual Disability: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- Cognitive Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- Ambulatory Difficulty: Does this person have serious difficulty walking or climbing stairs?
- Independent Living Difficulty: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

Table 2-22 describes the number of people within Menifee with a disability status based on disability type and age. According to the 2018 ACS, 15.1 percent of the Menifee population reported a disability. Of that 15.1 percent, the most common are ambulatory difficulties with 54 percent reported, cognitive disabilities at 33.9 percent, and independent living difficulty with a reported 36.3 percent. The 65 and over age category has the most disabilities.

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Table 2-22: Disability Status						
Disability Type	**Under 18 with a Disability**	**18 to 64 with a Disability**	**65 years and Over with a Disability**	**Total**	**Percent of Population with Disability**	**Percent of Total Population**
Population with a Hearing Difficulty	142	1066	2,717	3,925	29.5%	4.5%
Population with a Vision Difficulty	195	922	1,127	2,244	16.9%	2.5%
Population with a Cognitive Difficulty	618	2,397	1,495	4,510	33.9%	5.1%
Population with an Ambulatory Difficulty	71	2,687	4,428	7,186	54.0%	8.2%
Population with a Self-care Difficulty	181	1,223	1,560	2,964	22.3%	3.4%
Population with an independent Living Difficulty	0	2,039	2,797	4,836	36.3%	5.5%
Total	**1,207**	**10,334**	**14,124**	**13,317**	**-**	**15.1%**

Source: American Community Survey, 5-Year Estimates, 2018.
**This number may double count as some persons report having one or more disabilities, therefore this total number differs from the total number of persons with a disability in Table 18.*

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity:
    - self-care;
    - receptive and expressive language;
    - learning;
    - mobility;

- self-direction;
- capacity for independent living; or
- economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

According the Inland Regional Center *Purchase of Service – Disparity Data Report* for the years 2018-19, a total of 274 persons of all ages, diagnosed with a developmental disability of any type, received services. Among those 2,174 persons, 59 were under the age of two, 213 were between the ages of 3 and 21, and 2 were 22 years or older. Majority of the persons who received assistances or services for a developmental disability, 251 reported a diagnosis of autism, 27 reported a diagnosis of intellectual Disability, 9 reported Cerebral Palsy, 3 reported epilepsy, 10 reported Category 5 (a combination of multiple developmental disabilities, and 31 reported other. Majority of persons who received services from the Inland Regional Center identified as Hispanic of any race (32 percent), 30 percent identified as Multicultural, 25 percent identified as White, and a small number of persons identified as Asian or Black (9 percent and 3 percent, respectively). All persons who received services from the Inland Regional Center, resided in the home of a parent or guardian.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all new multi-family housing (as required by California and

Federal Fair Housing laws) is especially important to provide the widest range of choices for persons with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

3. LARGE HOUSEHOLDS

Large households are defined as households with five or more members. Large households are classified as a special needs group because many communities have a limited market supply of affordable, adequately sized housing units. This may lead households to find smaller, more affordable housing units. It is common for lower-income large households to reside in smaller units with an inadequate number of bedrooms. In addition, it is common for renters to live in overcrowded units because multi-family rental units are typically physically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. This frequently results in overcrowding and can contribute to fast rates of deterioration.

Table 2-23 displays the American Community Survey's 2018 data for large households broken down by tenure. According to the data, large households made up 15.1 percent of all households in the City. Among the large households, five-person households were most common (9 percent) and six and seven-person households were both under five percent. When divided up by tenure, the data shows that owner-occupied units made up a larger proportion of large households.

Table 2-23: Large Households (by Tenure)

Household Size	Owner		Renter		Total	
	Population	Percent	Population	Percent	Population	Percent
5-Person Household	1,944	6.8%	638	2.2%	2,582	9.0%
6-person household	799	2.8%	176	0.6%	975	3.4%
7-or-more person Households	588	2.1%	176	0.6%	764	2.7%
Total	3,331	11.7%	990	3.5%	4,321	15.1%

Source: American Community Survey, 5-Year Estimates, 2018.

4. SINGLE-PARENT HOUSEHOLDS

Single parents' households are defined as a special needs group because they face challenges that come with the lack of a second income when raising children. Single parents have a greater need for daycare services, health care services, and other services. Female-headed households with children are susceptible to having lower-incomes than similar two-parent households. Single, female mothers often face social

marginalization pressures such as cultural biases and social exclusions that often limit their occupational choices and income earning potential, housing options and access to supportive services.

As displayed in **Table 2-24**, for single parent households, there is more than double the number of female-headed households with no spouse present, than male-headed households with no spouse present. In Menifee, 7.2 percent of households were headed by a single parent. Out of the surrounding communities, Menifee has the lowest number of single parent households living in poverty.

Table 2-24: Single Parent Households

Jurisdiction	Single Parent-Male, No Spouse Present	Single Parent-Female, No Spouse Present	Single Parent Households Living in Poverty	Single Parent Households	Percent of Total Households
Hemet	705	2,097	6,378	2,802	9.6%
Perris	735	1,634	3,706	2,369	14.1%
Menifee	**646**	**1,398**	**1,170**	**2,044**	**7.2%**
Murrieta	947	2,592	2,692	3,539	11%
Temecula	581	2,488	2,414	3,069	9.1%
Lake Elsinore	761	1,806	2,312	2,567	15.1%
Riverside County	19,862	47,875	65,872	67,737	9.4%

Source: American Community Survey, 5-Year Estimates, 2018.

5. FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics service provides data on hired farm labor across the United States. The data is compiled at both a state and county level. Within the County of Riverside, where Menifee is a jurisdiction, in 2017 there were a total of 11,365 hired farmworkers. A total of 5,758 are considered permanent, working 150 days or more and a total of 5,607 farmworkers were considered seasonal, working only 150 days or less. Additionally, the County of Riverside reported 1,684 total migrant farmworkers, 1,613 of which worked on farms with full-time hired labor and 11 worked on farms with only contract labor.

Additionally, the City of Menifee has 267 persons employed in agriculture forestry, fishing, and hunting. According to SCAG'S pre-certified Local Housing Data, Menifee has 145 workers which includes, full-time, seasonal and part-time workers, and 69 Full-time, year-round workers. The average-income for these industries is $28,360 and falls below 50% of the median-income for the County. The City of Menifee has a lower rate of farmworker employment due to the lack of agriculture land and jobs related to agricultural uses in comparison to the County. The City currently has an Agriculture Land Use designation per the City's General Plan Land Use Element & Map however no land is currently designated as Agriculture under this land use designation currently. The General Plan includes other land uses that allow for agriculture uses such as Rural Residential designations. The City has reviewed additional sources such as the United State Department of Agriculture (USDA) and the Employment Development Department (EDD) for additional data on farmworker statistics in Menifee and determined that based on those resources that there is no additional specific City data for farmworker housing.

6. EXTREMELY LOW-INCOME HOUSEHOLDS AND POVERTY STATUS

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 2,870 very low-income households living in Menifee. Very low-income households are those households that earn 50 percent or less of the area median family income (AMFI) for Riverside County. Extremely low-income households are those households which earn less than 30 percent of the AMFI. There are approximately 2,200 extremely low-income households in Menifee (renters and owners). **Table 2-25** below, includes data characterizing affordability and cost burden for various income groups.

Of the Extremely low-income households in Menifee, 930 households in owner-occupied housing units and 1,040 household in renter-occupied housing units contain at least one of the four housing problems identified by the CHAS as follows:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

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Table 2-25: Housing Problems for All Households by Tenure, 2013-2017				
Income Category	**Income by Housing Problem**	**Owner**		
		HH has at least 1 of 4 Housing Problems	**HH has none of 4 Housing Problems**	**Cost Burden not available, no other Housing Problem**
Extremely Low-Income	Household Income is less-than or = 30%	930	175	115
Very Low-Income	Household Income >30% to less-than or = 50% AMFI	1,175	725	0
Low-Income	Household Income >50% to less-than or = 80% AMFI	1,975	1,495	0
Moderate-Income	Household Income >80% to less-than or = 100% AMFI	1,080	1,250	0
Above Moderate-Income	Household Income >100% AMFI	2,070	10,185	0
Total		**7,245**	**7,225**	**13,830**
Income Category	**Income by Housing Problem**	**Renter**		
		HH has at least 1 of 4 Housing Problems	**HH has none of 4 Housing Problems**	**Cost Burden not available, no other Housing Problem**
Extremely Low-Income	Household Income is less-than or = 30%	1,040	55	195
Very Low-Income	Household Income >30% to less-than or = 50% AMFI	830	140	0
Low-Income	Household Income >50% to less-than or = 80% AMFI	1,185	295	0
Moderate-Income	Household Income >80% to less-than or = 100% AMFI	525	365	0
Above Moderate-Income	Household Income >100% AMFI	720	1,970	0
Total		**4,295**	**2,825**	**195**
Total Households (Owner and Renter)		**11,520**	**16,655**	**310**

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.*

*** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*

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Table 2-25: Housing Problems for All Households by Tenure, 2013-2017
Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

7. HOMELESS

Homelessness can be attributed to unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. The following lists the description for "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD):

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered

to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

Table 2-26 shows the homeless population changes on a regional level, in Menifee, and in the surrounding cities. In 2019, a total of 2,045 persons were unhoused and unsheltered in the County of Riverside. Of the 2,045 persons, just 17 were recorded in the City of Menifee. In 2020, the total number of persons unhoused and unsheltered increased to 2,155 in Riverside, under one percent were recorded to reside in Menifee. Overall, the City of Menifee has a low percentage of persons who are unhoused when compared to nearby cities such as Hemet, Perris, and Temecula (93, 52, and 59 persons respectively). Murrieta, a neighboring city had a similar unhoused population to Menifee in 2020 (18, or 0.8 percent of the County's total.

Table 2-26: Unsheltered Homeless Count by Jurisdiction, 2019- 2020

Jurisdiction	Unsheltered Pop. 2019	Unsheltered Pop. 2020	% of County Unsheltered 2020
Hemet	112	93	4.3%
Perris	77	52	2.4%
Menifee	**17**	**19**	**0.9%**
Murrieta	17	18	0.8%
Temecula	59	59	2.7%
Lake Elsinore	66	50	2.3%
Riverside County	2,045	2,155	100%

Source: Riverside County Point in Time Count, Everyone Counts Report 2019 and 2020.

8. STUDENTS

The student population in the area is another factor affecting housing demand. The universities and colleges closest to the City of Menifee include the Mount San Jacinto College in the City of Menifee and the University of California, Riverside. The 2018 ACS reported that an estimated 6,477 persons in Menifee were enrolled in college or graduate school, which is 7.3 percent of the population. While college and university students often reside with family, some students reside independently in Menifee. Students living independently have varied needs and may live on fixed incomes. The California Community College Chancellor's Office Basic Needs Survey Report, 2018, studied 70 community colleges and found that 56 percent of students were food insecure, and nearly half were either experiencing housing insecurity (35 percent) or homelessness (14 percent). Student's often require affordable rental housing; the City of Menifee recognizes that affordability and availability of housing may provide a burden on students in the City.

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F. HOUSING STOCK CHARACTERISTICS

Housing stock is defined as the collection of all housing types located within a given jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Menifee to identify how well the current housing stock meets the needs of current and future residents of the City.

The City performed both a windshield survey and GIS analysis based on the CDBG program income requirements for specific census tracts for their rehabilitation program (must meet 50% of more low-income and eligible qualified residence within a census tract). Based on this information, history of construction in the city, and the windshield survey, the City determined that the areas of Sun City, Romoland and Quail Valley generally had the largest concentration of structures that may need some level of rehabilitation or assistance.

Early development of the City of Menifee began with Sun City in the early 1960s as the concept of an active retirement community that was envisioned by Del Webb, a major building contractor from Phoenix, Arizona. Sun City is centrally located within the City of Menifee with a mix of residential and commercial uses. The other early established communities in Menifee include Quail Valley, a semi-rural residential community in the northwestern section of the City, and Romoland, a residential and commercial community located in the northeastern section of the City. Residential structures appear to be structurally sound, but now that many are over 50 years in age, they may require more regular maintenance and repair. Overall, single family structures, including mobile homes, are what comprise the housing stock within the City's older communities and have primarily remained as such. Although generally these areas are well maintained, approximately between 2-10% of structures in these neighborhoods show some need for rehabilitation.

1. HOUSING GROWTH

Table 2-27 depicts 2010 to 2018 housing unit growth in Menifee and surrounding neighborhoods. According to the ACS, between 2010 and 2015, the Menifee housing stock increased by 3.6 percent. Through 2018, housing stock rose another 2.6 percent since 2015. From 2010 to 2018, Menifee's housing stock increased from 28,732 to 30,533 units, an overall increase of 6.2 percent. This growth in housing stock was consistent with Riverside County, where housing stock increased by 6.3 percent from 2010 to 2018. Lake Elsinore experienced the greatest housing growth at approximately 14 percent, about 8.2 percent more than Menifee.

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Table 2-27: Housing Unit Growth Trends, 2010-2018					
Jurisdiction	**2010**	**2015**	**2018**	**Percent Change 2010 to 2015**	**Percent Change 2015 to 2018**
Hemet	33,981	34,368	33,113	1.1%	-3.7%
Perris	16,993	17,408	17,661	2.4%	1.5%
Menifee	**28,731**	**29,765**	**30,533**	**3.6%**	**2.6%**
Murrieta	32,528	34,670	33,890	6.6%	-2.2%
Temecula	32,221	35,082	35,936	8.9%	2.4%
Lake Elsinore	15,707	16,808	18,059	7%	7.4%
Riverside County	783,116	815,322	833,602	4.1%	2.2%
Source: American Community Survey, 5-Year Estimate, 2010, 2015, 2018.					

2. HOUSING TYPE

Table 2-28 depicts housing units by type of structure in Menifee, the County of Riverside, and surrounding cities in 2018. Single-family detached housing units are the most common type of housing in both the City of Menifee and the County. Mobile homes made up the second-largest percentage of housing stock in Menifee and Hemet. Multi-family housing units comprise the second largest proportion of units in the surrounding cities and Riverside Counties, except in Menifee and in Hemet. A wide array of housing types is important to meet the diverse needs of the population of Menifee. The housing stock may gradually become more diverse as housing needs in the City change throughout the years.

Table 2-28: Total Housing Units by Type in 2018					
Jurisdiction	**Single- Family Detached**	**Single-Family Attached**	**Multi-Family**	**Mobile Homes**	**Total Units[1]**
Hemet	17,071	1,423	6,838	7,667	33,113
Perris	14,093	339	1,887	1,342	17,661
Menifee	**25,646**	**861**	**1,687**	**2,236**	**30,533**
Murrieta	25,380	991	6,374	1,145	33,890
Temecula	28,343	980	6,275	330	35,936
Lake Elsinore	13,868	780	2,796	562	18,059
Riverside Count	566,997	56,968	144,959	73,479	833,602
Source: American Community Survey, 5-Year Estimates, 2018.					
[1]Note: The data shows the percent of total units in structure.					

3. HOUSING AVAILABILITY AND TENURE

Housing tenure and vacancy rates influence the supply and cost of housing. Housing tenure determines if a unit is owner-occupied or renter-occupied. Tenure is an important market characteristic as it relates to

the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution correlates with household income, composition, and age of the householder.

Table 2-29 provides the number of occupied housing units by structure and tenure in Menifee. The 2018 ACS shows the most common type of housing in Menifee is single-family detached housing. Owner-occupied housing units comprise 19,607 of the 23,915 single family detached housing units. Additionally, mobile homes comprised 2,272 units, multi-family housing 1,616 units, and single-family attached 783 units of all occupied units.

Table 2-29: Occupied Housing Units by Type and Tenure

Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Occupied Units[1]
Owner Occupied	19,607	508	29	1,734	21,878
Renter Occupied	4,308	275	1,587	538	6,708
Total	**23,915**	**783**	**1,616**	**2,272**	**28,586**

Source: American Community Survey, 5-Year Estimates, 2018.
[1]Note: The data shows the percent of total occupied units.

Figure 2-3 identifies household income by tenure, or renter versus owner, using CHAS 2016 data. The figure shows disparity for homeownership in different income categories in the City of Menifee. The figure shows that nearly 80 percent of households in the moderate or above moderate-income category were homeowners. Homeownership for households within the low-income category were also high with 70 percent owning their home and just under 30 percent renting. Within the very low-income category just over half of households owned their homes, and in the extremely low-income category under 50 percent of households owned their homes, while majority rented.

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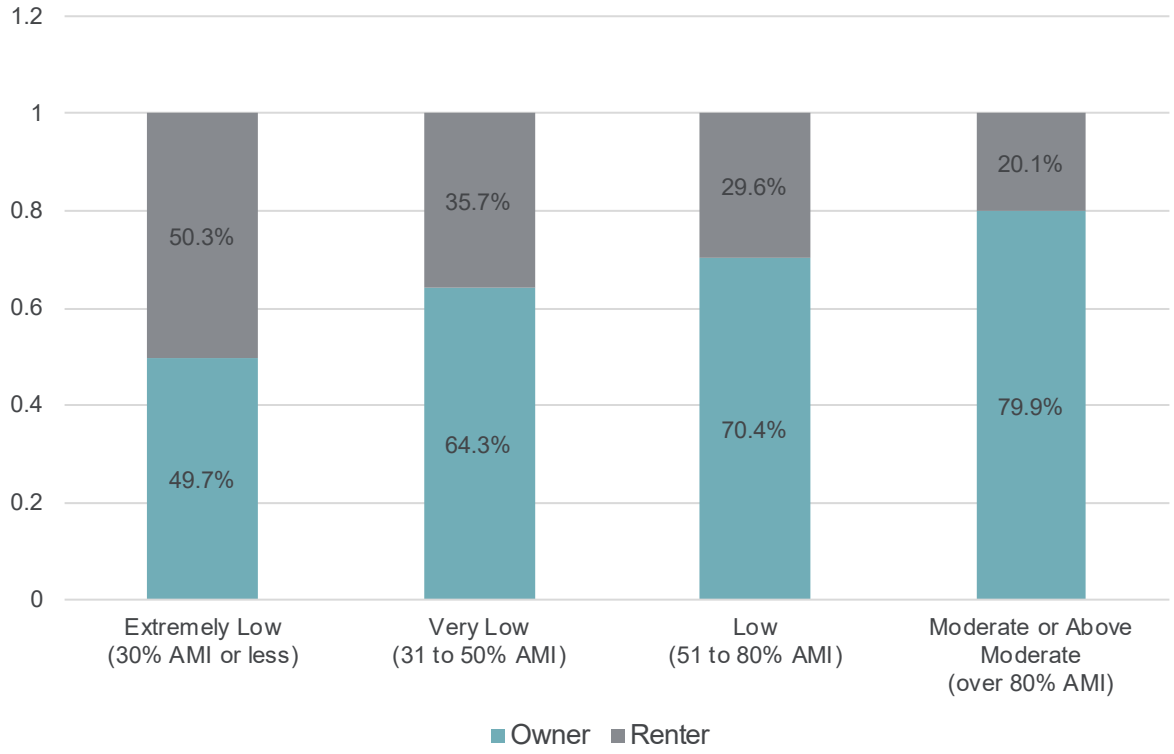
Figure 2-3: Household Tenure by Income Category, Menifee 2012-2016



Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

Table 2-30 shows owner-occupied households and renter-occupied households were about the same average size, a common trend in nearby cities in 2018. Renter-occupied households had a slightly smaller household size than owner-occupied households in Menifee, Murrieta, and Temecula. Perris had the largest average household size at 4.54 persons.

Table 2-30: Average Household Size by Tenure

Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Hemet	2.75	3.00	2.85
Perris	4.59	4.44	4.54
Menifee	**3.10**	**3.07**	**3.09**
Murrieta	3.53	3.27	3.44
Temecula	3.34	3.25	3.31
Lake Elsinore	3.77	3.78	3.77
Riverside County	3.25	3.30	3.27

Source: American Community Survey, 5-Year Estimates, 2018.

4. VACANCY RATES

Vacancy rates can be an indicator of housing choice available in a community. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates can indicate high demand and/or low supply conditions. Too low of a vacancy rate can result in upward price pressure, making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for ownership housing, and rates of five to six percent are usually considered healthy for rental housing. However, vacancy rates are not a sole indicator of overall real estate market health. They must be viewed in the context of all the characteristics of the local and regional market.

A housing unit is vacant if no person/persons is living in the unit unless its occupants are only temporarily absent. A vacant unit may be one which is entirely occupied by person/persons who have a usual residence elsewhere. New units that are unoccupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed, and final usable floors are in place. Vacant sleeping rooms in lodging houses, transient accommodations, barracks, and other quarters not defined as housing units are not included in the statistics. [2]

Table 2-31 displays vacant housing units by type and the estimated count for each. Vacant units identified as "Other vacant" make up the majority of vacant housing units in the City, these units could include owned homes not for sale, second homes which are not for full time use, or units constructed but not yet occupied. Seasonal, recreation, and occasional use housing units make up the next largest type of vacant housing units in Menifee. In addition, there were zero units vacant for migrant workers, about seven percent of vacant units were available for rent and about ten percent of vacant units were available for sale.

As **Figure 2-4** shows, the City of Menifee has a healthy vacancy rate of 6.4 percent, which is 7.4 percent less than the County. A healthy vacancy rate typically falls around 7 or 8 percent. Of the surrounding cities, except for Hemet, Menifee has the highest vacancy rate. The County's vacancy rate is 13.8 percent.

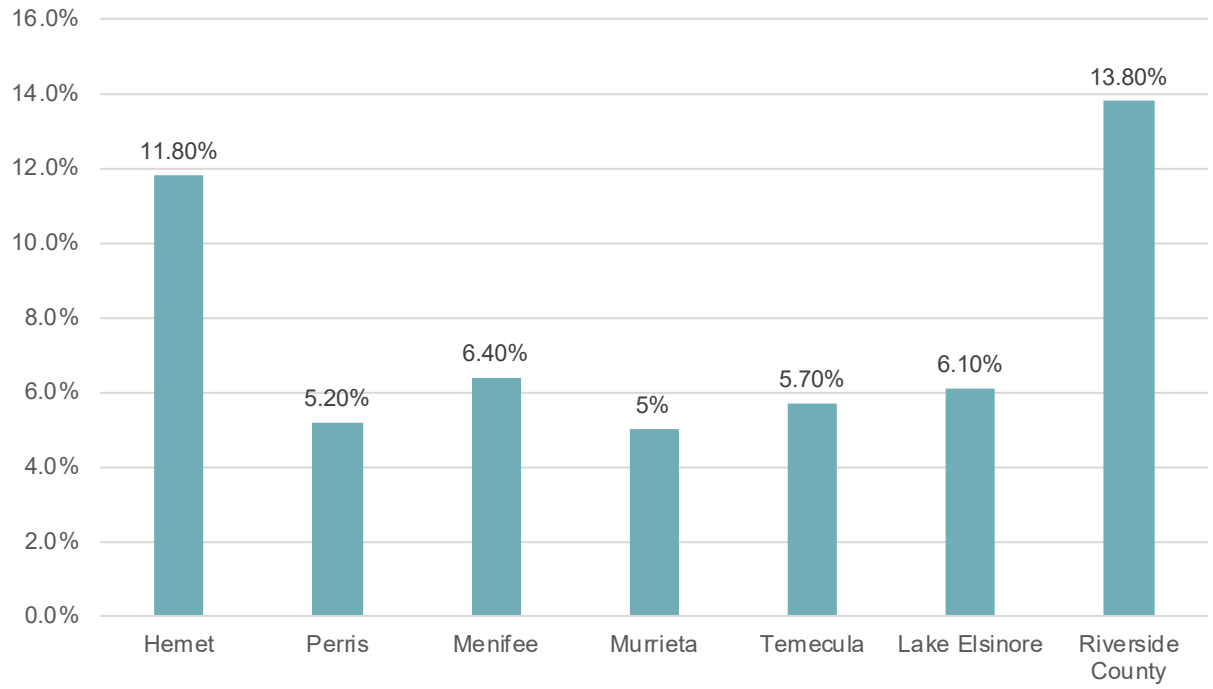
Table 2-31: Vacant Housing Units by Type

Type of Housing	Estimated No. Units	Percent
For rent	132	7%
Rented, not occupied	117	6%
For sale only	193	10%
Sold, not occupied	278	14%

[2] Census Housing Definitions, https://www.census.gov/housing/hvs/definitions.pdf.

For seasonal, recreational, or occasional use	454	23%
For migrant workers	0	0%
Other vacant	773	40%
Total	1,947	100%
Source: American Community Survey, 5-Year Estimates, 2018.		

Figure 2-4: Vacant Housing Units by City, 2018



Source: American Community Survey, 5-year Estimates, 2018.

5. HOUSING AGE AND CONDITION

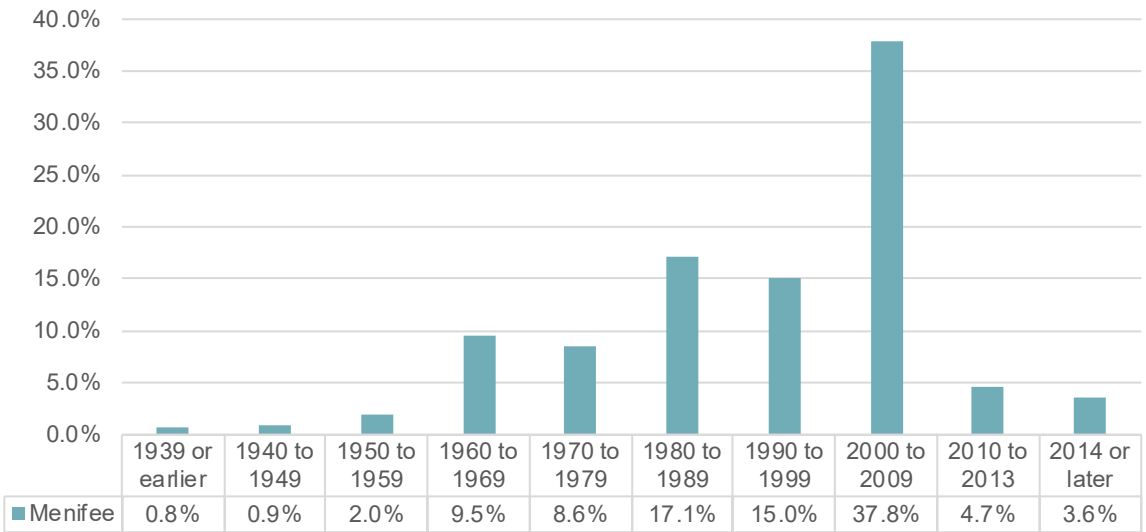
Housing age may affect the structural integrity of a house and can be an indicator of overall housing quality within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, a large proportion of older housing stock would indicate that most of the City's housing stock could require major rehabilitation.

Figure 2-5 displays housing stock age in the City of Menifee. According to the 2018 ACS, just over 34 percent of homes in Menifee were built between 2000 and 2009, an increase in development may have been due to the housing boom. Nearly 50 percent of the housing in Menifee was constructed from 1960 to 1999. Housing development stalled from about 2009 to 2013, primarily due to the economic recession

experienced in the United States during that time. However, housing construction has steadily increased since 2014 as the economy recovered.

The City of Menifee is a newer rapidly growing City, with a large portion of the City built within the past 20 years and more recently since incorporation in 2008. The exception is earlier communities that were developed in the County prior to incorporation including Sun City, a senior community developed approximately 60 years ago, Romoland and Quail Valley. Portions of these older communities and some of the more rural areas of the community have structures that are in need of rehabilitation (repair) or in need or replacement (demolition). The City has existing programs that are focused on rehabilitation efforts including minor home repair grants, community code enforcement, and coordination with non-profit organizations that provide minor home repairs. To address housing conditions, City Code Enforcement refers homeowners in need of home improvement assistance to the City's Minor Home Repair Grant Program. Homeowners who are income eligible, qualify for assistance under the program. In addition, the Community Action Partnership of Riverside County provides services such as low-income energy bill assistance, weatherization, utility assistance including improvements such as attic insulation, caulking, water heater blanket, heating/cooling system repair or replacement and other energy saving measures. It is estimated that based on the windshield survey and GIS analysis performed approximately 440- 600 units within the City out of the current 35,675 units may be in need of some form of general maintenance or repair.

Figure 2-5: Housing Units by Year Constructed

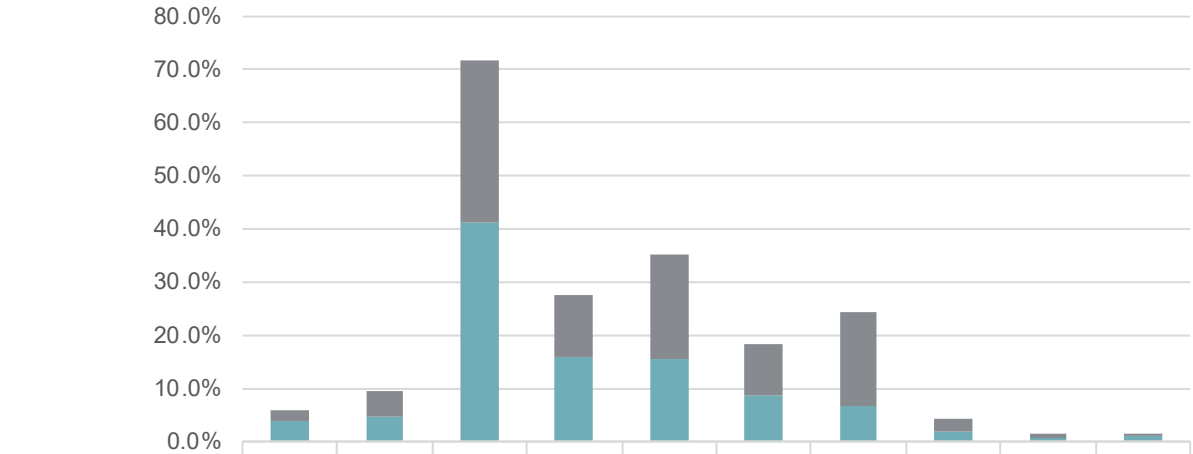


	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 to 2013	2014 or later
Menifee	0.8%	0.9%	2.0%	9.5%	8.6%	17.1%	15.0%	37.8%	4.7%	3.6%

Source: American Community Survey, 2018

Figure 2-6 below displays the 2018 ACS data for housing units by the year they were built sorted by owner or renter. According to the data, more owners reside in Menifee than renters. Additionally, as noted above, majority of the Housing in Menifee was built between the years 2000-2009, of the persons who live in housing units built in or after the year 2000, nearly 40 percent owned their home. This may be due to the increased number of single-family residential homes developed in more recent years.

Figure 2-6: Housing Units by Year Built and Tenure, Menifee 2018

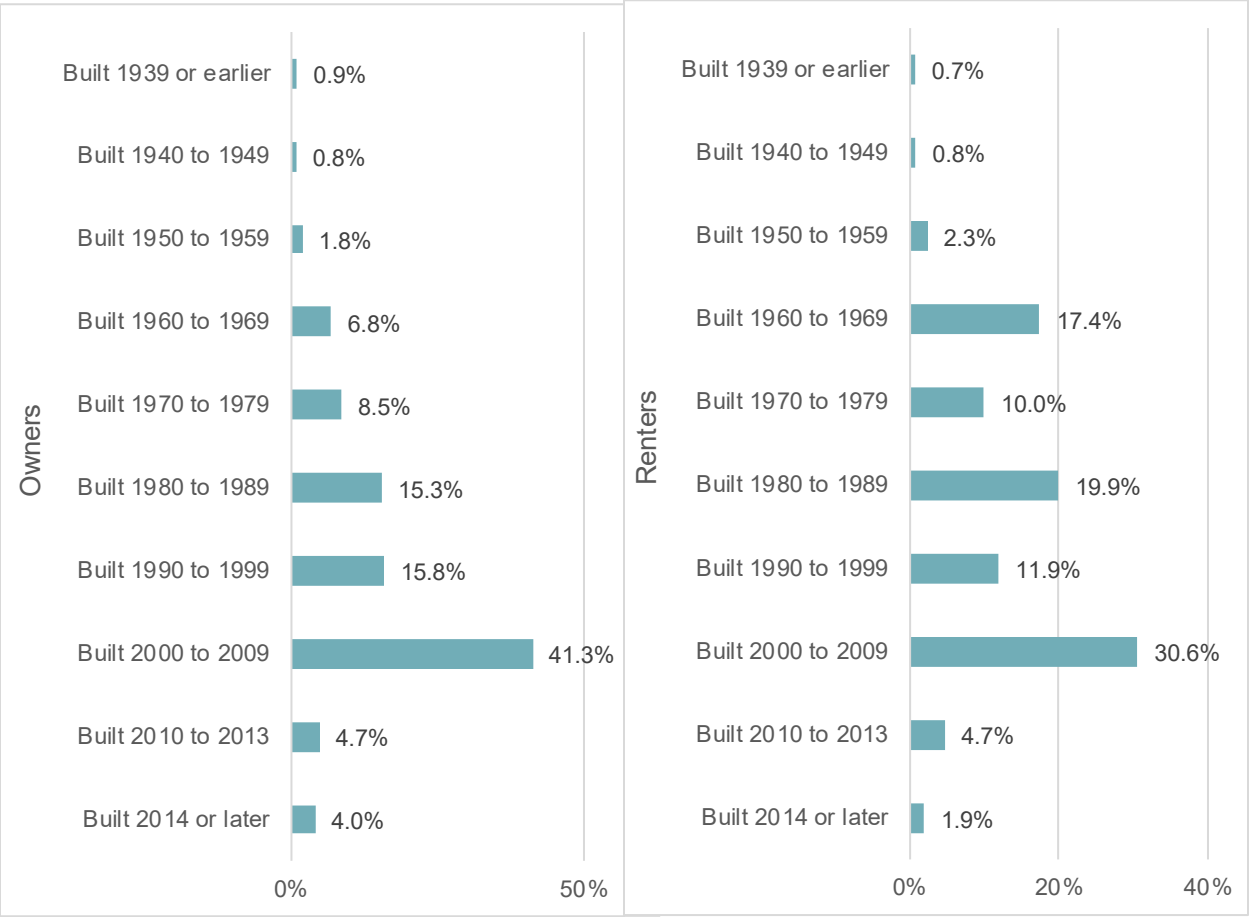


	Built 2014 or later	Built 2010 to 2013	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Renter occupied:	1.9%	4.7%	30.6%	11.9%	19.9%	10.0%	17.4%	2.3%	0.8%	0.7%
Owner occupied:	4.0%	4.7%	41.3%	15.8%	15.3%	8.5%	6.8%	1.8%	0.8%	0.9%

Source: American Community Survey, 2018

Figure 2-7 below displays the 2018 ACS data for housing units by the year they were built for owners (left) and renters (right). That data shows that of all the renters in Menifee, 30.6 percent reside in housings built between 2000 and 2009. Additionally, a total of 47.3 percent of renters reside in older units built between the years 1960 and 1989. In contrast, a small percent of all homeowners in Menifee lived in older housing built between 1960 and 1989 (30.6 percent).

Figure 2-7: Housing Units by Year Built Owner (Left) and Renter (Right)



Source: American Community Survey, 2018

6. HOUSING COSTS AND AFFORDABILITY

Housing costs are affected by supply and demand and can affect the affordability of the housing in the City of Menifee. **Table 2-32** shows the median home value in Menifee was $329,800 in 2018. Home values in Menifee were comparable to the median home values in the County and slightly less than median home values in Murrieta ($400,300) and Temecula ($426,400).

Table 2-32: Median Home Value by Community	
Jurisdiction	**Median Home Value**
Hemet	$225,200
Perris	$261,000
Menifee	**$329,800**
Murrieta	$400,300
Temecula	$426,400
Lake Elsinore	$333,600
Riverside County	$347,600
Source: American Community Survey, 5-Year Estimates, 2018.	

Table 2-33 shows average monthly rent for a two bedroom in Menifee increased from $1,466 to $2,071 monthly, the highest percent change (41.3 percent) from 2018 to 2020. During this period, three bedrooms rentals experienced a monthly rent increased from $1,742 to $1,844 (8.2 percent) and four bedrooms increased from $1,966 to $2,071 (5.3 percent). Two-bedroom units had the same rental cost as four-bedroom units in January 2019 and 2020 at $1,976 and $2,071 respectively. Price by square foot rental rate for both three-bedroom and four-bedroom units increased by 8.1 percent from 99 cents to $1.07.

Table 2-33: Average Monthly Rental Rates, 2020				
Unit Type	**January 2018**	**January 2019**	**January 2020**	**% Change 2018-2020**
2 Bedroom	$1,466	$1,976	$2,071	41.3%
3 bedrooms	$1,742	$,1783	$1,884	8.2%
4 Bedrooms	$1,966	$1,976	$2,071	5.3%
Price per Square Foot				
Unit Type	**January 2018**	**January 2019**	**January 2020**	**% Change 2018-2020**
2 Bedroom	$0.99	$1.24	$1.30	31.3%
3 bedrooms	$0.99	$1.06	$1.07	8.1%
4 Bedrooms	$0.99	$0.99	$1.07	8.1%
*Studio,1 Bedroom, or 5+ Bedroom rental data not available. *Source: Zillow, Menifee Rentals Zillow Rent Index, accessed August 2020.*				

Housing affordability can be analyzed by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. This information can help estimate the affordability of different sizes and types of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits, based on the AMFI, which can be used to determine the maximum price that could be affordable to households in the upper range of

their respective income category. Households in the lower end of each category can afford less than those at the upper end. The maximum affordable home prices without overpayment for residents in Riverside County are shown in **Table 2-35**. This amount can be compared to current housing rents (**Table 2-33**). **Table 2-34** shows for each income category, the maximum affordable monthly housing costs that a household can pay each month without overpayment.

EXTREMELY LOW-INCOME

Extremely low-income households earn less than 30 percent of the County AMFI – up to $15,850 for a one-person household and up to $30,680 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Menifee without assuming a substantial cost burden.

VERY LOW-INCOME

The very low-income limits are the basis for all other income limits. Very low-income households earn between 31 percent and 50 percent of the County AMFI – up to $26,400 for a one-person household and up to $40,700 for a five-person household in 2020. A very low-income household can generally afford homes priced between $82,500 and $112,500, adjusting for household size. A very low-income household at the maximum income limit can afford to pay approximately $553 to $807 in monthly rent, depending on household size. Given the cost of housing in Menifee, persons or households of very low-income are unlikely to be able to find affordable housing to rent or purchase in the City.

LOW-INCOME

Low-income households earn between 51 percent and 80 percent of the County's AMFI - up to $42,200 for a one-person household and up to $65,100 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from $156,500 to $226,500. Based on the asking prices of homes for sale in 2020 (Table 30), ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to $948 in rent per month and a five-person low-income household could afford to pay as much as $1,417. Low-income households in Menifee would not be able to find adequately sized affordable apartment units (**Table 2-33**).

MODERATE-INCOME HOUSEHOLDS

Persons and households of moderate-income earn between 81 percent and 120 percent of the County's AMFI. The maximum affordable home price for a moderate-income household is $63,250 for a one-person

household and $97,600 for a five-person family. The maximum affordable home price for a moderate-income household is $254,500 for a one-person household and $378,000 for a five-person family. Moderate-income households in Menifee can generally find affordable housing in the City. The maximum affordable rent payment for moderate-income households is between $1,474 and $2,229 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

The above moderate-income category is not included in the tables below as there is no maximum housing cost and it is generally assumed that this income group can typically afford housing if it is found that moderate-income households can.

Table 2-34: Affordable Housing Costs for Owners Riverside County, 2020

Annual Income		Mortgage	Utilities[1]	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price[2]
Extremely Low-income (30% of AMFI)						
1-Person	$15,850	$153	184	$59	$396	$33,500
2-Person	$18,100	$161	224	$68	$453	$35,250
3-Person	$21,720	$203	259	$81	$543	$44,500
4-Person	$26,200	$252	305	$98	$655	$55,250
5-Person	$30,680	$301	351	$115	$767	$66,000
Very Low-Income (50% of AMFI)						
1-Person	$26,400	$377	184	$99	$660	$82,500
2-Person	$30,150	$417	224	$113	$754	$91,500
3-Person	$33,900	$461	259	$127	$848	$101,000
4-Person	$37,650	$495	305	$141	$941	$108,500
5-Person	$40,700	$514	351	$153	$1,018	$112,500
Low-income (80% AMFI)						
1-Person	$42,200	$713	184	$158	$1,055	$156,500
2-Person	$48,200	$800	224	$181	$1,205	$175,500
3-Person	$54,250	$894	259	$203	$1,356	$196,000
4-Person	$60,250	$975	305	$226	$1,506	$214,000
5-Person	$65,100	$1,032	351	$244	$1,628	$226,500
Moderate-income (120% AMFI)						
1-Person	$63,250	$1,160	184	$237	$1,581	$254,500
2-Person	$72,300	$1,312	224	$271	$1,808	$287,500
3-Person	$81,300	$1,469	259	$305	$2,033	$322,000
4-Person	$90,350	$1,615	305	$339	$2,259	$354,000
5-Person	$97,600	$1,723	351	$366	$2,440	$378,000

Source: Riverside Housing Commission, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2019 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Riverside County

Utility Allowance.
1. Utilities includes heating, cooking, other electric and cooling, water heating, water, sewer, trash collection, and tenant supplied appliances. All utilities are assuming electric as averaged on the County of Riverside Utility Allowance Schedule.
2. Affordable purchase price of homes is an estimated number calculated using the 2015 Loan Amortization schedule assuming 10% down and a 4.5% interest rate on monthly mortgage payments over 30 years.

Table 2-35: Affordable Monthly Housing Cost for Renters in Riverside County, 2020

Annual Income		Rent	Utilities^1	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of AMFI)				
1-Person	$15,850	$289	$107	$396
2-Person	$18,100	$321	$132	$453
3-Person	$21,720	$386	$157	$543
4-Person	$26,200	$471	$184	$655
5-Person	$30,680	$556	$211	$767
Very Low-income (50% of AMFI)				
1-Person	$26,400	$553	$107	$660
2-Person	$30,150	$622	$132	$754
3-Person	$33,900	$691	$157	$848
4-Person	$37,650	$757	$184	$941
5-Person	$40,700	$807	$211	$1,018
Low-income (80% AMFI)				
1-Person	$42,200	$948	$107	$1,055
2-Person	$48,200	$1,073	$132	$1,205
3-Person	$54,250	$1,199	$157	$1,356
4-Person	$60,250	$1,322	$184	$1,506
5-Person	$65,100	$1,417	$211	$1,628
Moderate-income (120% AMFI)				
1-Person	$63,250	$1,474	$107	$1,581
2-Person	$72,300	$1,676	$132	$1,808
3-Person	$81,300	$1,876	$157	$2,033
4-Person	$90,350	$2,075	$184	$2,259
5-Person	$97,600	$2,229	$211	$2,440

Source: Riverside County Community Services, Utility Allowance Schedule, 2019 and Other Services Report and California Department of Housing and Community Development, 2019 Income Limits and Kimley Horn and Associates Assumptions: 2019 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Riverside County Utility Allowance.
1. Utilities includes heating, cooking, other electric and cooling, water heating, water and tenant supplied appliances. All utilities are assuming electric as averaged on the County of Riverside Utility Allowance Schedule.

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SECTION 3.0

Housing Constraints, Resources and AFFH

SECTION 3: HOUSING CONSTRAINTS, RESOURCES AND AFFIRMATIVELY FURTHERING FAIR HOUSING

A. NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints largely affect the City's cost of housing and can produce barriers to housing production and affordability. Constraints of this type include the availability and cost of vacant land for housing construction, the housing demand, potential for financing and lending, construction costs, and the availability of supplies and labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following discussions highlight the primary market factors that affect the City's production of housing.

1. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The ICC was established in 1994 with the goal of developing a single set of national model construction codes known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction in their Building Valuation Data (BVD) produced at six-month intervals. The most recent BVD was published in August 2020 and provides estimates for the average construction costs per square foot of new housing developments. These estimates allow developers and builders to consider overall cost of development of different units, with consideration for permitting and processing fees set by the City. The estimates provided by the ICC are also useful in calculating general building and construction values. However, these estimates are presented as average values and may not pertain to specific construction activities.

The ICC estimated that the average construction cost per square-foot for good-quality housing was approximately $118.57 for multi-family housing, $131.24 for detached single-family homes, and $148.44 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City's adopted Building Code. Although construction costs are a significant portion

of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Menifee.[1]

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, flooding) can also be factored into the cost of land. Real estate listings for the City's available vacant land showed at least 100 available residential parcels during a search conducted on September 29, 2020. The total land costs ranged from approximately $7.9 million for 389 acres ($0.46 per square foot) at the highest, to $9.5 thousand for 0.22 acres ($0.99 per square foot). The highest price per square foot was approximately $43 per square foot for a 0.25-acre lot totaling $469,000. The lowest price per square foot was approximately $0.20 per square foot for a 57.2-acre lot totaling $999,000.[2]

Overall, land costs are not considered a major constraint to the development of housing in the City of Menifee. Given that the cost land in other jurisdictions in Southern California is significantly higher than in Menifee, it is fair to assume it would not prohibit the private market from purchasing and developing housing, specifically housing affordable to low and very low-income households.

2. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in Menifee.

[1] International Code Council (2020). Building Valuation Data – AUGUST 2020. Retrieved from https://www.iccsafe.org/wp-content/uploads/BVD-BSJ-AUG20-pdf.pdf (Accessed September 2020)
[2] Zillow (2020). Menifee CA Land. (Accessed September 30, 2020)

Table 3-1 below displays the disposition of loan applications for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA), per the 2016 Home Mortgage Discloser Act report. According to the report, applicants in the 120% MSA median-income or more had the highest rates of loans approved. Of that income category, applicants who reported White had the highest percentage of approval and the number of applications. Applicants in the less than 50% of the MSA median-income categories were showed higher percentages of denied loans than loans originated. According to the data, applicants who reported White were, on average, more likely to be approved for a loan than another race or ethnicity.

Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered to be a significant constraint to the provision and maintenance of housing in Menifee.

Table 3-1: Disposition of Loan Applications by Race/Ethnicity– Riverside San Bernardino Ontario MSA

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	40.0%	35.4%	27.7%	983
Black or African American	48.9%	22.6%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.9%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	40.9%	36.4%	17.6%	352
Asian	47.0%	30.3%	27.2%	1,521
Black or African American	43.8%	27.9%	32.3%	1,529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19,017
Hispanic or Latino	51.6%	25.1%	28.2%	11,797
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	16.2%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259

Table 3-1: Disposition of Loan Applications by Race/Ethnicity– Riverside San Bernardino Ontario MSA				
Applications by Race/Ethnicity	**Percent Approved**	**Percent Denied**	**Percent Other**	**Total (Count)**
White	63.1%	14.6%	27.4%	27,369
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	15.4%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.7%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093
Source: FFEIC (2019). Consumer Financial Protection Bureau, Disposition of applications by income, race, ethnicity of applicant, 2019. Retrieved from: https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5 (Accessed September 2020)				

3. Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. A marked effect on the construction industry is the presence of the global pandemic COVID-19 (Coronavirus). The pandemic led to nationwide efforts to shelter in place within homes and minimized employment activities conducted out of the home to those deemed essential. This led to employment reductions nationwide within the State, and within the MSA. This is reflected in data collected by the California Employment Development Department (EDD). The EDD calculated that MSA employment levels in August 2020 marked a 9.65 percent reduction compared to the previous year, 2019. However, as the impact of the Coronavirus pandemic begins to reduce, the economic status of the State is showing signs of improvement. According to the EDD, employment in the MSA has increased by 0.97 percent from July 2020.[3] Further, an article for *The Press Enterprise* noted that due to the pandemic, many homeowners are not selling homes during this time. This has led to a 47 percent decline in homes for sale in the Inland Empire, the lowest amount on record.[4]

However, the City of Menifee experienced an increase in the development of housing during this period. Overall, from 2013 to the end of 2020 the City of Menifee approved building permits for 5,405 units. Furthermore, the City uses and will continue to use local, state, and federal funding to provide programs to support affordable housing development.

B. GOVERNMENTAL CONSTRAINTS

[3] Employment Development Department (2020). California Industry Employment Changes Calculator. Retrieved from: https://www.labormarketinfo.edd.ca.gov/data/industry-employment-calculator.html (Accessed September, 2020)

[4] Press Enterprise (2020). Inland Empire homes for sale drop 47%, Los Angeles-Orange County off 24% Retrieved from: https://www.pe.com/2020/09/21/inland-empire-home-listings-fall-47-largest-drop-in-u-s/ (Accessed October 2020)

Policies and regulations set by government agencies at the Federal, State, and local level can impact the availability and affordability of housing. For example, local zoning policies may limit the areas in which housing can be developed, thus making it difficult to meet the demand for affordable housing and limiting supply both locally and in a region. While the City has no control over State and Federal Laws that affect housing, regulations related to environmental protection, building codes, and other topics can potentially have significant, adverse, impacts on housing cost and availability due to increased development standards. Further, new State regulations requiring the creation of housing units, along with regulation removing the ability to decrease housing potential can directly affect housing availability.

1. Land Use Controls

In the State of California, cities are required to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes land uses and density of development within the City of Menifee. The Land Use Element presents policies and regulations that guide local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The City establishes minimum standards for development within the respective zone for development. Minimum unit size is not established in the Development Code but lot area, lot coverage, setbacks and building height are regulated by the code. All Land Use requirements and development standards are available online in the City of Menifee Municipal Code. The Land Use Element of the Menifee General Plan[5] and the Zoning Code included in Title 9 of the Menifee Municipal Code[6] identifies the following residential categories **in Table 3-2** below:

Table 3-2: General Plan Land Use and Zoning

Land Use Designations	Density/Minimum	Zoning	Density/Minimum
Agricultural (Ag)	1du/10 acres	AG	1 du/10 acres
Rural Mountainous (RM)	1du/10 acres (.10 du/ac)	RM	1 du/10 acres
Rural Residential (RR5)	1du/5 acres (.20 du/ac)	RR5	1du/5 acres
Rural Residential (RR2)	1du/2 acres (.50 du/ac)	RR2	1du/2 acres
Rural Residential (RR1)	1du/1 acre (1.0 du/ac)	RR1	1du/1 acre
Rural Residential (RR1/2)	1 du/acre (2 du/ac)	RR1/2	1 du/acre
2.1-5R Residential	2.1 - 5 du/ac	Low Density Residential (LDR-1)	2.1 - 5 du/ac

[5] City of Menifee (2018). Land Use Element. Retrieved from: https://www.cityofmenifee.us/231/Land-Use-Element
[6] Menifee Municipal Code § 9.130.020

Table 3-2: General Plan Land Use and Zoning					
Land Use Designations	**Density/Minimum**	**Zoning**		**Density/Minimum**	
5.1-8R Residential	5.1-8 du/ac	Low-Density Residential (LDR-2)	Low-Density Medium Density Residential (LDMR)	1 single family du per 7,200 sq feet	5 to 8 du per acre
8.1-14R Residential	8.1 – 14 du/ac	Medium Density Residential (MDR)		8 – 14 du per acre	
14.1-20R Residential	14.1- 20 du/ac	Medium High-Density Residential (MHDR)		14-20 du per acre	
20.1-24R Residential	20.1-24 du/ac	High-Density Residential (HDR)		20 – 24 du per acre	

These categories accommodate development of a wide range of housing types in Menifee. New housing development within the City must conform to these existing residential land use types. Currently, the City permits live/work in the Commercial Retail (CR), Commercial Office (CO) and Business Park (BP) Zones with a conditional use permit (CUP), and caretaker residences in CR, CO, BP and Heavy Industrial (HI) Zones with a CUP. The City is updating the Land Use Element and Economic Development Corridor (EDC) Zones, to allow an appropriate and feasible amount of residential development which can be considered mixed use.

Furthermore, Accessory Dwelling Units (ADU) are permitted in all zones of the EDC (where existing residential units are developed). Maintaining the existing residential categories is important for ensuring compatibility between the new and existing housing. Table 3-6 further details major land use categories, their density levels, and residential types permitted.

2. State Density Bonus Law

Density bonuses are another way to increase the number of dwelling units otherwise allowed in a residentially zoned area. This is done in accordance with the current statutes set out in California Government Code § 65915 through the increasing the number of allowed du per acre, or floor area ratio (FAR) within a non-residential lot or area. The City's Zoning Ordinance § 9.180 identifies the characteristics of the density bonuses to grant density bonuses and incentives for the development of housing that is affordable to lower-, low-, and moderate-income households and senior citizens. Density bonuses are given to eligible developments which meet the following requirements:

- Density bonuses are available to affordable housing developers in accordance with this chapter for the following:

- Housing developments which include a minimum affordable housing component (§ 9.180.060 and § 9.180.070.A)
- Housing developments which include a minimum affordable housing component and a childcare facility (§ 9.180.070).
- Senior citizen housing developments (§ 9.180.080).
- Housing developments which include a minimum affordable housing component for transitional foster youth, disabled veterans, or homeless persons (§ 9.180.090).
- Student housing developments which include a minimum affordable housing component (§ 9.180.100).
- Land donations for very low-income housing (§ 9.180.110).

- For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels (Government Code § 65915(i)).

Density bonuses along with land use incentives would not be implemented in cases where the planned development is otherwise able to provide adequate affordable housing or rents, in cases where the provision of the incentive would pose an adverse impact to the surrounding environment or historic resources without feasible mitigation, in cases where the provision of incentives would be contrary to established federal or state law, or in cases where the community already contains an adequate number of childcare facilities.

Density Bonus Programs

When a development meets the above requirements, density bonuses are applicable as shown in **Table 3-3** below for different income categories. Developments which meet the requirements above for Senior housing will be entitled to a density bonus of 20 percent of the number of senior housing units.

Table 3- 3: Density Bonus Allowance for Housing Development Projects with Affordable Housing Component					
Household Income Category	**Minimum Percentage of Affordable Units**	**Minimum Density Bonus**	**Additional Density Bonus for Each 1% Increase in Affordable Units**	**Maximum Percentage of Affordable Units**	**Maximum Possible Density Bonus**
Affordable Housing Development					
Very Low-income	5%	20%	2.50%	11%	35%
Low-income	10%	20%	1.50%	20%	35%
Moderate-income (Common Interest Developments)	10%	5%	1%	40%	35%

Additionally, when an applicant for a residential development agrees to donate land to the City for very low-income households, the applicant is then entitled to a minimum of 15 percent additional density bonus above the established maximum allowance. To qualify for the additional density bonus, the following conditions are met:

- The applicant is applying for a tentative subdivision map, parcel map, or other residential development approval.
- The application includes at least a 10% minimum affordable housing component for very low-income households.
- The applicant agrees to donate and transfer qualified land, which is land that meets both the following criteria:
  - The developable acreage and zoning classification of the land being transferred must be sufficient to permit construction of units affordable to very low-income households in an amount equal to not less than 10% of the number of residential units of the proposed development pursuant to Section 8116-2.5.1(a) of the Government Code.
  - The transferred land shall be at least 1 acre in size or of sufficient size to permit development of at least 40 units, have the appropriate General Plan land use designation, be appropriately zoned with appropriate development standards for development at the density described in

Government Code Section 65583.2(c)(3), and be or will be served by adequate public facilities and infrastructure (Government Code § 65915(g)(2)(C)).

- The qualified land shall be transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to an approved housing developer.
- The qualified land has all the permits and approvals, other than building permits, necessary for the development of the very low-income housing affordable units on the qualified land, not later than the date of approval of the final subdivision map, parcel map or residential development application filed. However, the City may subject the proposed development to subsequent design review to the extent authorized by Government Code Section 65583.2(i) if the design is not reviewed by the City prior to the time of transfer.
- The qualified land shall be donated and transferred no later than the date of approval of the final subdivision map, parcel map, or residential development application.
- The qualified land and the affordable units are subject to a deed restriction ensuring continued affordability of the units consistent with Section 9.180.070 (Density Bonus for Housing Development with Affordable Housing Component and Childcare Facility), which must be recorded against the qualified land at the time of the transfer.
- The qualified land is within the boundary of the proposed development or, if the City agrees, within 0.25 mile of the boundary of the proposed development.
- A proposed source of funding for the very low-income household units shall be identified no later than the date of approval of the final subdivision map, parcel map or residential development application.

For land donation, an applicant is entitled to an increase above the maximum allowed residential density as outline in **Table 3-4 below**:

Table 3-4: Density Bonus Allowances for Qualified Land Donation Projects

Household Income Category	Minimum Percentage of Very Low-Income Units	Density Bonus	Additional Density Bonus for Each 1% Increase in Very Low-Income Units	Maximum Possible Density Bonus

Very Low-Income	10% of entire development	15%	1%	50% (max. combined)

Additional regulations for density Bonuses include the following:

- Fractional Units: The calculation of a density bonus, in compliance with any of the above requirements, that results in fractional units shall be rounded up to the next whole number.

Concessions and Incentives

When qualified for a density bonus, an applicant may request additional parking incentives beyond those provided above. When requested, the City may grant the following (inclusive of handicap and guest parking):

- Zero to one bedroom: one on-site parking space per unit;
- Two to three bedrooms: two on-site parking spaces per unit; or
- Four or more bedrooms: two and a half on-site parking spaces per unit.

In addition to a request for parking incentives, an applicant who meets the density bonus requirements may also submit a proposal that includes any of the following incentives:

- A reduction in site development standards or a modification of development code requirements or design guidelines that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient and actual cost reductions;
- Approval of mixed-use zoning in conjunction with the qualified housing development if commercial, office, industrial or other land uses will reduce the cost of the qualified housing development and if the commercial, office, industrial or other land uses are compatible with the qualified housing development and the existing or planned development in the area where the proposed qualified housing development will be located; and/or
- Other regulatory incentives proposed by the affordable housing developer or the City that result in identifiable, financially sufficient and actual cost reductions.

The number of incentives that may be granted for a qualified housing development are as follows:

- One incentive for qualified housing development projects that include at least 5% of the total units for very low-income households, at least 10% for low-income households, or at least 10% for persons and families of moderate-income households in a common interest development.
- Two incentives for qualified housing development projects that include at least 10% of the total units for very low-income households, at least 20% for low-income households, or at least 20% for persons and families of moderate-income households in a common interest development.
- Three incentives for qualified housing development projects that include at least 15% of the total units for very low-income households, at least 30% for low-income households, or at least 30% for persons and families of moderate-income households in a common interest development.
- Four incentives for qualified housing developments that include 100% of total units, exclusive of a manager's unit or units for lower-income households, except that up to 20% of the total units in the development may be for moderate-income households. If the project is within 1/2 mile of a major transit stop, the project shall also receive a height increase of up to three additional stories, or 33 feet.

Additional Incentives may also apply for developments with a childcare component. Requirements and applicable incentives are outlined in the City's Municipal Code § 9.180.070. Incentives and density bonuses allow for increased opportunity and feasibility for the production of housing in a community particularly the development of housing affordable to low and very low-income households.

3. Residential Development Standards

Citywide, outside the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. The following summarizes the City's existing residential zoning districts:

- **Agricultural (AG)** – Agricultural land including row crops, groves, nurseries, dairies, poultry farms, and other related uses. One single-family detached residence allowed per 10 acres except as otherwise specified by a policy or zoning. (Although not a Residential Zone, because Agricultural (AG) allows for one single family unit/10 acres, it is included).

- **Rural Mountainous (RM)** – Rural Mountainous is intended to provide for detached single-family residential dwelling units with an allowance for limited animal keeping, agriculture, recreational uses, and governmental uses.
- **Rural Residential, 5-acre minimum (RR5)** – Rural Residential is intended to provide for a range of detached single-family residential dwelling units on single lots. This land use allows for animal keeping, agricultural uses, recreational uses, and governmental uses. Designation does not include condominiums or cooperative housing. Intensive animal keeping is discouraged on smaller lots.
- **Rural Residential, 2-acre minimum (RR2)** – Single-family detached residences on parcels of 2 to 5 acres. Limited agriculture and equestrian and animal keeping uses are expected and encouraged.
- **Rural Residential, 1-acre minimum (RR1)** – Single-family detached residences on parcels of 1 to 2 acres. Limited agriculture, equestrian, and animal keeping uses are expected and encouraged.
- **Rural Residential, ½ -acre minimum (RR1/2)** – Single-family detached residences on parcels of ½ to 1 acre. Limited agriculture and animal keeping is permitted. Intensive animal keeping is discouraged.
- **Low-Density Residential (LDR-1)** – Single-family detached residences with a minimum parcel size of ten thousand (10,000) square feet. Limited agriculture and animal keeping is permitted.
- **Low-Density Residential (LDR-2)** – Single-family detached and attached residences, with a with a minimum parcel size of seven thousand two hundred (7,200) square feet. Limited agriculture and animal keeping is permitted.
- **Low Medium-Density Residential (LMDR)** – Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.
- **Medium-Density Residential (MDR)** – Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes with a density range of 8 to 14 dwelling units per acre.

- **Medium High-Density Residential (MHDR)** – Single-family attached residences and multifamily dwellings such as triplexes, fourplexes, motor court clusters, and row townhomes with a density range of 14 to 20 dwelling units per acre.
- **High-Density Residential (HDR)** – High-Density Residential zones allow for the development of multifamily developments such as apartments and condominiums. These zones offer the highest residential density in the City.

The City of Menifee generally does not receive requests to develop housing at densities less than permitted in each of the specified zones above.

The City of Menifee's Zoning Code also regulates the development on land through minimum and maximum standards on lot size, lot width and depth, setbacks, and on lot coverage and floor-area ratio (FAR). **Table 3-5** below provides the development standards for each residential zoning district in Menifee:

Table 3-5: Development Standards in Menifee - Dimensions

Zone	Dimensions			Min. Yard Setbacks (ft)				Construction Standards	
	Min. Lot Size (Ac)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Front (feet)	Corner Side (feet)	Interior Side (feet)	Rear (feet)	Max. Height (feet)	Max. Building Coverage (percent)
Residential Districts									
AG	10	100	150	50	40	25	25	35	10
RM	10	100	150	40	40	25	25	35	10
RR5	5	100	12	40	20	15	20	35	10
RR2	2	80	100	25	15	15	20	35	20
RR1	1	70	100	25	15	10	20	35	25
RR1/2	0.5	60	90	20(1)	15	10	20	35	25
LDR-1	10,000 sq ft	60	100	15	15	5	10	40	50
LDR-2	7,200 sq ft	40	90	15	15	5	10	40	50
LMDR	6,000 sq ft	40	80	15	15	5	20	40	50
MDR	5,000 sq ft	30	80	15	15	5, 15 combined	20	40	50
MHDR	3,000 sq ft	30	80	15	15	5, 15 combined	20	50	60
HDR	3,000 sq ft	30	80	15	15	5, 15 combined	20	50	60

Notes:
1. Side-loaded garages may have a front yard setback of 15 feet

Setback Requirements

Setbacks are unobstructed areas between the property line and any developed structure. This space is normally used, instead, as open space in the form of yards or patio surfacing. Requirements are set in order to ensure there is adequate available space designated to these elements on a property when considering new development or improvements. Setbacks provide the following:

- Visibility and traffic safety
- Access to and around structures
- Access to natural light and ventilation
- Separation of incompatible land uses
- Space for privacy, landscaping, and recreation
- Protection of natural resources
- Safety from fire and geologic hazard

Building Coverage

Site coverage requirements maintain mass and intensity of a use within a parcel or lot. The Menifee Municipal Code establishes that building coverage is the percentage of a site allowed to be covered by structures and accessory structures. Maximum site coverage standards limit the footprint of a building and calculates it as a percentage between the ground floor area of a building and the net area of a lot. The lowest residential site coverages allowed for residential developments are 10 percent in RM and RR1 zones while HDR zones have the highest permitted building coverage with 60 percent.

Maximum Building Height

Maximum building heights are set and defined in the City's Zoning Code to maintain symmetry and compatibility between existing and proposed developments. To a lesser degree, maximum building heights assist in maintaining safety from passing aircraft. The height is measured as the vertical distance from the average finished grade at the perimeter of a structure to the highest part of the structure. Generally, a deviation in the maximum height limit requires approval of a discretionary action. However, exceptions to height limits are allowed for appurtenant architectural fixtures such as satellites, antennas, chimneys, and flagpoles as follows:

- Chimneys, cupolas, flagpoles, monuments, radio and other towers, gas storage holders, water tanks and similar structures and mechanical appurtenances may be permitted in excess of building height limits by no more than 15 feet as long as the safety and conditions of nearby properties are met.
- One noncommercial antenna may be permitted up to 52.5 feet in height for each parcel. Antennas shall be set back from all property lines at least 1.25 times the height of the antenna. Height does not include the additional height of whip antennas. Additional antennas shall require a conditional use permit.
- One noncommercial windmill may be permitted up to 35 feet in height for each parcel. Structures shall be set back from all property lines at least 1.25 times the height of the structure, measured to the top of the highest element of the structure. Additional windmills shall require a conditional use permit. Up to a 50% increase in height, to 52.5 feet, may be approved subject to a conditional use permit.

Usable Open Space

The City's Zoning Code characterizes Usable Open Space as an amenity of a development which remains after minimum development standards such as buildable area and setback limits are met. All residential districts in Menifee have a maximum site coverage to allow for open space. Open space can be a yard created through undeveloped open space between building setbacks or undeveloped portions of a lot. Open spaces can also be developed with improvements that do not create obstructions while ensuring common use and enjoyment of the residents. These improvements may include a deck, porch or terrace, used for outdoor living, active or passive recreation, pedestrian access, or landscaping. This does not include parking facilities, driveways, utility or service areas.

Parking Standards

Sufficient off-street parking shall be provided to avoid street overcrowding. This is maintained through the City's parking requirements for each housing unit type, as shown in **Table 3-6**. Parking requirements may add to the development cost of a property and project as spaces and garage parking create additional costs and remove potentially livable space.

Table 3-6: Parking Requirements for Residential Uses	
Unit Type	**Number of Spaces Required**
Single-family	2 spaces per du
Duplex (two-family dwelling)	2 spaces per du
Multiple-family: single bedroom or studio	1 space per du
Multiple-family: two bedrooms	1.5 spaces per du
Multiple-family: three or more bedrooms	2.5 spaces per du; 1 space per employee
Planned residential development: single-bedroom or studio	1.25 spaces per du
Planned residential development: two or more bedrooms	2.5 spaces per du
Senior citizen development	1.25 spaces per du
Mobile home park	2 spaces per travel trailer or mobile home space (spaces may be tandem); 1 guest space per 8 mobile home spaces
Accessory dwelling unit (ADU)	1 off street parking space per unit. Parking is not required if one of the following conditions are met: • The unit is located within one-half mile walking distance of public transit. • The unit is located within an architecturally and historically significant district. • The unit is located within an existing permitted structure. • When on-street parking permits are required but not offered to the occupant(s) of the accessory dwelling unit. • When there is a car-share vehicle located within one block of the accessory dwelling unit.
Residential guest	1 space per 10 du
Boarding houses, lodging or rooming houses, dormitories, fraternity and sorority houses	1 space per guest room
Hotels and motels	1 space per guest room; 1 space per 300 square feet of meeting/conference or ballrooms
Recreational Vehicle	1 space per recreational vehicle; 1 visitor space per 5 recreational vehicles
Source: Menifee Municipal Code § 9.220.040	

4. Variety of Housing Types Permitted

Cities are required by California Housing Law to make sites available through zoning for the development of a variety of housing types for all socioeconomic levels of the population. Housing types include single-

family homes, multi-family housing, accessory dwelling units, manufactured housing, emergency shelters, family day cares, transitional and supportive housing, single-room occupancy units (SROs), and home-based businesses. **Table 3-7** below identifies the various housing types permitted within each residential and mixed-use zoning district in Menifee.

Table 3-7: Various Housing Types Permitted in Menifee

Housing Type	Zones										
	Rural Residential Zones					Residential Zones					
	RM	RR5	RR2	RR1	RR1/2	LDR-1	LDR-2	LMDR	MDR	MHDR	HDR
Accessory Dwelling Unit (ADU)	P	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast Establishment	C	C	C	C	C	C	C	C	C	—	—
Congregate Care Facilities	—	—	—	C	C	C	C	C	C	C	C
Duplex (two-family dwelling)	—	—	—	—	—	P	P	P	P	P	P
Emergency Shelters**	—	—	—	—	—	—	—	—	—	—	P
Family Day Care Home, Large	P	P	P	P	P	P	P	P	P	P	P
Family Day Care Home, Small	P	P	P	P	P	P	P	P	P	P	P
Group Residential Facility (6 or fewer residents/7 or more residents)	P/—	P/—	P/—	P/—	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Guest House	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P	P	P	P	P	P	P	P	P	P
Home-Based Business	P	P	P	P	P	—	—	—	—	—	—
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P
Mobile Home Park	—	—	—	—	C	C	C	C	C	C	C
Multiple Family	—	—	—	—	—	—	P	P	P	P	P
Residential Care Facility	—	—	—	C	C	C	C	C	C	C	C
Short-Term Rentals (less than 30 days)	—	—	—	—	—	—	—	—	—	—	—
Single-Family Detached	P	P	P	P	P	P	P	P	P	—	—
Single-Room Occupancy Units/Efficiency Units	—	—	—	—	—	—	—	—	—	—	P
Supportive Housing	C	C	C	C	C	C	C	C	C	C	C
Transitional Housing	C	C	C	C	C	C	C	C	C	C	C
Farmworker Housing1	P	P	P	P	P	P	P	P	P	P	P

P: Permitted Use
C: Conditionally Permitted (Conditional Use Permit)
(—): Prohibited within the Zone

1. *Farmworker Housing is defined within "Group Residential Facility" in the City of Menifee's Municipal Code. "Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. Facilities are typically licensed by the State of California. This classification includes clean and sober living facilities, other types of organizational housing, private residential clubs and farmworker housing, but excludes bed and breakfasts, dormitories, fraternity and sorority houses, boarding homes, rest homes, hotels, motels and residential care facilities."*

*** Emergency Shelters are permitted in specific and identified land within the Economic Development Corridor as well as land within the HDR zones, as identified in this Housing Element.*

Accessory Dwelling Unit

An accessory dwelling unit (ADU) is an attached or detached dwelling unit that allows for complete independent living facilities for one or more persons. These units contain permanent living fixtures including living, sleeping, eating, cooking, and sanitation facilities. Efficiency units and manufactured homes may also be classified as ADUs. The City of Menifee allows ADUs through an Accessory Dwelling Units permit, accompanied by a ministerial review. ADUs are permitted in all zones that permit residential, per state law.

Bed and Breakfast Establishment

Bed and breakfasts are businesses operated in an owner-occupied residence offering short-term rental of overnight accommodations, which provides on-site breakfast service. Bed and breakfast uses are permitted conditionally within all residential zones with the exception of the MDR and HDR zones. Bed and breakfasts provide short term stay opportunities for tourists and other city visitors as contribute to the overall economic growth of the City.

Congregate Care Facilities

Congregate Care Facilities provide 24-hour medical, respite, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness, infirmity or disability, are unable to care for themselves on an intermediate or long-term basis, and licensed by the State of California, including, but not limited to, rest homes and convalescent hospitals, but not residential care facilities, hospitals or clinics. Care facilities are permitted conditionally in all residential zones with the exception of RM, RR5 and RR2 zones.

Duplex (two-family dwelling)

A duplex is a single building on a lot that contains two dwelling units or two single-unit dwellings on the same lot. A duplex does not include a single-family dwelling with an accessory dwelling unit on the same lot. A duplex can often be affordable to smaller households and can provide opportunity to bridge the gap between renting and owning. Duplexes are permitted in the LDR-1, LDR-2, LMDR, MDR, MHDR, and the HDR residential zones.

Emergency Shelters

A temporary, short-term residence providing housing with minimal supportive services for families or individuals experiencing homelessness, where occupancy is limited to 180 days or less, as defined in California Health and Safety Code Section 50801. Medical assistance, counseling, and meals may be provided. The City Permits Emergency Shelters in the HI, EDC-NG, EDC-MB, EDC-CC, EDC-NR, EDC-SG zone, and HDR zones. Combined, the zones provide adequate land to accommodate emergency shelters. In compliance with state law, the Municipal Code also provides the following standards for Emergency Shelters:

- Provide on-site facilities management personnel during all hours that the emergency shelter is in operation.
- Be located no less than 300 feet from another emergency shelter.
- Provide adequate lighting to illuminate the entire outdoor and parking areas of the property.
- Provide security during all hours that the emergency shelter is in operation.

Family Day Care Home, Large

State-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family dwelling.

Large. The occupant of the residence provides care and supervision for between nine and up to 14 children, when specific conditions are met in accordance with California Health and Safety Code Section 1597.465.

Family Day Care Home, Small

State-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family dwelling.

Small. The occupant of the residence provides care and supervision for up to eight or fewer children, when specific conditions are met in accordance with California Health and Safety Code Section 1597.44.

Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The City of Menifee defines Farmworker Housing within its definition of Group Residential Facilities, "Shared living quarters without

separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. Facilities are typically licensed by the State of California. This classification includes clean and sober living facilities, other types of organizational housing, private residential clubs and farmworker housing, but excludes bed and breakfasts, dormitories, fraternity and sorority houses, boarding homes, rest homes, hotels, motels and residential care facilities."

Per Government Code Sections 17021.5 and 17021.6, small group residential facilities are permitted without conditional permits in all residential zones in Menifee.

Group Residential Facility (6 or fewer residents/7 or more residents)

Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. Facilities are typically licensed by the State of California. This classification includes clean and sober living facilities, other types of organizational housing, private residential clubs and farmworker housing, but excludes bed and breakfasts, dormitories, fraternity and sorority houses, boarding homes, rest homes, hotels, motels and residential care facilities. As shown in Table 3-7 Group Residential Facility with 7 and more persons are not permitted in rural residential zones and conditionally used permitted in residential zones , this may be considered a constraint. Therefore, Program 24 has been added to address Group Residential Facilities.

Small. A facility that houses six or fewer persons.

Large. A facility that houses seven or more persons.

Guest House (Guest Living Quarter)

A building, generally detached from a primary building, which contains no cooking facilities, and which is used principally for temporarily housing members of the single-family household and their nonpaying guests. Guest living quarters also may be known as casitas. A guest living quarter is not an accessory dwelling unit.

Home Occupation

Related activities to the home-operated business that are conducted entirely within the residence.

Home-Based Business (Home-Operated Business)

A commercial or service activity conducted at a dwelling, incidental and accessory to the residential use of the dwelling, which does not change the character of the dwelling or surrounding area by generating more traffic, noise, odor, or storage of material than would be normally associated with a residential zone.

Home-Based Business. Related activities to the home-operated business may be conducted outside or within a partially enclosed structure.

Low Barrier Navigation Centers

AB 101 states that "The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis." Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City Menifee's Municipal Code does not address Low Barrier Navigations Centers by definition. A program will be adopted to ensure the City's development standards allow Low Barrier Navigation Centers By Right in all zones that permit mixed-uses and non-residential uses.

Manufactured Home

A factory-built structure that is manufactured or constructed under authority of 42 U.S.C. Sec. 5403, National Manufactured Housing Construction and Safety Standards Act of 1974, and/or California law and is to be used as a place for human habitation. The structure is manufactured either in whole or in substantial part at an off-site location, transported to the site, assembled on-site, and placed on a permanent foundation. For the purpose of this Development Code, a manufactured home shall be considered the same as any site-built, single-family detached dwelling. Manufactured home is not inclusive of a mobile home unless the mobile home has been converted to real property and is taxed as a site-built dwelling.

Mobile Home Park

A trailer that is transportable in one or more sections, was built before the enactment of 42 U.S.C. Sec. 5403, National Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976, is over eight feet in width and 40 feet in length, and is sited with or without a permanent foundation. Mobile home does not include recreational vehicle, commercial coach, or factory built housing.

Multiple Family

Dwelling. A structure or portion thereof which is used for human habitation, including provision for living, sleeping, eating, cooking and sanitation.

Multiple Family. A single building on a lot that contains three or more dwelling units or three or more single-unit dwellings on the same lot, or any combination thereof.

Residential Care Facility

Facilities that are licensed by the State of California to provide permanent living accommodations and 24-hour primarily nonmedical care and supervision for persons in need of personal services, supervision, protection or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, assisted living facilities, and group homes for minors, persons with disabilities and people in recovery from alcohol or drug addictions. This use classification excludes transitional housing and social service facilities. In **Table 3-7** Residential Care Facilities are not permitted in rural residential zones and conditionally used permitted in residential zones , this may be considered a constraint. Therefore, Program 24: has been added to address Residential Care Facilities.

Small. A facility providing care for six or fewer persons.

Large. A facility providing care for more than six persons.

Elderly. A housing arrangement chosen voluntarily by the resident or by the resident's guardian, conservator or other responsible person; where residents are 60 years of age or older; and where varying levels of care and supervision are provided as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. This classification includes continuing care retirement communities and life care communities licensed for residential care by the State of California.

Short-Term Rentals (less than 30 days)

A transient vacation rental or use in which overnight accommodations are provided in dwelling units to guests for compensation, for periods of less than 30 days.

Single-Family Units

Single Family detached dwellings are designed for occupancy by one household and located on a separate lot from any other dwelling, except permitted accessory dwelling units. This classification includes individual manufactured housing units installed on a foundation system. The City also contains classifications for Single Family attached units which are designed for occupancy by one household, located on a single lot and typically grouped together with similar units. They may be attached through vertical party wall(s) to one or more dwellings on abutting lots or may be joined by carports or garages.

Single Family, Attached. A dwelling unit designed for occupancy by one household, located on a single lot and typically grouped together with similar units. They may be attached through vertical party wall(s) to one or more dwellings on abutting lots or may be joined by carports or garages.

Single Family, Detached. A dwelling unit designed for occupancy by one household and located on a separate lot from any other dwelling, except permitted accessory dwelling units. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code

Single-Room Occupancy Units/Efficiency Units

Single Room Occupancy (SRO)/Efficiency Units are residential facilities containing housing units that may have individual or shared kitchen and/or bathroom facilities and are guest rooms or efficiency units as defined by the California Health and Safety Code. Each housing unit is offered on a monthly rental basis or longer.

Supportive Housing

Supportive housing units are dwelling units with no limit on the length of stay, that are occupied by the target population, and that are linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community. AB 2162 requires that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, and would require a local government to approve, within specified periods, a supportive housing development that complies with these requirements. The City's Municipal Code requires a conditional permit for Supportive Housing in Zones

LDR-2, LMDR, MDR, MHDR, and HDR, all of which allow multiple family residential. The City will adopt a program to update the Municipal Code allowing Supportive Housing By Right in all zones where Multiple Family Housing is permitted.

Transitional Housing

Transitional Housing contains dwelling units that have been configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of assistance.

5. Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restricted can produce constraints to the development of housing, including accessible and affordable housing. There are currently no growth management measures in Menifee.

6. Specific Plans

The purpose of a specific plan is to provide detailed policies, standards, and criteria for the development or redevelopment of an area. As required by state law, specific plans generally consist of a land plan, circulation plan, development standards, design guidelines, and phasing plan and set forth detailed implementation programs necessary to serve the development. There is a total of 18 specific plans that have been approved by the City or by the County of Riverside prior to incorporation of the City. The 6th Cycle Housing Element Update evaluated the following specific plans for sites to accommodate the RHNA in Appendix B – Adequate Sites Inventory:

Cantalena Specific Plan

The Cantalena Specific Plan project is a master planned community located in the original Sun City/Menifee Valley area that amended the existing Industrial Park zoning to Specific Plan for the future development of 160 acres of land for residential and associated park/school land uses. At the time the specific plan was approved, the proposed site included a vacant unimproved area of land bordered by Garbani Road to the north, Scott Road to the south, a 264-acre parcel and Interstate 215 to the west, and rural residential homes (2-5 acres lots) to the east and was generally dry farmed land. The specific plan is a master plan for the development of up to 935 residential units with 10 Planning Areas, 7 designed for residential uses. Other

Planning Areas include a school site, community park, infrastructure, and multi- purpose paseos/trials with connections to nearby commercial and recreation areas.

The plan allows for zoning designations and densities of Medium High (4.9 du/acre) to Very High Density 18 du/acre) with a maximum buildout of 935 units on approximately 158.67 acres. An Alternative Land Use scenario of the specific plan allows up to 1,079 units on the 158.67 acres without the construction of the proposed school. The site is still undeveloped.

Cimarron Ridge Specific Plan

The Cimarron Ridge Specific Plan is located south of McLaughlin Road, north of Chambers Avenue, east of Goetz Road and west of Byers Road and Valley Boulevard. The Cimarron Ridge Specific Plan is a comprehensive plan for the development of a new community that will be comprised of traditional residential neighborhoods combined with parks, functional open space areas, a multi-purpose trail system and road improvements. A variety of housing styles are proposed to provide a range of housing opportunities to residents in a variety of lifestyle and economic circumstances, including housing that is attainable for families, young professionals, and active adults. The diversity of residential product types is intended to appeal to a variety of potential homebuyers with the emphasis on active, growing families including first time homebuyers, and move-up buyers.

The principal vision of the Cimarron Ridge Specific Plan includes:

- Quality of Life
- Balance
- Community Design
- Recreation
- Housing Opportunities
- Diversity

The Cimarron Ridge Specific Plan includes three main land use types: Open Space Recreation, Open Space Conservation, and Medium Density Residential. Residential densities of the Specific Plan range 2.0 – 5.0 du/ac, with a target average density of 3.3 du/ac and allows for the development of 756 dwelling units on 226.3 gross acres.

MENIFEE NORTH SPECIFIC PLAN (AMENDMENT NO. 3)

The original Menifee North Specific Plan No. 260 was approved by the County of Riverside prior to the City of Menifee's incorporation on October 1, 2008. At the time of the City's incorporation, the specific plan area was split between the jurisdictions of the City of Menifee and the County of Riverside with the westerly portions being with the City and the easterly portions within the County. In early 2020, the City adopted Amendment No. 3 to the Menifee North Specific Plan No. 260, which included amending four planning areas (Planning Areas 11, 12, 13 and 14) consisting of approximately 63.24 acres of the larger specific plan area. The amendment also separated portions of the specific plan within the City's jurisdiction from portions within unincorporated areas. Amendment No. 3 created multi-family housing opportunities and eliminated the business park designation in favor of retail and commercial uses. With the amendments, the entire Menifee North Specific Plan area within the City's jurisdiction includes 202.6 acres designated for residential land use ranging in density from 3.5 dwelling units to 24 dwelling units per acre for a total 1,506 residential units. Other uses include 124.69 acres of commercial, 32.9 acres of commercial/business park, 172 acres of industrial, 9.4 acre school site, and 23.9 acres of community parks/centers.

NEWPORT ESTATES SPECIFIC PLAN

Newport Estates Specific Plan is a 288-unit master planned community located along Newport Road between Murrieta Road west of Interstate 215. The specific plan allows for a mix of residential, commercial and open space as permitted uses within the plan area. The plan includes approximately 210 gross acres of Medium Density Residential zone designation within 4 Planning Areas which allows for a maximum of 878 units. Minimum lot sizes range from 6,000 to 7,200 square foot lots. Additionally, the Plan includes areas for commercial (10 acres), a school (10.2 acres), parks/natural open spaces (32.1 acres), and infrastructure (23.3 acres).

LEGADO (FLEMING RANCH) SPECIFIC PLAN

The Legado Specific Plan is a development plan for a 331-acre planning area including residential, mixed use, public facility, and recreation and open space uses. The planning area is bordered to the west by Interstate 215 and Encanto Drive; to the south by single family homes, a mobile home park and Chambers Avenue; to the east by undeveloped land, single family homes, and Antelope Road; and to the north is single family homes, farmland and Rouse Road.

The plan provides for a range of residential densities (3.8-5.6 du/ac) with a maximum of 1,061 units on 216.9 gross acres designated for residential development. The remainder of the specific plan area would be to accommodate the commercial development of up to 225,000 square feet, a private recreation center, community parks and open spaces and infrastructure. Lots range in size from a minimum lot size of 5,000 square feet to 7,000 square feet depending on the planning area and village.

Audie Murphy Ranch specific plan

The Audie Murphy Ranch Specific Plan is a single-family residential community that includes two new schools, recreational facilities, and open space on approximately 1,113-acres. The specific plan allows for a maximum development of 2,157 DUs with varying square footages and floor plans. Residential uses comprise approximately 570 acres of the specific plan area.

The Audie Murphy Ranch Specific Plan is located in the western portion of the City of Menifee and is bounded to the west by the cities of Canyon Lake and Lake Elsinore. Existing residential developments and Conjeo Drive run along the northern boundary of the specific plan area with existing residential developments and segments of Rocky Vista Drive, County Fair Drive, La Ladera Road, Berea Road, and Murrieta Road forming the eastern boundary. The specific plan area is also bound to the south by Mason Mountain and existing residential developments. The closest regional access point to the site would be Interstate 215 (I-215) approximately 2 miles east of the site along Newport Road.

Rockport Ranch specific plan

The Rockport Ranch Specific Plan consists of residential and open space uses on approximately 79.68 acres with a maximum of 305 DUs on 38.4 acres. The residential units consist of a mixture of single family attached DUs, single family detached DUs, multifamily DUs, and ADUs. Recreational and open space uses comprise 20.1 acres of the specific plan area with the remaining area used for roadways and other infrastructure easements.

The Rockport Ranch Specific Plan is located on approximately 79.68 acres of land along the eastern portion of the City of Menifee. The specific plan area is bounded by Old Newport Road to the north, Briggs Road to the east, Tres Lagos Drive to the south, and the Tres Lagos residential development to the west. Regional access to the specific plan area is through I-215 approximately 2 miles west of the specific plan area via Newport Road.

7. Planned Development Districts

There is currently 7 Planned Development Districts (PD) within the City that were approved by the City or by the County of Riverside prior to incorporation. Each PD is designated on the official zoning map and includes standards and conditions adopted by resolution to create development and design standards for each approved Residential subdivision/Tract Map. Future PD shall be prepared in accordance with the City of Menifee Development Code Chapter 9.75 (Planned Developments).

8. Housing for Persons with Physical and Developmental Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) to their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

Reasonable Accommodation

The Reasonable Accommodation Chapter of the City's Municipal Code provides a procedure and sets standards for disabled persons seeking a reasonable accommodation in the provision of housing and is intended to comply with federal and state fair housing laws. According to the Reasonable Accommodation Chapter of the City's Municipal Code, a request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing or commercial services to individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities. Prior to approving an application for Reasonable Accommodation, the Community Development Director shall make all the following findings:

- The housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws.

- The requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City, as "undue financial or administrative burden" is defined in fair housing laws.
- The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program, as "fundamental alteration" is defined in fair housing laws and interpretive case law.
- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

The last finding can be considered a constraint towards housing for persons with disabilities. However, With respect to physical damage to another property, this might include improvements that divert drainage onto another property, improvements that could damage compromise structural integrity of a property line wall making it is unsafe, or even off-site improvements on a neighboring property without consent of the neighboring property owner. A direct threat to health safety & welfare could be the creation of an unsafe condition (e.g., compromised structure of property line wall) improvements that result in fire hazards not in compliance with fire codes, that create excessive noise or light and glare onto an adjacent property such as motors (i.e., motorized conveyance system/funicular or alarms, flood/spot lights). The City does not and has not intended this finding to be a vehicle by which to deny reasonable accommodation requests. Rather the City recognizes the importance of making such accommodations within reason, while protecting the health, safety, and welfare for all. The finding is not intended to be a means to deny reasonable accommodation requests based on neighbor opposition/complaints, but that the finding must be strictly limited to health and safety factors and potential for damage to another property supported by building, fire code requirements or other codes related to health & safety. Therefore, through Program 26: Farmworker and Employee Housing Act Compliance the City will amend the Development Code to clarify this finding is strictly limited to health and safety factors and potential for damage to another property supported by building, fire code requirements or other codes related to health & safety.

Definition of Family

A restrictive definition of "family" that limits the number of unrelated persons and differentiates between related and unrelated individuals living together is inconsistent with the right of privacy established by the

California Constitution. The City of Menifee's Municipal Code does not include a definition of family but defines Single Family Dwelling as a unit designed for occupancy by one household, located on a single lot and typically grouped together with similar units. The City of Menifee's Code does not include a definition for household.

9. Development Fees

Residential developers are subject to a variety of permitting, development, and impact fees in order to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees, result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services in Menifee.

The location of projects and housing type result in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application. **Table 3-8** provides the planning and land use fees assessed by City of Menifee.

Estimated total development and impact fees for a typical single-family residential project, assuming it is consistent with existing City policies and regulations can range from $7,803 to $10,089 for single family units, $5,567 to $6,825 for multifamily units, $3,510 to $4,768 for ADUs, and $3,020 to $4,278 for senior or assisted living units. A Multi Species Habitat Conservation Plan (MSHCP) fee is collected by the Western Riverside County MSHCP per dwelling unit based on density/acre of the project. Fees range from $1,161 to $2,234 per dwelling unit. The WRCOG receives all fees collected by the local jurisdiction for the Transportation Uniform Mitigation Fee (TUMF) fees that are required of $9,810 per single family unit and $6,689 for multifamily unit. Additionally, Quimby/park fees and storm drain fees are assessed for each dwelling unit in the City of Menifee.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities. Further, school fees are also required prior to building permit approval and are determined by school districts.

Table 3-8: Planning and Land Use Fees				
Type		**Fee $**	**Deposit $**	**Additional Cost ($)**
Accessory Dwelling Unit Review		2,235	--	Environmental Health (573)
Conditional Use Permits	General	2,665	--	Engineering Review (2,230); Fire Review (490); Environmental Health (573)
	Minor Wireless Facility (Co-locations, Modifications)	3,815	--	
	Major	13,496	--	--
	Minor Revision	2,395	--	--
	Major Revision	6,748	--	--
Film Permits		2,240	1,000 (more than 3 days)	Noticing Costs
Final Site Development Review		5,845	--	
Hearings	Planning Commission	2,440	--	Noticing Costs-
	Appeals – First Hearing	2,050	--	--
	Appeals – Second Hearing	1,515	--	--
Home Occupation Application		155	--	--
Land Division Phasing Maps		5,395	--	Environmental Health (573)
Landscape Inspections		460	--	Consultant Actual Costs; Initial Deposit for Outside Costs
Plot Plans	New Development	4,275	--	Environmental Health (573)
	Detached Accessory Structure	2,335	--	
	Wall/Fence Plans	2,700	--	--
	Landscape Plan Reviews – Commercial	2,545	--	Initial deposit for Consultant Actual Costs (2,000)
	Landscape Plan Reviews – Industrial	1,475	--	
	Landscape Plan Reviews – Model Home Complex	2,325	--	
	Landscape Plan Reviews – Front Yard Typical	1,540	--	
	Landscape Plan Reviews – Open Space	4,040	--	
	Major Plot Plan	26,992	--	Environmental Health (573)
	Minor Revision	2,395	--	Environmental Health (573)
	Major Revision	13,496		
Pre-Application Review		1,442	--	--
Pre-Existing Non-Conforming Use		1,160	10,000 (Extension)	City Attorney Costs
Setback Adjustments		715	--	--

Table 3-8: Planning and Land Use Fees				
Type		**Fee $**	**Deposit $**	**Additional Cost ($)**
Tentative Parcel Maps	Residential	11,040		Environmental Health: (573)
	Commercial/Industrial	12,940		
	Revised Maps	7,740		
Tentative Tract Map	Minor Condition Change	3,340	--	Engineer Review (905); Environmental Health: (573)
	All Other	--	20,000 (Tentative Tract Map); 10,000 (Revisions)	Environmental Health: (573)
Time Extensions	For Projects Approved By the City Of Menifee	3,510	--	--
	For Projects Approved by The County Of Riverside	12,250	--	--
	For PLOT PLANS (5-10 years)	12,250	--	--
Variances	Accompanied by other applications	2,605	--	--
	Stand-alone application	5,205	--	--
Zoning Information Letters		375		--
Annexation Requests		--	20,000	--
Development Agreements		--	10,000	--
General Plan Amendments		--	10,000	Environmental Health: (573)
Historic Property Preservations		--	5,000	--
Planned Unit Developments		--	10,000	--
Study Review		--	1,000	--
Specific Plans	Specific Plan	--	20,000	Environmental Health: (573)
	Specific Plan Amendment	--	10,000	
	Specific Plan Substantial Conformance	--	5,000	
Sphere of Influence Amendments		--	10,000	--
Zone Changes		--	5,000	Environmental Health: (573)
Environmental Determination/Exemption		235	--	Filing Fees
Environmental Initial Study / Negative Declaration (IS)		4,210	7,500	Outside Costs
Environmental Impact Report Review (EIR)			20,000	
Environmental Mitigation Monitoring Report (MMRP)			2,000	
Expedited Environmental Habitat Review (ERP)		380	1,000	
Habitat Acquisition Negotiation Strategy		--	2,000	

Source: City of Menifee (2020). Application Fees. Retrieved from: https://www.cityofmenifee.us /DocumentCenter/View/10719/Application-and-Entitlement-Fees-Updated-July-2020

Affordable Housing In-Lieu Fees

The City of Menifee offers multiple affordable housing incentive programs that are intended to promote the development of affordable housing within the City. These incentives include reductions in site development standards, modification of development code requirements, direct incentives that result in identifiable, financially sufficient and actual cost reductions including waiver of fees or dedication requirements. However, this does not include in-lieu fees. In lieu fees are a practice wherein a developer would be able to pay a fee instead of developing a portion or all the affordable housing units required for their projects. The City instead relies on the previously discussed density bonuses.

On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (improvements within the lot or property boundaries specific to the project or development), and off-site improvements which are required as a result of a development or project (e.g., curb, gutter, sidewalk, road widening and upgrading; stormwater facilities; and traffic improvements). Thus, these are costs that may influence the sale or rental price of housing. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The majority of costs associated with on- and off-site improvements are reimbursed to the City in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines.

The City's requirements for street design, dedication and improvements are included in Article 4: Design, Dedication and Improvements of Title 7, Subdivisions of the City of Menifee Municipal Code and in the City Engineering Department's City Street Improvement Standard Plans. Per the Street Improvement Standard Plans, the required curb-to-curb street width is 36 to 40 feet for a "General Local Street." The standard plans provide two street configuration options for a 60-foot right-of-way. The minimum street width option of a 36-feet offers more parkway (12 feet each side) for sidewalk and landscaping than the 40-foot option. Common standards include:

- The widths, alignments, and geometric designs of streets and highways shall conform to City standards and to the following requirements, unless otherwise specified in State or federal standards and requirements:
    - All streets, as far as practicable, shall relate to the alignment of the existing adjacent streets or their proper projection in the general conformity with the city's General Plan.

- The proposed street plan shall give consideration to the future division of adjoining and undivided property.
- All streets shall be designed to serve the proposed use of the abutting land.
- On part-width boundary streets abutting undivided land, the subdivider shall provide the prescribed half-width street and shall acquire additional dedications as necessary. The minimum overall required right-of-way shall be determined by the City Engineer based on the applicable road classification, traffic study, safety study, or other information that is available in making this determination.
- Additional right-of-way or easements shall be provided where necessary to accommodate roadway slopes, drainage facilities, trails, transit facilities, and other facilities related to land division improv

- Other standards address special street design such as cul-de-sacs, private streets, grades, street alignment, intersections, and alleys. For example, cul-de-sacs shall not be more than 600 feet in length, alleys shall have a minimum paved width of 25 feet, and grades shall be not less than 1 percent and shall not exceed the grades established on approved City standard. The desirable grades are between one percent and 6 percent.
- Street improvements fronting a proposed development shall extend a minimum of 12 feet past the centerline unless determined otherwise by the City Engineer.

Building Codes and Enforcement

The City has adopted the 2019 California Building Code as the basis of its building code, including the ancillary information within the tables, attachments, addendums, and footnotes. This includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The adoption California Building Code ensures a consistent development standard that would be promoted throughout the State. The 2019 California Building Standards Code is the newest edition with an effective date of January 1, 2020. The City strives to provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

Code enforcement is coordinated and conducted by the City Manager, Community Development Director, Building Officials, Code Enforcement Officers, and officials of the City charged by the law with the general duty of enforcing City ordinance. The Code Enforcement Division works with property owners and renters to assist in meeting state health and safety codes. Citations are most often distributed regarding any land and the addition, alteration, construction, conversion, erection, moving, reconstruction, or use of any structure.

In 2020, there were a total of 1786 code enforcement cases. A total of 113 case were for housing maintenance (single-family and multi-family) in 2020. There have only been 925 code violations for housing maintenance (single-family and multi-family) in the past five years.

10. Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, encounter community opposition, or are appealed. Applicants for all permits or reviews are recommended to request a pre-application conference with the respective department to achieve the following:

- Advise prospective applicants of current City standards and requirements;
- Assess whether a proposal is consistent with such standards before the applicant expends large sums of money;
- Inform applicants of applicable requirements and thus potentially shorten the processing time for applications; and
- Encourage designs which are sensitive to the City's environmental and development priorities.

The length of time between approvals of a housing development and building permits for housing development can vary significantly from project to project depending on the applicant/developer. For large residential developments, the average timeframe from approval of an entitlement to issuance of building permits for construction of units is 9 to 12 months. This timeframe accounts for processing of final maps,

map recordation, grading and building plan checks including time for plan revisions and re-check, and any coordination and approval required from utilities, and other agencies.

Residential development in Menifee is occurring at a rapid pace with building permits issued for thousands of residential units in the last 5th Cycle HE reporting period. The total number of residential building permits over the last five years have been steadily increasing as follows:

2020 – 1,443 units

2019 – 1,036 units

2018 – 941 units

2017 – 694 units

2016 – 538 units

All sites to be rezoned to HDR to accommodate the lower income portion of the RHNA are within "High Resource" or "Highest Resource" areas (3 sites in High) and (5 sites in Highest) according to the California Tax Credit Allocation Committee (CTCAC) 2021 TCAC/HCD Opportunity maps https://belonging.berkeley.edu/2021-tcac-opportunity-map

All applicable fees related to permits and reviews are established by the City Council and can be found in the City's Master Fee Schedule (found at https://www.cityofmenifee.us/320/Planning-Fees). All applications are first reviewed for completeness, discretionary applications require the respective department to provide a written report and recommendation, applications are then subject to review by the appropriate recommending and approving authority. **Table 3-9** below identifies the review authority responsible for reviewing and making decisions on each type of application required by the Menifee Zoning Code. Permit review procedures for residential developments in the City of Menifee are outlined below.

Table 3-9: Designated Authority for Permits and Appeals

Permit or Approval Type	Type of Action	Designated Authority[1]			Approximate Timeline
		Community Development Director	Planning Commission	City Council	
Accessory Dwelling Unit Permit (9.35)	Ministerial	A			2 months
Conditional Use Permit, Minor (9.40)	Discretionary	A			2-3 months
Conditional Use Permit, Major (9.40)	Discretionary	R	A		9-12 months

Table 3-9: Designated Authority for Permits and Appeals					
Permit or Approval Type	Type of Action	Designated Authority[1]			Approximate Timeline
		Community Development Director	Planning Commission	City Council	
Development Agreement (9.45)	Legislative	R	R	A	9-12 months
Final Map (7.35)	Ministerial			A	-
Finding of Public Convenience and Necessity (9.250)	Discretionary	R	A		2-3 months
General Plan Amendment (9.50)	Legislative	R	R	A	9-12 months
Home Occupation Permit (9.55)	Ministerial	A			1 week
Home-Based Business (9.55)	Discretionary	A			1 week
Large Family Daycare Permit (9.60)	Ministerial	A			-
Master Sign Program, Minor (9.65)	Ministerial	A			2-3 months
Master Sign Program, Major (9.65)	Discretionary	R	A		3-4 months
Minor Exception (9.70)	Discretionary	A			-
Official Code Interpretation (9.10)	Discretionary	A			30-45 days
Parcel Map (7.35)	Ministerial			A	-
Planned Development Overlay (9.115)	Legislative	R	R	A	9-12 months
Planned Development (9.75)	Discretionary	R	A		9-12 months
Plot Plan, Minor (9.80)	Ministerial	A			2-4 months
Plot Plan, Major (9.80)	Discretionary	R	A		9-12 months
Reasonable Accommodation (9.85)	Discretionary	A			-
Sign Permit (9.90)	Ministerial	A			1-2 weeks
Similar Use Determination (9.95)	Discretionary	A			3 weeks
Specific Plan (9.100)	Legislative	R	R	A	12-18 months
Substantial Conformance Determination (9.25)	Discretionary	A			-
Temporary Use Permit, Minor (9.105)	Discretionary	A			60 days
Temporary Use Permit, Major (9.105)	Discretionary	A			60 days
Tentative Map (7.20)	Discretionary	R	A		9-12 months
Tentative Parcel Map (7.20)	Discretionary	A			9-12 months
Variance (9.110)	Discretionary	R	A		-

Table 3-9: Designated Authority for Permits and Appeals					
Permit or Approval Type	Type of Action	Designated Authority[1]			Approximate Timeline
		Community Development Director	Planning Commission	City Council	
Vesting Map/Vesting Parcel Map (7.25)	Discretionary	R	R	A	9-12 months
Zone Change/Zoning Code Amendment (9.115)	Legislative	R	R	A	9-12 months
[1] A = Approving Authority; R = Recommending Authority					

Conditional Use Permits in Residential Zoning

The purpose and intent of Conditional Use Permits, as identified by e Menifee Municipal Code Chapter 9.40.010, is to ensure that uses are designed, located and operated in a manner that is compatible with uses on adjacent and nearby properties. The City designates two types of permits: Minor Conditional Use Permits and Major Conditional Use Permits.

Minor Conditional Use Permits are required when the conditional use involves an existing building, when the conditional use is processed concurrently with a Minor Plot Plan, for other conditional uses as may be determined by the Community Development Director, and for uses specifically requiring a Minor Conditional Use Permit. Major Conditional Use Permits are required when the conditional use is processed concurrently with a Major Plot Plan, for other conditional uses as may be determined by the Community Development Director, and for uses specifically requiring a Major Conditional Use Permit.

Application Reviews

The City identifies the purpose of application reviews as providing a process for the review of specific development projects for the efficient processing of land use and development applications, permits and other approvals. The Community Development Director may also refer an application for review and comment to any other government agency and/or City department that he/she determines appropriate to ensure compliance with all provisions of the Municipal Code and other adopted policies and plans.

Design Review/Development and New Land Uses

The City of Menifee adopted the Zoning Code on December 18, 2019, and the Design Guidelines on April 15, 2020. The purpose and intent of the Development and New Land Uses Approval process is to assure that projects comply with all applicable City standards and ordinances and are not detrimental to the public

health, safety, or welfare, or are materially injurious to properties or improvements in the immediate vicinity and define the types of projects that are subject to these procedures. No use of land or buildings for which an application or approval is required is to be approved for processing unless it is consistent with the General Plan. The Design Guidelines are intended as a reference point for a common understanding of the minimum qualitative design expectation to ensure quality design in public and private development throughout the community.

The review is a process that enables the City to ensure the quality and compatibility of the proposed development with surrounding properties. Senate Bill (SB) 330 was signed by Governor Newsome on October 9, 2019 and became effective on January 1, 2020. SB 330 prohibits the City from imposing or enforcing design standards established on or after January 1, 2020 that are not objective standards. Given the City's Design Guidelines were adopted after January 1, 2020, the following provides an evaluation of the Design Guidelines consistency with SB 330. The City Design Guidelines implement the Goals of the General Plan Community Design Element such as:

- Goal CD-1: Community Image. "A unified and attractive community identity that compliments the character of the City's distinctive communities."
- Goal CD-6: Community Design Features. "Attractive landscaping, lighting, and signage that conveys a positive image of the community."

The City Design Guidelines are not more restrictive than and do not create development constraints beyond the County Design Guidelines that were in effect and applicable to development in the City of Menifee prior to adoption of the City Design Guidelines. As stated in the "Intent" Section of the Design Guidelines, "The Design Guidelines may be interpreted with some flexibility in the application to specific projects, as not all design criteria may be workable/appropriate for each project. In some circumstances, one guideline may be relaxed in order to accomplish another, more important, guideline. The overall objective is to ensure that the intent and spirit of the Design Guidelines are followed and to attain the best possible design within reason." The City's Design Guidelines do not establish or include any Design review application, processes, procedures, or discretion (e.g., design review permit, or review by design committee) beyond the requirements and entitlement procedures of the Development Code.

The City of Menifee's Comprehensive Development Code update, which began in early 2018, included updates to the Zoning, Subdivision, and Grading ordinances to be consistent with and implement the 2013 General Plan. The Development Code Objectives included:

- Menifee-specific regulations
- User-friendly codes
- Streamline and define development review processes
- Compliance with State law

Another component of the Comprehensive Development Code included creation of Design Guidelines that apply best practices and planning principles that supplement and enhance upon the Development Code and implement the goals and policies of the City of Menifee General Plan.

Since incorporating in 2008, the City of Menifee relied on a combination of Riverside County ordinances and topic-specific ordinances prepared and adopted by the City of Menifee on a case-by-case basis to regulate and process development within the City. This combination of ordinances made it complicated for the public and development community to navigate and understand applicable regulations and made it difficult for City staff and decision-makers to administer. In addition, the City had been utilizing the Riverside County Design Standards and Guidelines that did not reflect the vision of the City or its Community Design Element Goals and Policies.

The adoption of the City's first General Plan in 2013 created an obligation and an opportunity for a comprehensive update of the Development Code, including Menifee-specific regulations reflective of the goals and policies of the City's first General Plan. The updated Development Code needed to be user-friendly and easy to navigate, and improve the development review process to provide predictability for the public, applicants, City staff, and decision-makers.

Development Code: The updates to the Development Code addressed not only General Plan goals, but also included; (1) updates to use matrices that reflect current business types (e.g., removal of obsolete uses such as typewriter repair); (2) reduced the number of zones from 46 to 26 to align with General Plan land use designations; (3) streamlined approvals to support development opportunities; and (4) established clear intent, applicability and user-friendly development processes and standards.

The updated Development Code resulted in regulations that are:

- User-friendly and easy to navigate;

- Included improved access online through the use of EnCode, an online code management and navigation tool to improve access to the regulations that the City can build on over the life of the Code.;
- Streamlined and defined the development review process providing predictability for the public, applicants, City staff, and decision-makers; and
- Compliant with latest State law.

Design Guidelines: The process resulted in development of Design Guidelines that apply best practices and planning principles to single-family residential, multi-family residential, commercial and industrial projects and hillside development.

The Design Guidelines:

- Retained the best and most suitable guidelines inherited by the City from the County upon incorporation;
- Utilized design related Zoning Code standards that were more applicable and appropriate as guidelines. Such standards/guidelines were removed from the Zoning Code and incorporated into the Guidelines; and
- Incorporated additional design guidelines that reflect best practices.

The City Design Guidelines are not more restrictive than, and do not create any development constraints beyond the County Design Guidelines that were in effect and applicable to development in the City of Menifee prior to adoption of the City Design Guidelines. Rather, the City Design Guidelines are intended to be flexible, improve the development process, minimize constraints to development, supplement and enhance upon the Development Code and implement the goals and policies of the City of Menifee General Plan. All residential development projects (tentative map subdivisions and plot plan reviews) are reviewed for consistency with the Design Guidelines but there is no separate discretionary design review process, or review by a design review committee or board beyond the applicable development application. Based on this evaluation of the Design Guidelines consistency with SB330, the Design Guidelines do not pose an unreasonable constraint on development and are not considered by the City to result in conflict with the intent of SB330.

Hillside Development Review

The City identifies properties in Menifee that contain significant areas of steep slopes and prominent hillsides. These areas and features are typically in the Rural Mountainous (RM) and Rural Residential 5-acre

minimum (RR5) zones. The purpose of the development standards is to establish criteria under which properties with significant slopes, hillsides, and ridgelines may be developed in a manner that is consistent with the goals and policies of the City's adopted General Plan, promotes the health, safety, and welfare of the residents and visitors to the community, and allows for residential development that is beneficial to both the property owner and the community. Development that proposes encroachment into steep slopes, hillsides or ridgelines, or that does not qualify for an exemption pursuant to Section 9.190.030 (Exemptions) is subject to the regulations outlined in the Menifee Steep Hillside Guidelines.

Plot Plan Review

The Plot Plan Review applies to the review and approval of permitted uses and associated site development and includes a ministerial review process (Minor Plot Plan) for uses considered minor in nature. A discretionary review process (Major Plot Plan) is required for review and approval of permitted uses and associated site development when projects exceed certain size thresholds as larger projects may require special consideration of conditions of approval to ensure uses are designed, located, and operated in a manner compatible with uses on adjacent and nearby properties. A Minor Plot Plan is required for new construction of a residential project of up to six units where public improvements meeting City standards are in place and adequate infrastructure and utilities are provided. Additionally, Minor Plot Plans are required for final site development plan for architectural and plotting review for single family residential tract developments. Major Plot Plans are required for new construction of residential projects of more than six units or projects that do not meet the applicable criteria for Minor Plot Plans specified in the City's municipal code or are more appropriately reviewed and evaluated as a Major Plot Plan as determined by the City's Community Development Director.

Residential Development of 6 or more units requires a Major Plot Plan review. This would include multi-family residential rental and ownership (condo) projects. Ownership projects would also involve a tentative map for condominium purposes.

A Minor Plot Plan is required prior to establishment of any permitted use as indicated with a "P" on the allowed use tables contained in Chapter 9.125 (Agricultural and Rural Zones) through Chapter 9.150 (Public/Quasi-Public Facilities) and meeting the following criteria, except as specifically exempted by Section 9.80.020C below:

- New construction of non-residential projects of up to 2,500 square feet of floor area where public improvements meeting City standards are in place and adequate infrastructure and utilities are provided.
- New construction of a residential project of up to six units where public improvements meeting City standards are in place and adequate infrastructure and utilities are provided.
- New construction of parking lots of 25 or fewer parking spaces.
- Final site development plan for architectural and plotting review for single family residential track developments.
- Other projects similar to the above-listed criteria, as determined by the Director.

A Major Plot Plan is required prior to establishment of any permitted use as indicated with a "P" on the allowed use tables contained in Chapter 9.125 (Agricultural and Rural Zones) through Chapter 9.150 (Public/Quasi-Public Facilities) and meeting the following criteria, except as specifically exempted by Section 9.80.020.C below:

- Projects that do not meet the applicability criteria for Minor Plot Plans specified in Subsection 9.80.020.A or are more appropriately reviewed and evaluated as a Major Plot Plan, as determined by the Director.
- New construction of non-residential projects of more than 2,500 square feet of floor area.
- New construction of a residential project of more than six units.
- New construction of parking lots of more than 25 parking spaces.
- Other projects similar to the above-listed criteria, as determined by the Director.

Plot Plan review is not applicable to single-family residential development which is subject to tentative parcel or tract map as applicable. With regard to timeframes for City entitlement processes is shown in Table 3-9 along with revised introductory language.

For agricultural employees and supportive housing, the Development Code does not include a land use category for housing for agricultural employees and requires a CUP for Transitional & Supportive Housing in Residential and Rural Residential Zones. Section 4: Housing Plan includes a Program Action 26: Farmworker and Employee Housing Act Compliance to amend the Code to address these issues to accommodate this housing in compliance with State law.

Planned Development

The purpose of a planned development is to provide a flexible vehicle for realizing the goals and policies of the adopted General Plan and securing amenities and broad community value greater than would otherwise be achieved through application of the primary zone regulations. Development within a planned development shall be demonstratively superior to the development that could occur under any other zone or combination of zones authorized by the Zoning Code that are consistent with the General Plan land use category applicable to the subject property. Chapter 9.80 of the Zoning Code describes the process for adopting planned developments and approving subsequent development under a planned development.

Variance

A variance allows a deviation from standards of the Zoning Code when specific findings can be made to show that because of special circumstances unique to a specific property, strict application of the Zoning Code would deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning. Any variance granted shall not constitute a special privilege.

Minor Exceptions

A Minor Exception allows minor deviations from certain requirements of the Zoning Code, to be approved at the administrative level to provide relief from the unintended consequences of the strict application of development standards. Minor Exceptions do not apply to land use or density and shall not waive or modify a specific prohibition or procedural requirement.

SB 35

California Senate Bill 35 (SB 35), codified at Government Code Section 65913.41, was signed on September 29, 2017, and became effective January 1, 2018. SB 35 will sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

When a jurisdiction has made insufficient progress toward their Above Moderate-income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2020) it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed

developments with at least 10 percent affordability. All projects, which propose at least 10 percent affordable units within the City of Menifee are eligible for ministerial approval under SB 35 as determined by the *SB 35 Statewide Determination Summary*. To date the City has not received applications for housing development under SB 35. To be eligible for SB 35 approval, sites must meet a long list of criteria. In particular, no tenants may have resided on the site in the 10 years preceding the application, and, for a project over 10 units, the developer must pay prevailing wages, enter into a project labor agreement, or utilize a skilled and trained work force.

C. INFRASTRUCTURE CONSTRAINTS

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (e.g., major and local streets, water and sewer lines, and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often "passed on" in as part of home rental or sales rates.

Gas and Electric

Southern California Edison (SCE) provides electrical service to the City and surrounding communities. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019 and the County of Riverside consumed approximately 15,520 million kilowatts per hour (kWh) of electricity in 2019.[7] SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplies. SCE is responsible for providing service to all existing and future development in the City of Menifee.

The Southern California Gas Company (SCGC) provides natural gas service to the City and is the nation's largest natural gas utility provider with more than to 21.8 million consumers across 24,000 square miles throughout Central and Southern California.[8] As a public utility, SCGC is under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in-state transportation over the utilities' transmission and distribution pipelines system, storage,

[7] California Energy Commission. (2019). *California Energy Consumption Database*. Retrieved from: http://www.ecdms.energy.ca.gov/elecbycounty.aspx. Accessed March 4, 2021.

[8] Southern California Gas Company. (2019). *Company Profile*. Retrieved from: http://www.socalgas.com/about-us/company-info.shtml. Accessed March 3, 2021.

procurement, metering, and billing.[9] Most of California's natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in the City of Menifee.

Water Supply

Eastern Municipal Water District (EMWD) provides water to the City and currently serves a total population of over 750,000 people within a service area of approximately 555 square miles. The EMWD is responsible for providing a safe and reliable source of water to 26 member agencies and receives water from Northern California through the State Water Project (SWP) in addition to deliveries through the Colorado River Aqueduct (CRA).

EMWD Water Source

EMWD has a diverse portfolio of local and imported supplies. Local supplies include recycled water, potable groundwater, and desalinated groundwater. Since 2014, EMWD has used 100 percent of its recycled water to irrigate landscape and agricultural fields and provide water for industrial customers. Groundwater is produced from two management areas within the service area: Hemet/San Jacinto and West San Jacinto Basins. In addition to local supplies EMWD receives imported water from MWD in three forms: delivered directly as potable water, delivered to EMWD as raw water and then treated at EMWD's two local filtration plants, or delivered to EMWD as raw water for non-potable use and groundwater recharge.[10]

Water Maintenance and Repair

EMWD provides water and wastewater management services to communities within its service area. This includes 26 Cities within Riverside County.

Water Production

EMWD operates, maintains, and disinfects the City of Menifee's water supply. Groundwater is produced from the West San Jacinto Basin and the Hemet/San Jacinto Basin. EMWD also maintains various groundwater production sites across its service area which produces and distributes water to the entire service area. Further, imported water is used to supplement the water demand of the service area. EMWD's total potable groundwater extraction varied from a low of 12,037 AFY up to 18,824 AFY from 2011 through

[9] California Public Utilities Commission. (2019). *Natural Gas and California*. Retrieved from: http://www.cpuc.ca.gov/natural_gas/. Accessed March 3, 2021.

[10] Eastern Municipal Water District. (2016). *Eastern Municipal Water District 2015 Urban Water Management Plan*. Retrieved from: https://www.emwd.org/sites/main/files/file-attachments/urbanwatermanagementplan_0.pdf?1537303453

2015. Current production in the Hemet/San Jacinto Basin is limited by the base production rights set in the HSJ Management Plan and is administered by the Watermaster. Production in recent years is reflective of a reduction in demand due to conservation, economic conditions, and weather patterns and not of supply reliability.

The West San Jacinto Basin and the Hemet/San Jacinto Basin are both located within the San Jacinto Groundwater Basin. Groundwater management zones within the San Jacinto Groundwater Basin were delineated based areas of lower groundwater flow, groundwater divides, and changes in groundwater quality.

Water Quality

Generally, long-term supply planning indicates that the quantity of available water will not be diminished from projected levels due to quality. Metropolitan Water District, the imported water provider for EMWD, has not identified any other water quality issues that cannot be mitigated. There are no known significant threats to EMWD's groundwater supply that cannot be mitigated by treatment or blending. EMWD protects groundwater supplies from potential water quality risks including contamination from salinity, nitrates, and chlorinated and other volatile organic compounds.

Wastewater

EMWD provides wastewater collection, treatment, and recycled water services throughout its service area. EMWD is responsible for all wastewater collection and treatment in its service area. All of EMWD's Regional Water Reclamation Facilities (RWRFs) produce tertiary effluent, suitable for all Department of Health Services permitted uses, including irrigation of food crops and full body contact. The four RWRFs have a combined capacity of 81,800 AFY. The treatment capacity for each separate facility is summarized below.

- San Jacinto Valley – 15,700 AFY
- Moreno Valley – 17,900 AFY
- Temecula Valley – 20,200 AFY
- Perris Valley – 28,000 AFY

EMWD treats all the wastewater collected in its service area to tertiary standards and disposes of its recycled water in one of three ways: 1) customer sales 2) discharge to Temescal Creek, or, 3) through percolation and evaporation while stored in ponds throughout EMWD.

Water Demand

In fiscal year 2014-15, EMWD's total water demand was approximately 146,090 acre-feet (AF). EMWD's potable demand was met through 15,252 AF of groundwater and 56,397 AF of imported water; the remaining non-potable demand was met through recycled water and desalinated groundwater. EMWD is projecting over 85 percent increase in total potable and non-potable demand in the next 25 years.

MWD's 2015 UWMP concluded that MWD has sufficient supply capabilities to meet the expected demands of its member agencies from 2020 through 2040 under normal, historic single-dry and historic multiple dry year conditions. Desalination of groundwater from the West San Jacinto Basin increases groundwater supply reliability in the San Jacinto Basin by helping manage increasing groundwater levels that are due to decreased production. Desalination also prevents migration of brackish groundwater that could otherwise contaminate potable groundwater supplies.

Fire and Emergency Services

The City of Menifee contracts fire services to the County of Riverside Fire Department which provides the following services for the City:

- Fire response
- Rescues
- Traffic accidents
- Medical emergencies
- Requests for general public assistance
- Wildland fire response
- Pre-fire management
- Fire investigations/law enforcement
- Hazard reduction

The City department's different divisions and respective duties are outlined below.

Menifee Office of the Fire Marshall

The Menifee Office of the Fire Marshall works in the City to provide fire prevention services and review fire plans. The fire prevention office consists of a Division Chief, a Fire Marshal, a Fire Safety Specialist, a Fire Safety Inspector, a Fire Permit Technician, and a Fire Office Specialist. Menifee Fire Department-OFM enforces the 2019 California Fire, Building, Electrical, Mechanical, Plumbing and Residential Codes as amended by the City of Menifee Municipal Code and Riverside County Municipal Code, in addition to National Fire Protection Association standards, Title 19, of the California Public Safety Code, and the California Health and Safety Code.

Menifee Fire Department-OFM interacts with homeowners, developers, architects, and engineers to meet the fire protection requirements for building and development by reviewing all architectural blueprints, development plans, and proposals submitted. As well, the Menifee Fire Department-OFM coordinates the inspection of commercial, industrial, and residential development.

Police Services

The City of Menifee Police Department holds the following values:

- Together: See one another-Know one another-Empower one another
- Humble: Learn-Serve-Sacrifice
- Creative: Encourage and pursue original ideas

The Department's is headed by Chief of Police Patrick A. Walsh, who is the first Chief of Police in the department's history, assuming office on April 2, 2019. The department was also formed on the same day from a City Council decision. The City of Menifee Police Department handles a wide array of services and permitting, all services are outlined in detail on the City's Police Department webpage.

D. ENVIRONMENTAL CONSTRAINTS

Menifee is located in the southern portion of Riverside County and contains a varied landscape consisting of urbanized areas and natural features on multiple elevations. The climate and vegetation found within the City leave it susceptible to extreme fire hazards. Further, the City's location in southern California also increases the risk of earthquakes and other ground shaking events.

Geologic Hazards

There are numerous faults in Southern California that are categorized as active, potentially active, and inactive. A fault is classified as active by the state if it has either moved during the Holocene epoch (during

the last 11,000 years) or is included in an Alquist-Priolo Earthquake Fault zone (as established by the California Geological Survey). A fault is classified as potentially active if it has experienced movement within the Quaternary period (during the last 1.6 million years). Faults that have not moved in the last 1.6 million years generally are considered inactive.

According to the Menifee General Plan no active fault lines have been mapped in Menifee and therefore hazards associated with fault rupture is considered low to none. Therefore, the development of housing may be relatively less affected by ground shaking in the City. There are several regional active faults within a reasonable distance to the City that could cause strong ground shaking in the area. The location for future housing would be outside these active fault areas and would be required to meet all required Building Code requirements.

Slope Failures

Slope failures often occur as elements of interrelated natural hazards in which one event triggers a secondary event such as a storm-induced mudflow. Slope failure can occur on natural and man-made slopes. The City's General Plan Slope Distribution Map notes numerous rugged and moderately steep slopes scattered throughout the City. The majority of the City experiences 0 to 19 decree slopes with infrequent portions experiencing 20 to 26 and 27 to 39 degree slopes. Slope failure would occur as a result of an earthquake induced shaking or during prolonged rainfall. Housing is generally developed in the areas in the valleys and low hillside to reduce potential safety hazards. The remaining areas with higher slopes are in areas which would not likely be used for housing.

Seismic Hazards

As previously stated, the City's location in southern California leaves it at a relatively lower risk of seismic hazards compared to other, more seismically active portions of the State. Locally, there are no active faults within the City boundaries and therefore the hazard of primary surface fault rupture is considered low to none. However, seismic hazards may also appear in other forms such as liquefaction and seismically induced slope failure.

Liquefaction

Strong ground shaking can result in liquefaction. Liquefaction, a geologic process that causes ground failure, typically occurs in loose, saturated sediments primarily of sandy composition. The City contains three liquefaction areas: the Salt Creek floodplain, the Warm Springs Creek floodplain, and portions of the Paloma

Wash Valley, with the largest area running east to west across the City, intersecting with Interstate 215. The second liquefaction area exists south of the primary liquefaction area and the third in the southeastern portion of the City. These liquefaction areas are within zones identified for housing and would require evaluation to determine soil stability, geological hazards and potential mitigation in the case that housing is developed there.

Seismically Induced Slope Failure

As previously stated, the slopes within the City are in areas which would be unsuitable for housing. Therefore, although these slopes carry associated slope failure risks, they would not be in areas that would pose a risk to housing development.

Flood Hazards

The City of Menifee and surrounding areas are, like most of Southern California, subject to unpredictable seasonal rainfall, and every few years the region is subjected to periods of intense and sustained precipitation that result in flooding. Flooding can be a destructive natural hazard and is a recurring event. A flood is any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream. The City of Menifee Safety Element Identifies 100-year and 500-year flood zones in the City. Federal Emergency Management Agency (FEMA) flood zones are geographic areas that FEMA has defined according to varying levels of flood risk. Each zone reflects the severity or type of flooding in the area.[11] The 100-year flood zone are areas with a one percent annual chance of flooding, the 500-year flood zones are areas with a 0.2 percent annual chance of flooding.

The City is largely comprised of land areas that are outside of both the 100-year and 500-year flood hazard zone. One waterway course is classified in the middle of the City north of Newport road. Additionally, two areas are marked as Riverside County Flood Hazard Zones. These areas are largely developed and would contain flood remediation measures. However, some areas remain undeveloped and could pose heightened risk to new developments. Similarly, the portions of the City within a 100-year zone are also developed and contain exiting agricultural, industrial, and commercial developments. These areas are unlikely to be used for housing.

[11] FEMA Flood Zone Designations, Natural resources Conservation Service – Field Office Technical Guides

With increased development, there is also an increase in impervious surfaces, such as asphalt. Water that used to be absorbed into the ground becomes runoff to downstream areas. However, various flood control measures would help mitigate flood damage in the City.

Fire Hazards

Being in an inland location of Southern California, the City experiences a heightened fire risk. According to the City's General Plan Safety Element, the City contains the following fire safety zones:

- Very High Fire Hazard Severity Zone
- High Fire Hazard Severity Zone
- Moderate Fire Hazard Severity Zone
- Local Responsibility Area
- State Responsibility Area
- Federal Responsibility Area

These areas are marked in specific locations throughout the City. However, the risk of fire includes the risk of spread, which could expand to unclassified areas. Therefore, the threat of wildfire to potential housing would be present despite location.

In those areas identified as susceptible to wildland fire, the Fire Department enforces locally developed regulations which reduce the amount and continuity of fuel (vegetation) available, firewood storage, debris clearing, proximity of vegetation to structures and other measures aimed at "Hazard Reduction." New construction and development are further protected by local amendments to the Uniform Building Code. These amendments, which are designed to increase the fire resistance of a building, include: protection of exposed eaves, noncombustible construction of exterior walls, protection of openings, and the requirement for Class "A" fireproof roofing throughout the City. Additionally, "Fuel Modification" plans aimed at reducing fire encroachment into structures from adjacent vegetation must be developed and maintained.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

A. AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, "affirmatively furthering fair housing" means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familiar status, or disability.

The Analysis of Impediments (AI) to Fair Housing Choice, prepared for the City of Menifee, examines local housing conditions, economics, policies and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

The City's AI addresses fair housing issues in the City of Menifee from 2017 to 2021 and is accompanied by the Regional Analysis of Impediments for the County of Riverside. The Regional AI examines fair housing issues in the County's unincorporated areas and cooperating cities from 2019 to 2024, it includes additional fair housing issues and data for the City of Menifee.

B. NEEDS ASSESSMENT

The AI contains a Citywide analysis of demographic, housing, and specifically fair housing issues in the City of Menifee. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous Section 2: Community Profile.

2017-21 AI Outreach

As a part of the development of the 2017-21 AI, Menifee conducted a series of outreach to gather citizen values and concerns. To solicit participation, the City held the following events for residents, agencies, and local stakeholders:

- December 12, 2016, community meeting with the Menifee Citizen Advisory Committee (MCAC);
- December 13, 2016, community meeting with the Quail Valley Community Group;
- December 20, 2016, community workshop at City Hall with 22 stakeholders and residents; and
- January 4, 2017, public hearing concerning the Analysis of Impediments and the Consolidated Plan needs at City Hall.

Additionally, the City updated its Consolidated Plan, Analysis of Impediments (AI) and Citizen's Participation Plan in 2021/22 per the following schedule:

- AI and Consolidated Plan data collection, community needs survey and consultation with residents and stakeholders – July to Sept. 2021.
- AI 1st Draft – end of November 2021.
- AI – Final Mid Jan. 2022.

Additionally, the City of Menifee marketed the outreach events through the City's electronic newsletter, and through direct solicitation of community groups and stakeholder organizations. The City also surveyed 282 Menifee residents from June 2016 to December 2016 to gather information on what they perceive are the most pressing needs of their community. The survey instrument was available in English and in Spanish. As a party of the regional AI, and to gain insight into resident perspectives of fair housing practices, the County of Riverside released an Analysis of Impediments to Fair Housing Choice Survey in November 2018. Just under five percent of respondents lived in the City of Menifee.

1. Fair Housing Issues

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age,

religion, sex, disability, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

As a part of the 2017-21 AI, the City of Menifee identified previous fair housing impediments and specific actions for mitigation the issues. The previously identified fair housing issues include the following[12]:

- ***Disabled Access:*** In 2012, the City's AI indicated that the highest number of reports to the Fair Housing Council of Riverside County (FHCRC) were associated with persons with disabilities. The City has continuously enforced the Title 24 disability Access Standards and encourages notification of violations by providing the appropriate forms and information.
- ***Landlord-Tenant Conflicts:*** The City's previous AI indicated that there were 785 calls to FHCRC that were classified as landlord-tenant conflicts, with the highest number of calls regarding repairs and evictions. The FHCRC continues to provide community outreach services to renters and property owners by providing information, answering questions, and conducting workshops regarding fair housing rights and responsibilities.
- ***Access to Fair Housing:*** The City is committed to doing everything it can and utilizing available resources to ensure fair housing access and choice is available for all Menifee residents. The City will continue to partner with FHCRC and the County of Riverside to provide information and counseling to new recipients of governmental rental subsidies.
- ***Homeownership Opportunities:*** The City indicated that homeownership opportunities provide important advantages that merit continued public support. In 2016 a First Time Homebuyers Workshop was held at City hall and the FHCRC continues to provide first time homebuyer education services as needed.
- ***Transit Access:*** The 2021 AI revealed that there are a number of major employer locations and public facilities in the northeast quadrant of the City that are not located within one half mile from a transit line. Transit provided necessary access to goods, employment, and public facilities to residents with limited mobility, such as seniors.

In addition to the Analysis of Impediments in the City of Menifee, additional analysis yielded the following examples of Contributing Factors to Fair Housing Issues:

[12] City of Menifee, 2017-2021 Analysis of Impediments.

- Land use and zoning laws
- Location of accessible housing
- Displacement of residents due to economic pressures
- Lack of local private fair housing outreach and enforcement
- Location and type of affordable housing
- Access to financial services
- The availability, type, frequency, and reliability of public transportation

The City of Menifee will address Contributing Factors to Fair Housing through various programs and goals outlined in **Section 4: Housing Plan** including Program 15, Program 27, Program 31, and Program 32.

Lending Patterns

Availability of financing affects a person's ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who regularly experience disproportionate roadblocks to home ownership. **Table 3-1** of this document identifies the lending patterns by race and ethnicity, as well as income category for the Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA). According to the data, applicants in the highest-income category were more likely to have a loan approved, compared to applicants in the lowest-income category where approval rates were consistently under 50 percent. Additionally, within each income category, applicants who identified as White consistently had higher rates of approval than applicants of color of who identified as Hispanic or Latino. Overall, applicants who identified as Native Hawaiian, Pacific Islander, and American Indian or Alaska Native had the lowest rates of loan approval in all income categories.

Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice.[13] In Riverside County there were a total of 153 reported hate crimes. **Table 3-10** below identifies the reported hate crimes in the City of Menifee. Data for hate crimes reported in Menifee was not available for the years 2016 and 2019.

[13] County of Riverside. 2019-2024 Analysis of Impediments.

However, from 2014 to 2019 a total of 5 hate crimes were reported in the City, all of which were motivated by race, ethnicity, or ancestry.

Table 3-10: City of Menifee, Reported Hate Crimes by Bias Motivation (2015-2019)

Year	Race/Ethnicity/ Ancestry	Religion	Sexual orientation	Disability	Gender	Gender identity	Total
2014	1	0	0	0	0	0	1
2015	1	0	0	0	0	0	1
2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	1	0	0	0	0	0	1
2018	2	0	0	0	0	0	2
2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	**5**	**0**	**0**	**0**	**0**	**0**	**5**

Source: Federal Bureau of Investigation, Uniform Crime Reporting. Hate Crime Statistics Report, 2014, 2015, 2016, 2017, 2018, and 2019.

2. Fair Housing Enforcement and Outreach Capacity

The City of Menifee contracts with the Fair Housing Council of Riverside County, Inc. (FHCRC), a non-profit organization that fights to protect the housing rights of all individuals. Since 1986, FHCRC's mission is "to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, age, sex, familial status (i.e., presence of children), disability, ancestry, marital status, age, source of income, sexual orientation, genetic information, or other arbitrary factors."

FHCRC provides programs and services focused on eliminating housing discrimination, providing general housing assistance, education and outreach activities to residents in the Riverside County. For FY 2020-21, the City of Menifee allocated $22,215 in Community Development Block Grant (CDBG) funds for the Fair Housing Foundation to perform the following:

- Expanding affordable housing opportunities
- Credit Counseling
- Public policies and programs affecting housing development
- Outreach to lenders
- Fair housing services
- Access to home purchasing financing

- Foreclosure prevention outreach services

From 2017 to 2021, the City of Menifee established a goal of assisting 2,500 persons with fair housing associated requests or issues through the FHCRC.

Fair Housing Education

The FHCRC provides a comprehensive education and outreach program which includes workshops, presentations, seminars, and training opportunities. FHCRC conducts outreach and education activities as follows:

- Training workshops for renters
- Training workshops for housing providers
- Increasing public awareness

C. Analysis of Federal, State, and Local Data and Local Knowledge

1. Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 indicates high similarity and a segregated community.

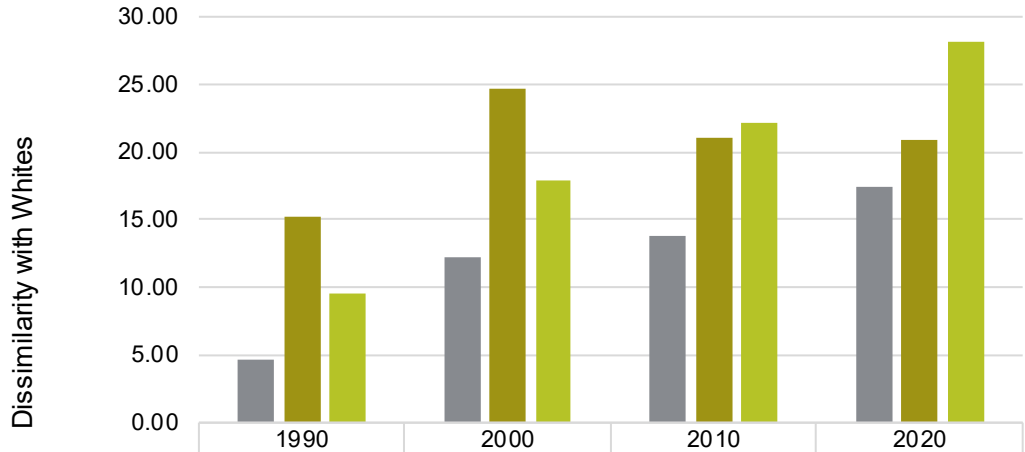
It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.[14] Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

[14] Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).

Figure 3-1 shows the dissimilarity between each of the identified race and ethnic groups and Menifee's White population from 1990 to 2020. The White population within Menifee makes up the majority of the City's population at approximately 64.9 percent, where 48.7 percent are White (non-Hispanic or Latino) according to 2018 American Community Survey (ACS) estimates. The higher scores indicate higher levels of segregation among those race and ethnic group. Trends from 1990 to 2020 show that each identified race/ethnic groups experience increased segregation from 1990 over the 30 years, specifically the Asian and Pacific Islander population. The Hispanic population experience increased segregation in 2000 (24.62) which decreased over the subsequent 20 years to 20.96. The data also shows that the Black population experiences the lowest levels of segregation in Menifee, however, from 1990 to 2020 segregation increased from 4.73 to 17.40.

The race and ethnic groups with the highest scores in 2020 were Asian or Pacific Islander (28.10) and Hispanic (20.96). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 28.10 percent of the Asian or Pacific Islander population would need to move into predominately White census tract areas to achieve "perfect" integration. As indicated above, a score of 60 or higher indicates a highly similar and segregated area. The City does not have any racial or ethnic groups with scores higher than 60.

Figure 3-1: Dissimilarity Index with White Population, Menifee – 1990-2020



	1990	2000	2010	2020
Black/White	4.73	12.21	13.80	17.40
Hispanic/White	15.24	24.62	21.09	20.96
Asian or Pacific Islander/White	9.54	17.88	22.20	28.10

Source: Census Scope, Social Science Data Analysis Network

2. Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line.[15] Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

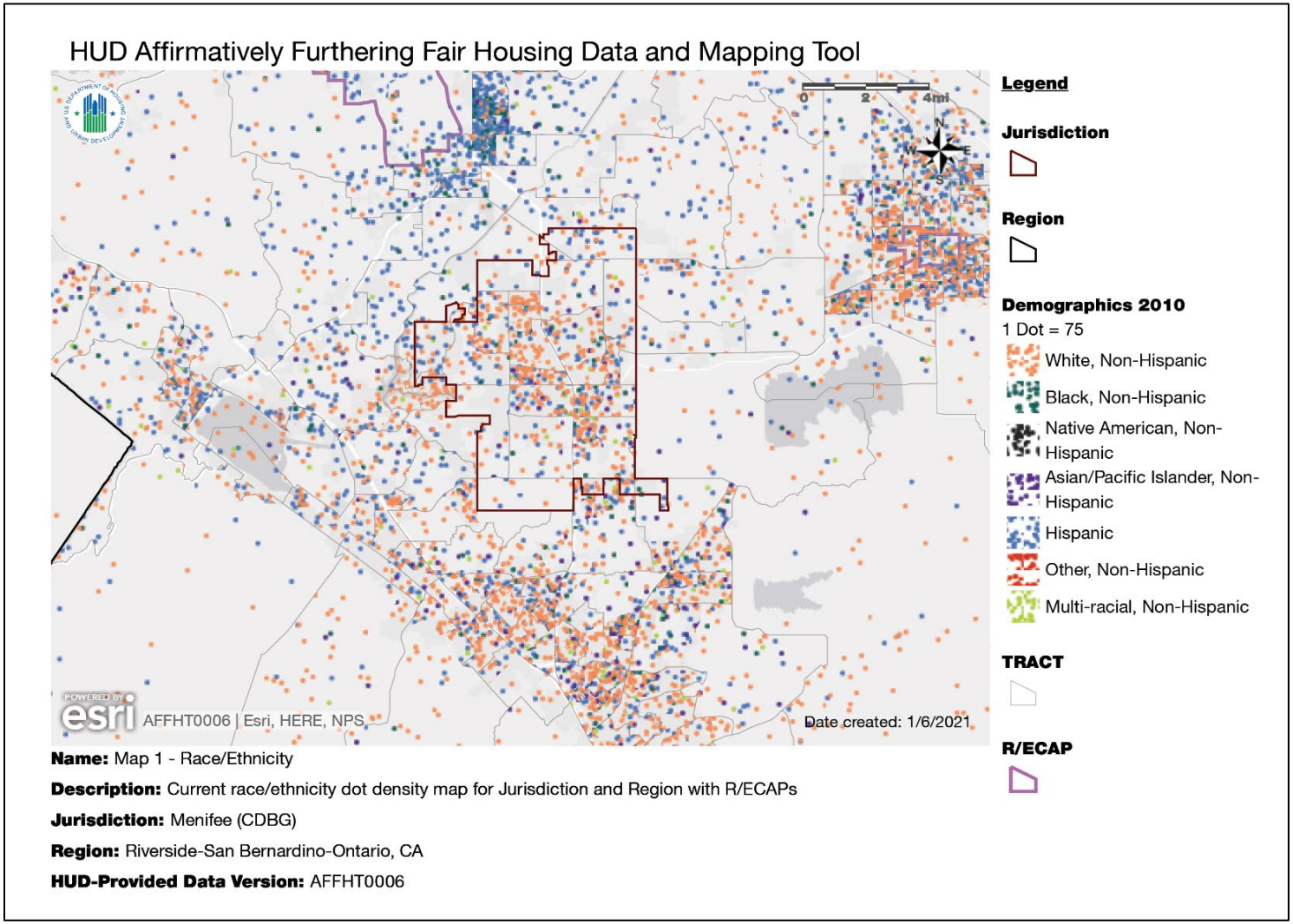
Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation.[16] However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City. **Figure 3-2** below displays the R/ECAP analysis of the Menifee area. The figure shows while there are some pockets of racially or ethnically concentrated areas of poverty, none were within the City of Menifee.

Figure 3-3 below displays the R/ECAP analysis of the Riverside County Region surrounding the Menifee area. The figure shows that there are some pockets of racially or ethnically concentrated areas of poverty located in close proximity to the City of Menifee. R/ECAPs are present in the cities of Hemet, Perris, Moreno Valley, Riverside, and Banning.

[15] WILSON, W. (2008). The Political and Economic Forces Shaping Concentrated Poverty. Political Science Quarterly, 123(4), 555-571. Retrieved May 17, 2021, from http://www.jstor.org/stable/25655565

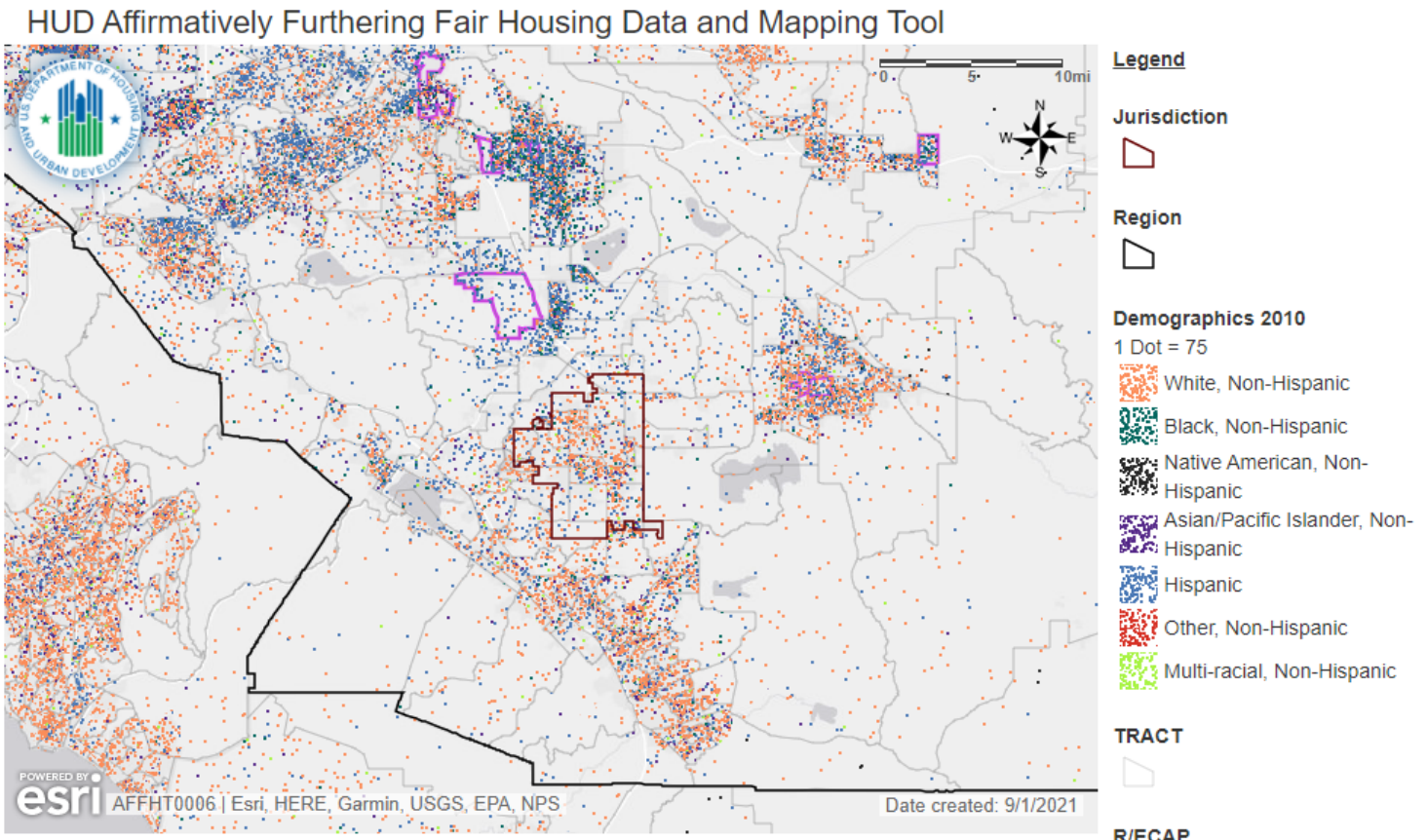
[16] Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, *80*(4), 677–iv. https://doi.org/10.1111/1468-0009.00028

Figure 3-2: Low Poverty Index with Race/Ethnicity and R/ECAPs, Menifee



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 10, 2020

Figure 3-3: Low Poverty Index with Race/Ethnicity and R/ECAPs, Riverside County Region



Name: Map 1 - Race/Ethnicity

Description: Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

Jurisdiction: Menifee (CDBG)

Region: Riverside-San Bernardino-Ontario, CA

HUD-Provided Data Version: AFFHT0006

Source: HUD Affirmitaevly Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 10, 2020

3. Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, Whites are most severely segregated.[17] Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census tract level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least $125,000. The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract

Overall, RCCAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.

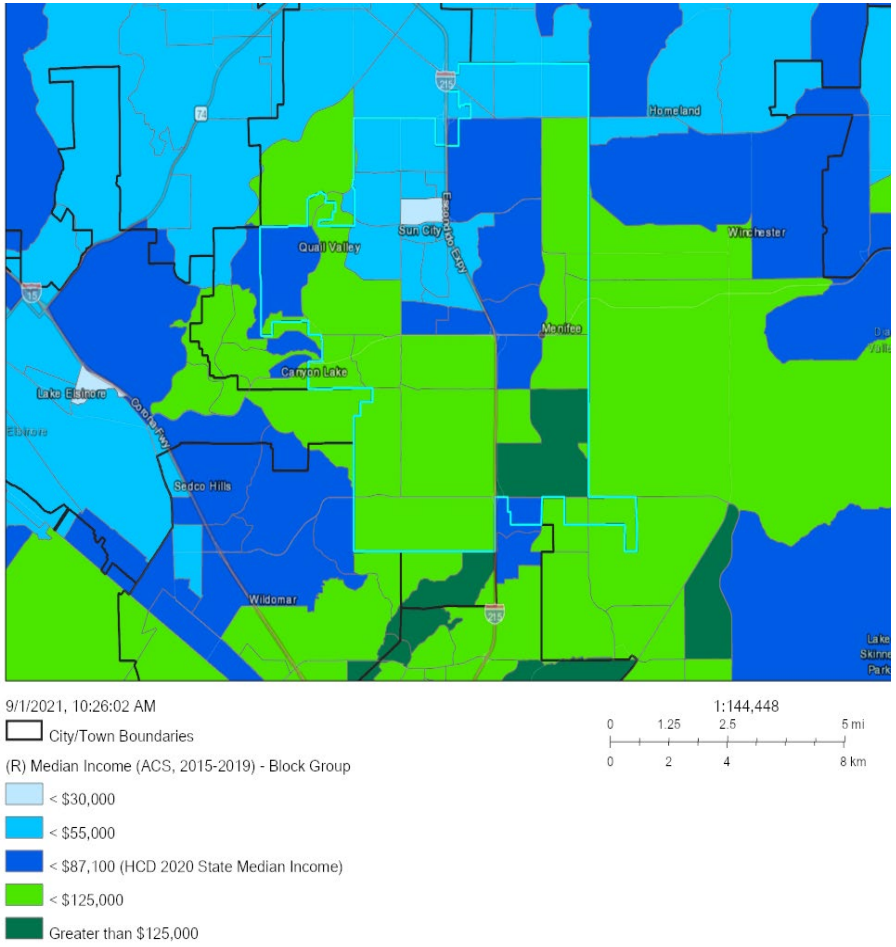
While the City of Menifee has three census tracts with high segregation of White population, those racially segregated tracts do not have a Medium Household Income significant enough to be categorized as affluent. In fact, the tracts with the highest White population segregation have the lowest Median Household incomes.. In conclusion, the City does not have Racially Concentrated Areas of Affluence.

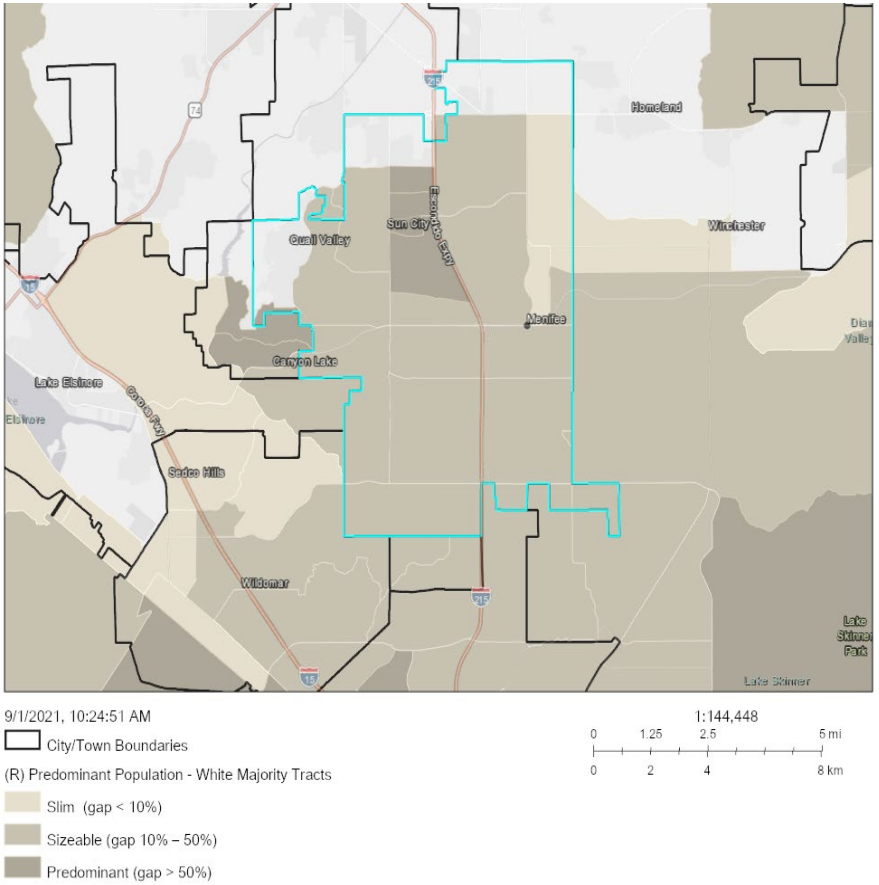
[17] Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

Figure 3-4 below displays the RCAA analysis of the Menifee area. The figure shows while there are some pockets of racially concentrated areas of the White population, none were considered affluent.

Figure 3-4: Low Poverty Index with Race/Ethnicity and R/ECAPs, Menifee

Source: California Department of Housing and Community Development, AFFH Data View





4. Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity."

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people's relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity**: Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

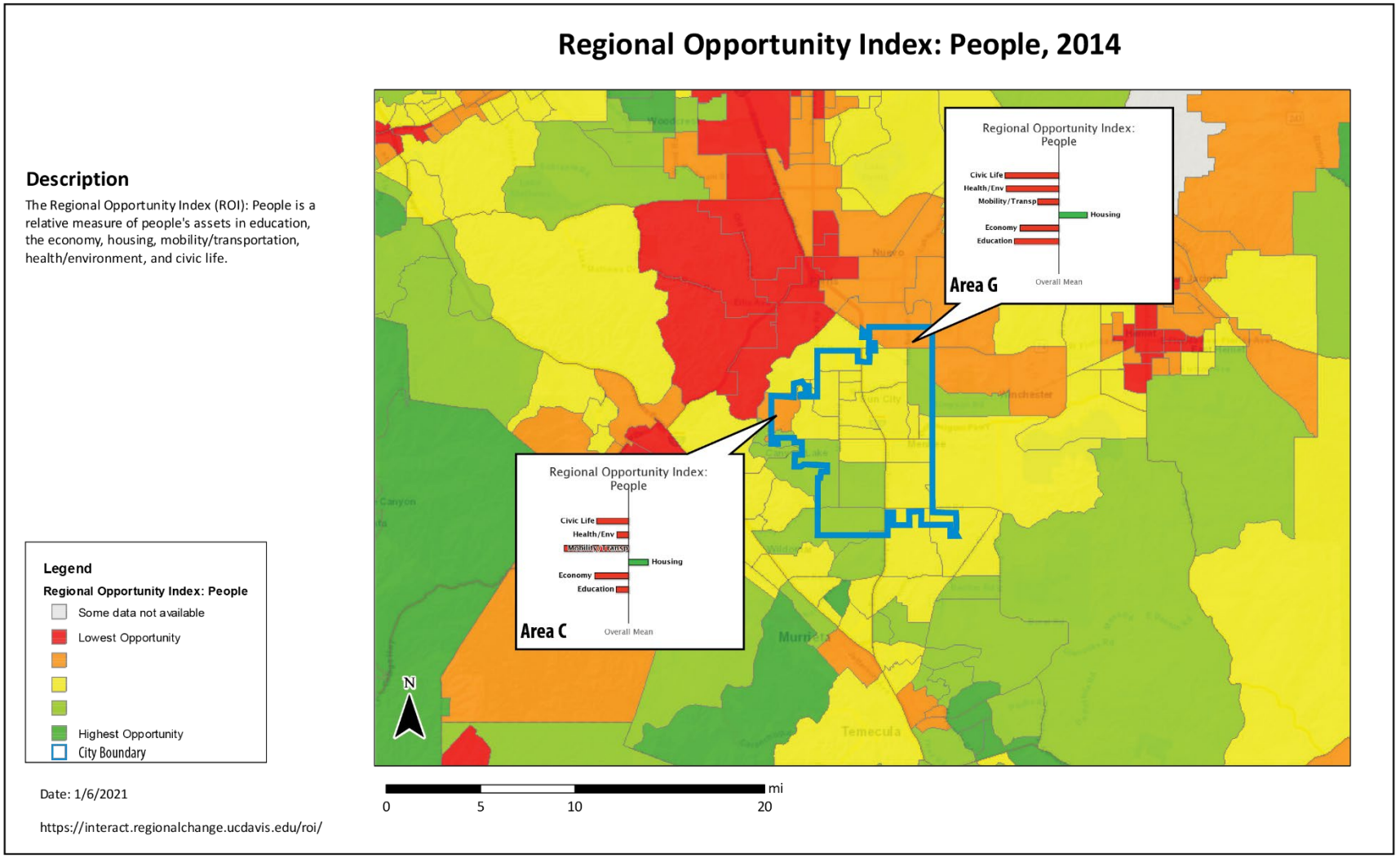
The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.

- **Economic Opportunity**: Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

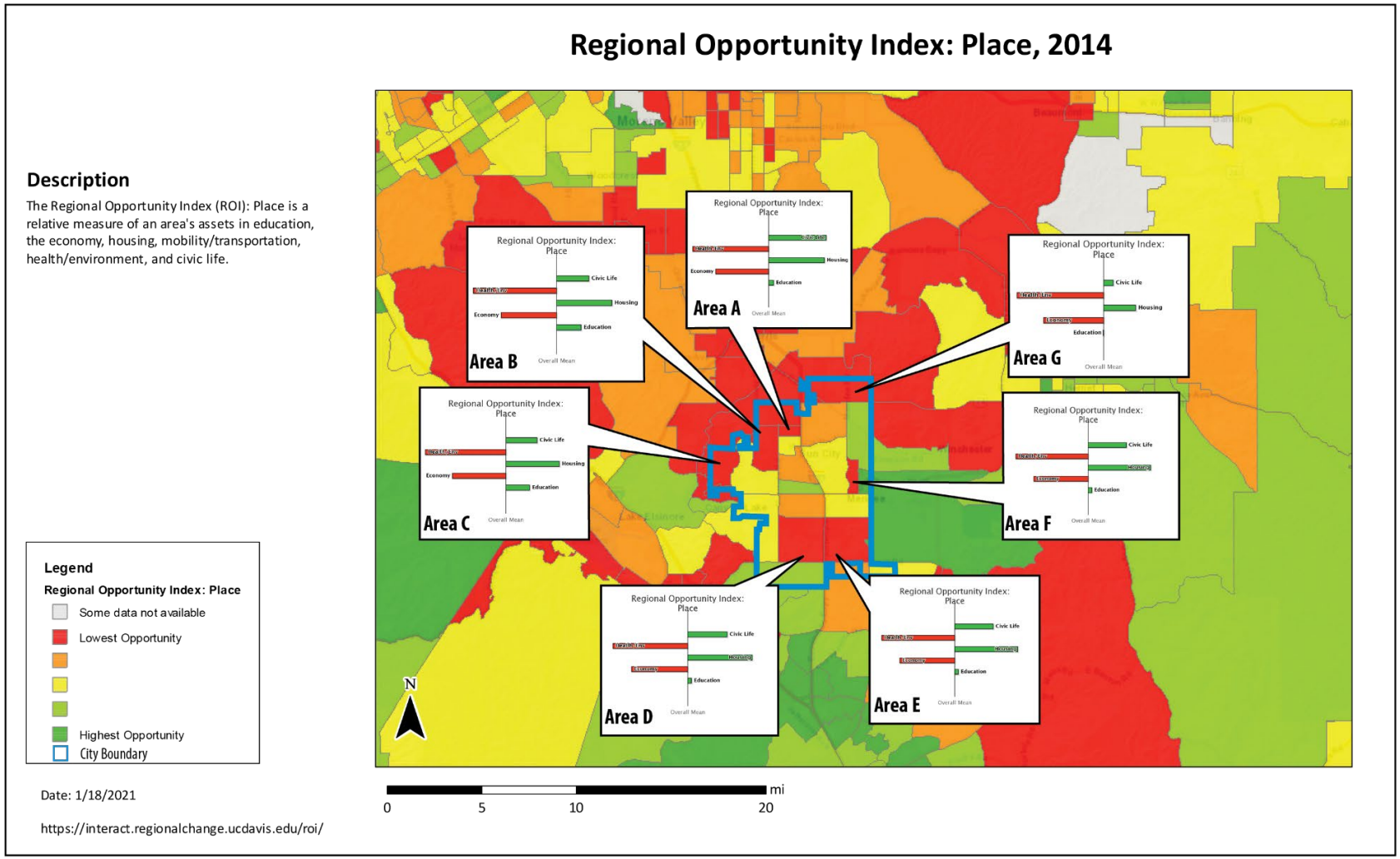
As shown in **Figures 3-5 and 3-6** below, the majority of the City of Menifee is classified as a medium to high opportunity zone. This indicates a high level of relative opportunities that people are able to achieve as well as a high level of relative opportunities that Menifee provides. While the majority of the census tracts within the City are areas of medium and high opportunity, there are two census tracts within the ROI People Index shown as orange or low opportunity. **Figure 3-5** identifies the low opportunities census tracts as Area G to the north and Area C to the southwest. Both areas show high opportunity for housing, yet low opportunity for economic, civic life, education, health and transportation. **Figure 3-6** identifies the low opportunity areas A through G as high opportunity for housing, education and civic life, yet all show lower health and economic opportunity.

Figure 3-5: Regional Opportunity Index: People, 2014



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Figure 3-6: Regional Opportunity Index: Place, 2014

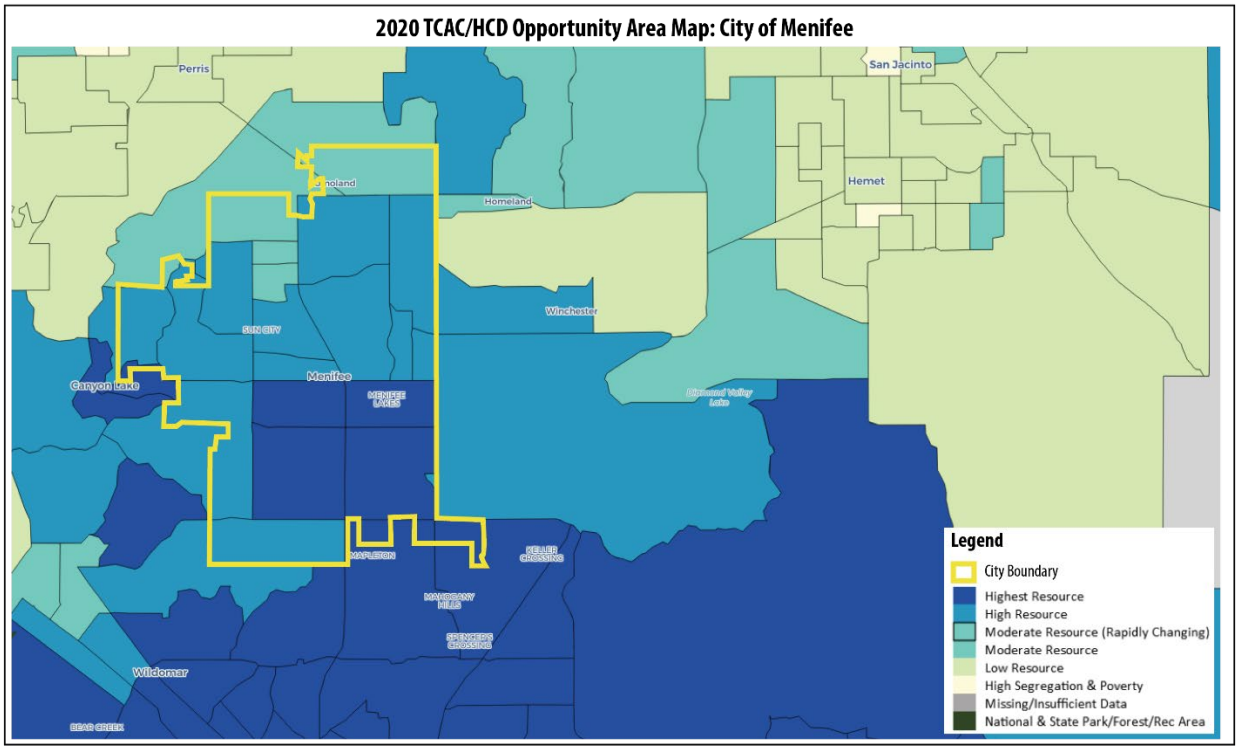


Source: UC Davis Center for Regional Change and Rabobank, 2014.

Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-7** below, nearly all of Menifee is classified as moderate to highest resource areas.

Figure 3-7: TCAC/HCD Opportunity Area Maps, Menifee (2020)



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

Access to neighborhoods with higher levels of opportunity can be more difficult due to discrimination and when there may not be a sufficient range and supply of housing in such neighborhoods. In addition, the continuing legacy of discrimination and segregation can impact the availability of quality infrastructure, educational resources, environmental protections, and economic drivers, all of which can create disparities in access to opportunity. Therefore, the City has established programs that encourage housing mobility, affordability and housing choices as outlined in detail in **Section 4: Housing Plan- Program 30: Affirmatively Furthering Fair Housing**.

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess residents' access to key opportunity assets in the City. **Table 3-11** below provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- ***Low Poverty Index:*** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.

- ***School Proficiency Index:*** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- ***Labor Market Engagement Index:*** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- ***Transit Trips Index:*** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median-income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- ***Low Transportation Cost Index***: This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median-income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- ***Jobs Proximity Index:*** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- ***Environmental Health Index:*** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.

The table shows that within Menifee there is moderately low exposure to poverty for all racial and ethnic groups, as well as moderate to high opportunity to quality education. However, the data shows that there is low access or proximity to job opportunities, and potential for increased commute times, and cost of transit and transportation across racial and ethnic groups in the City.

Table 3-11: Opportunity Indicators by Race/Ethnicity, Menifee, 2021							
	Opportunity Indices						
Race or Ethnicity	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Total Population							
White*	56.89	55.07	22.64	34.33	36.20	14.91	36.68
Black*	57.70	57.65	23.90	34.09	34.52	13.81	36.75
Hispanic	56.06	54.23	24.91	34.07	33.05	15.26	37.39
Asian or Pacific Islander*	62.14	59.60	26.85	32.44	32.39	14.53	37.37
Native American	53.97	53.52	22.20	36.34	36.26	15.37	36.57
Population below Federal Poverty Line							
White*	52.52	53.25	22.03	34.03	37.99	13.64	36.80
Black*	48.47	59.46	15.68	37.99	41.02	14.41	35.39
Hispanic	40.05	48.77	18.77	37.22	36.10	13.90	37.44
Asian or Pacific Islander*	45.37	40.21	24.70	45.52	38.08	10.02	37.10
Native American	72.82	61.94	25.04	35.06	32.04	6.45	34.91

Source: HUD AFFH Mapping tool, Accessed February 5, 2021.
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

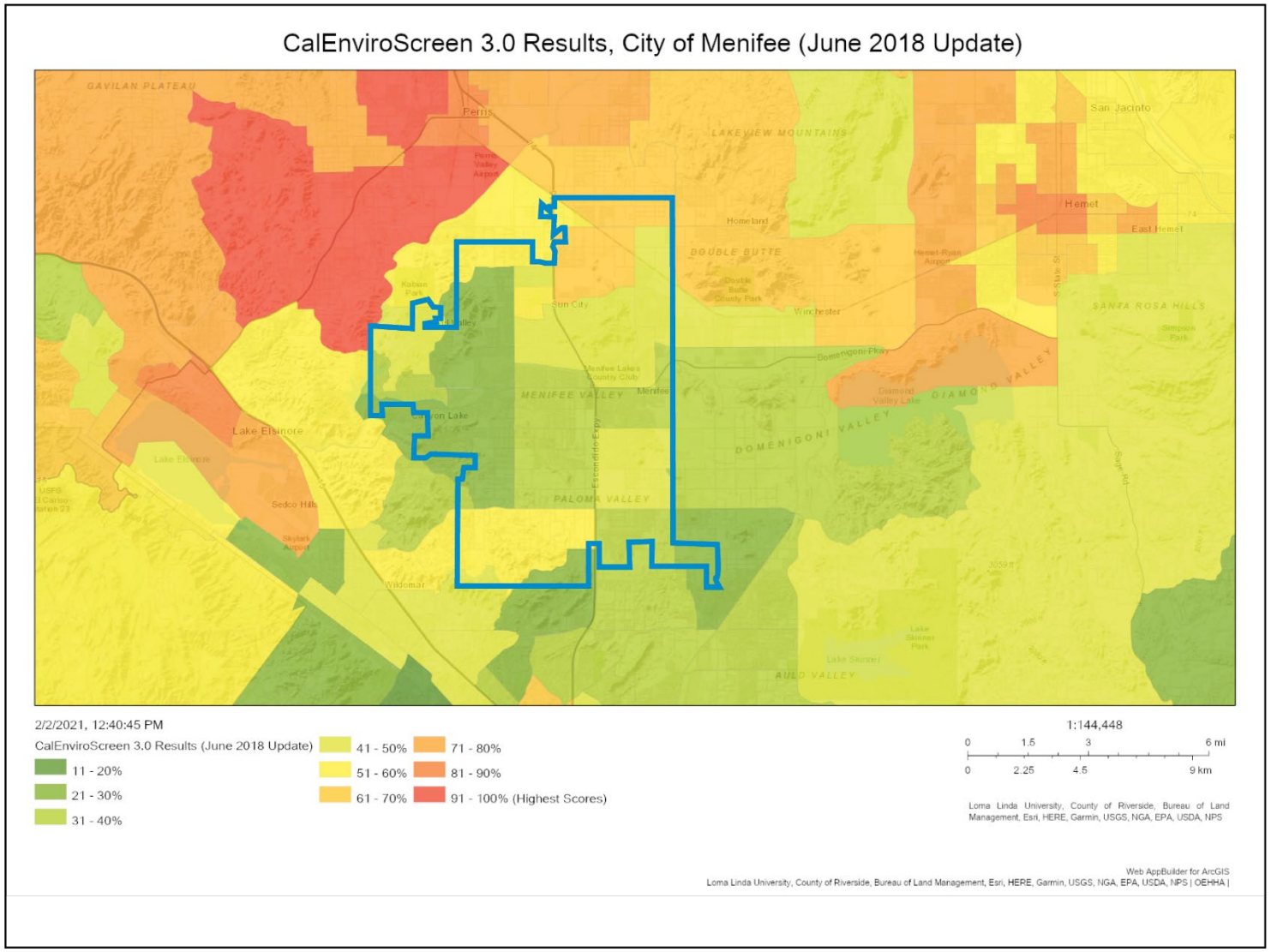
Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants. **Figure 3-8** below displays mapped results for the CalEnviro Screen in Menifee. The Map shows that all of Menifee is primarily low scoring, with the exception of one census tract (6065042728) in the northeast. Overall, low scoring signifies low pollution burdens in the City. **Table 3-12** below identifies the CalEnviro Screen scores given to this census tract.

Table 3-12: CalEnviro Screen 3.0 – Census Tract 6065042728, Menifee			
Pollutant	**Percentile***	**Health Risk/Burden**	**Percentile***
Ozone	91	Asthma	37
PM 2.5	66	Low Birth Weight	11
Diesel	42	Cardiovascular Rate	64
Pesticides	7	Education	72
Toxic Releases	43	Linguistic Isolation	23
Traffic	50	Poverty	68
Drinking Water	87	Unemployment	98
Cleanups	0	Housing Burden	68
Groundwater Threats	22		
Hazardous Waste	83		
Impaired Water	0		
Solid Waste	62		

Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update. Accessed February 5, 2021.
*Percentile derived using a weighted scoring system to determine average pollution burden/socioeconomic scores relative to other census tracts.

Figure 3-8: CalEnviro Screen 3.0, City of Menifee



5. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Menifee evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Future Growth Need

The City's future growth need is based on the RHNA production of 1,761 very low- and 1,051 low-income units within the 2021-2029 planning period. Appendix B of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Need

As described in Section 3.F.1 of this Housing Element, the Housing Authority of the County of Riverside administers Section 8 Housing Choice vouchers within the City of Menifee. As of October 30, 2020, the Housing Authority has allocated 82 Section 8 vouchers to residents within the community: 26 for families, of which 17 are disabled; 40 for persons with disabilities, of which 17 are under the age of 62 and 23 are 62 years of age and older; and 16 for seniors. Additionally, the Housing Authority currently has a 114,320-person waitlist to receive Section 8 Housing Choice vouchers, with approximately 500 to 600 people from that list admitted into the program per year.

6. Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

According to **Table 3-13** below, the City has no affordable units at risk of conversion to market rate.

Table 3-13: Affordable Units at Risk

Project Name	APN	Address	Tenant Type	Type of Public Assistance	Total Units	Total Affordable Units	Expiration Date
The Vineyards at Menifee Senior Apartments	338-170-026	29930 Winter Hawk Road	Low-income Senior	RDA; MHSA; LIHTC	81	80	2050+

Table 3-13: Affordable Units at Risk							
Project Name	**APN**	**Address**	**Tenant Type**	**Type of Public Assistance**	**Total Units**	**Total Affordable Units**	**Expiration Date**
Halter Hillside Apartments	336-030-011 & 336-030-010	28410–28415 Encanto Drive	Low-income Senior	LIHTC 1988 USDA	118	110	2046
Avila Apartments (Formerly Encanto)	336-020-001	28155 Encanto Drive	Low-income Family	Tax Exempt Bonds	178	36	2050+
Grand Total					**377**	**226**	

Notes:
Funding/Public Assistance Types:
RDA: Redevelopment
MHSA: Mental Health Services Act
LIHTC: Low-income Housing Tax Credit

SB 330

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and policies that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a "housing development project," from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

None of the housing strategy sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced under SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement.

7. Assessment of Contributing Factors to Fair Housing Issues in Menifee

The AI Identifies the following impediments to fair housing in Menifee:

- ***Disabled Access*** – Found in both the 2012 and 2017 AI, the highest number of calls to the FHCRC each fiscal year continued to be concerning discrimination against persons with disabilities.
- ***Landlord-Tenant Conflicts*** – From 2013 to 2017 the number of calls regarding Landlord-Tenant conflicts increased from 157 per year to 212 per year.
- ***Access to Fair Housing/Land use and Zoning Law***s – When the City of Menifee incorporated, the City Council adopted the County of Riverside's Development Code and Ordinance 348 on an interim basis until a new development code could be developed for Menifee. Since the County's release of the AI, the County Code has been replaced with a recently adopted Development Code that included updates to comply with latest State laws.
- ***Access to transit*** - There are a number of major employer locations and public facilities in the northeast quadrant of the City that are not located within one-half mile from a transit line.

The Riverside County AI identified the following impediments to fair housing in the region:

- ***Discrimination Against Persons with Disabilities*** – Nearly 63 percent of all fair housing complaints received by FHCRC from 2015 to 2020 were on the basis of disability.
- ***Siting and Standards for Transitional and Supportive Housing*** - Review of the 2017-2021 Housing Element and County Ordinance 348 in the County of Riverside revealed that transitional and supportive housing are not currently defined in the Ordinance and are not treated as a permitted use in residential zones. Since the County's release of the AI, the County Code has been replaced with a recently adopted Development Code that included updates to comply with latest State laws.

D. ANALYSIS OF SITES PURSUANT TO AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix B), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figures 3-9 through 3-11 below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using the 2018 American Community Survey 5-year Estimates.

- **Figure 3-9** – Menifee Proposed RHNA Sites, Hispanic/Latino, 2018
- **Figure 3-10** – Menifee Proposed RHNA Sites, Non-White Population 2018
- **Figure 3-11** – Menifee Proposed RHNA Sites, Low- and Moderate-Income, 2018

Figure 3-8 shows the proposed candidate sites to meet the RHNA for Menifee in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. **Figure 3-8** shows the following findings:

- 1 proposed site to accommodate the RHNA allocation (totaling 125 potential units, or 3.5% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic less than 20 percent.
- 1 proposed site to accommodate the RHNA allocation (totaling 325 potential units, or 9.3% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent.
- 19 proposed sites to accommodate the RHNA allocation (totaling 1,955 potential units, or 56.1% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent.
- 8 proposed sites to accommodate the RHNA allocation (totaling 237 potential units, or 6.8% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 60 and 80 percent.
- 33 proposed sites to accommodate the RHNA allocation (totaling 841 potential units, or 24.1% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic greater than 80 percent.

The data shows that the proposed candidate sites to meet the very low and low-income RHNA are primarily dispersed in the northeastern portion of the City. This area is diverse, with median incomes lower that the

County median income. While many sites currently zoned HDR are located in the northeast portion of the City, additional sites identified to be rezoned to HDR to accommodate the lower income RHNA are located in other areas to provide a more evenly dispersed inventory of sites. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.

Figure 3-9: Candidate Sites – Ethnicity Analysis

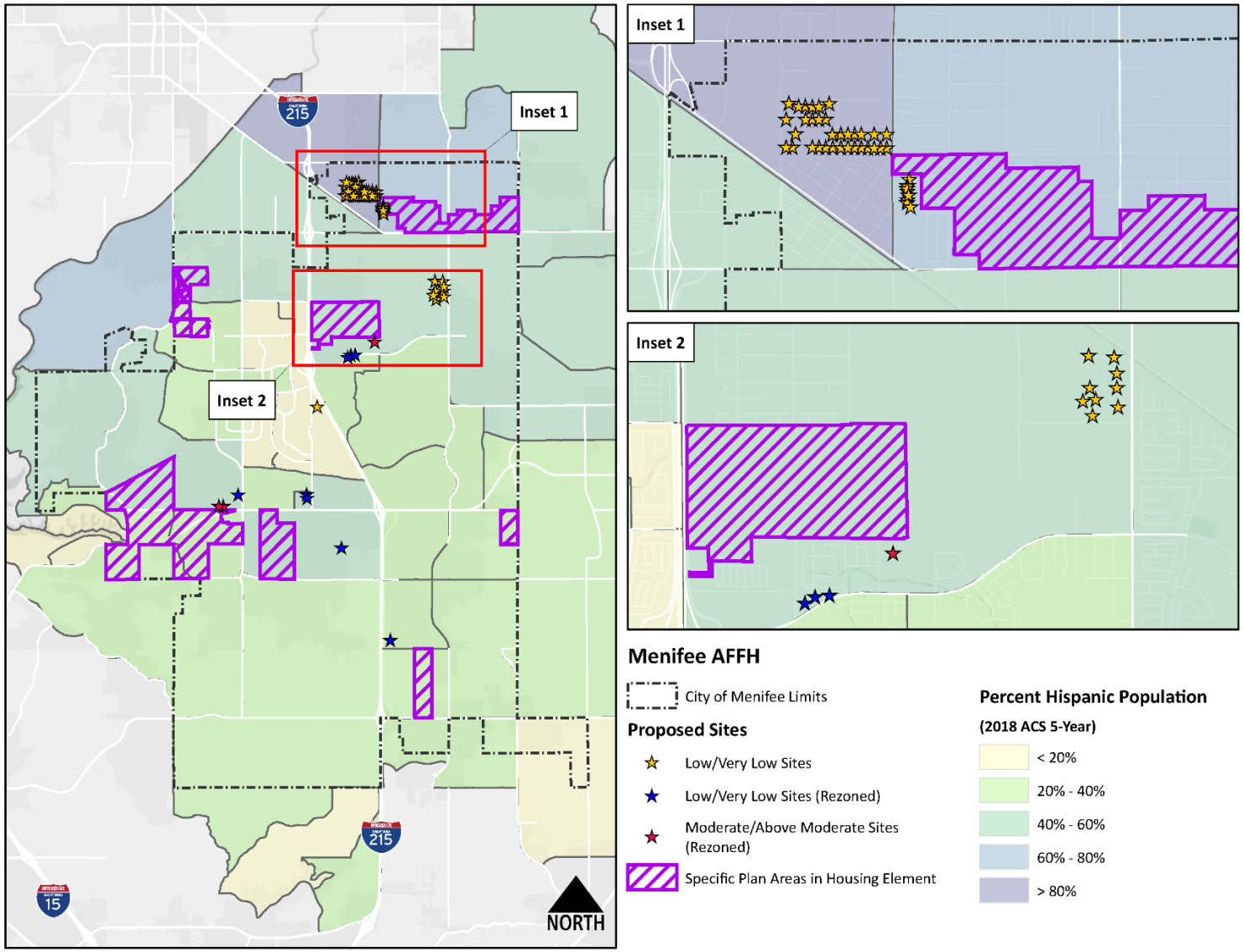


Figure 3-10 shows the proposed candidate sites to meet the RHNA for Menifee in relation to the location of residents of Non-white origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. **Figure 3-10** shows the following findings:

- 1 proposed site to accommodate the RHNA allocation (totaling 125 potential units, or 3.5% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-white between 20 and 40 percent.
- 17 proposed sites to accommodate the RHNA allocation (totaling 2,112 potential units, or 60.6% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-white between 40 and 60 percent.
- 11 proposed sites to accommodate the RHNA allocation (totaling 405 potential units, or 12.7% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-white between 40 and 60 percent.
- 33 proposed sites to accommodate the RHNA allocation (totaling 841 potential units, or 24.1% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-white greater than 80 percent.

The data shows that the proposed candidate sites to meet the very low and low-income RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Non-white population.

Figure 3-10: Candidate Sites – Race Analysis

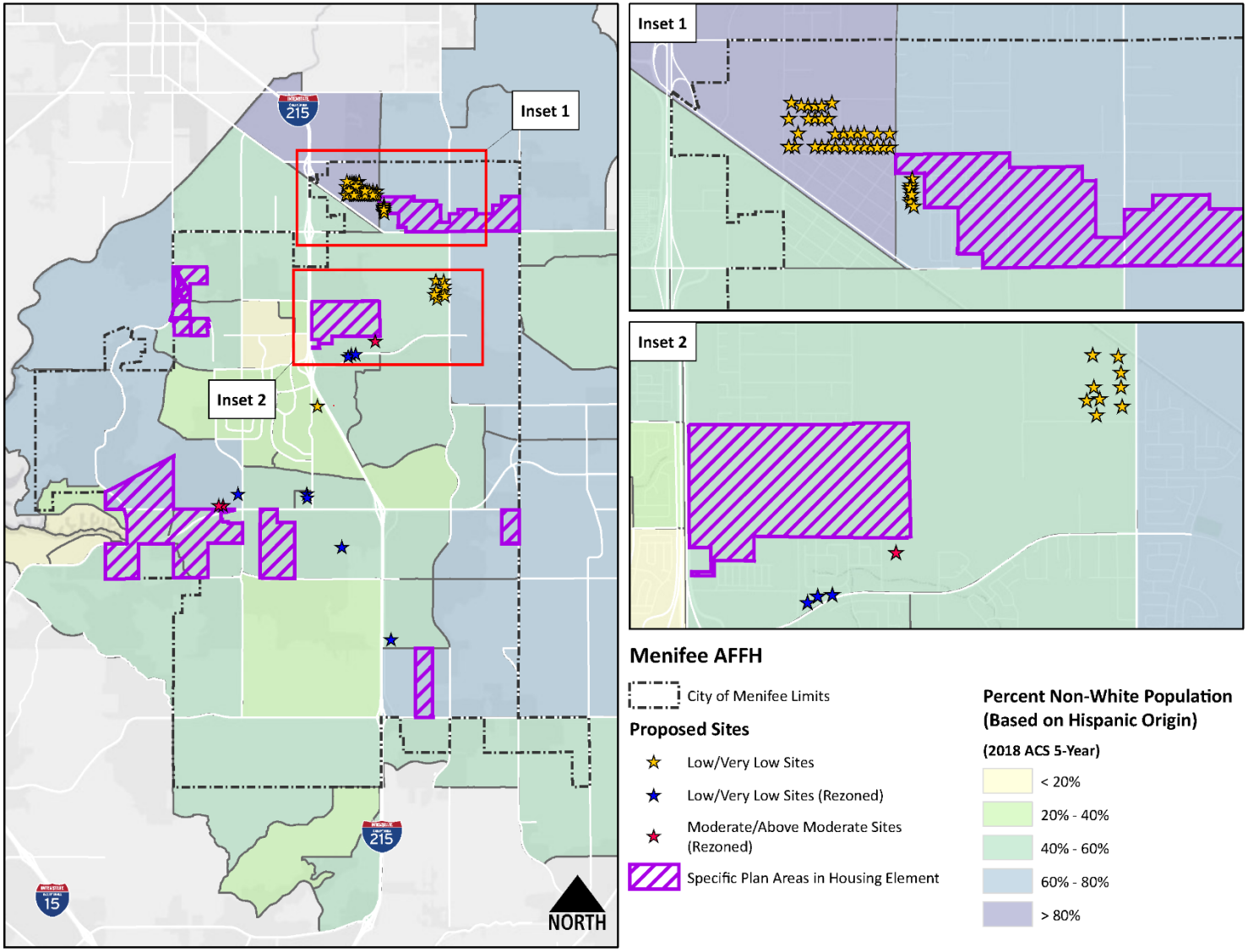
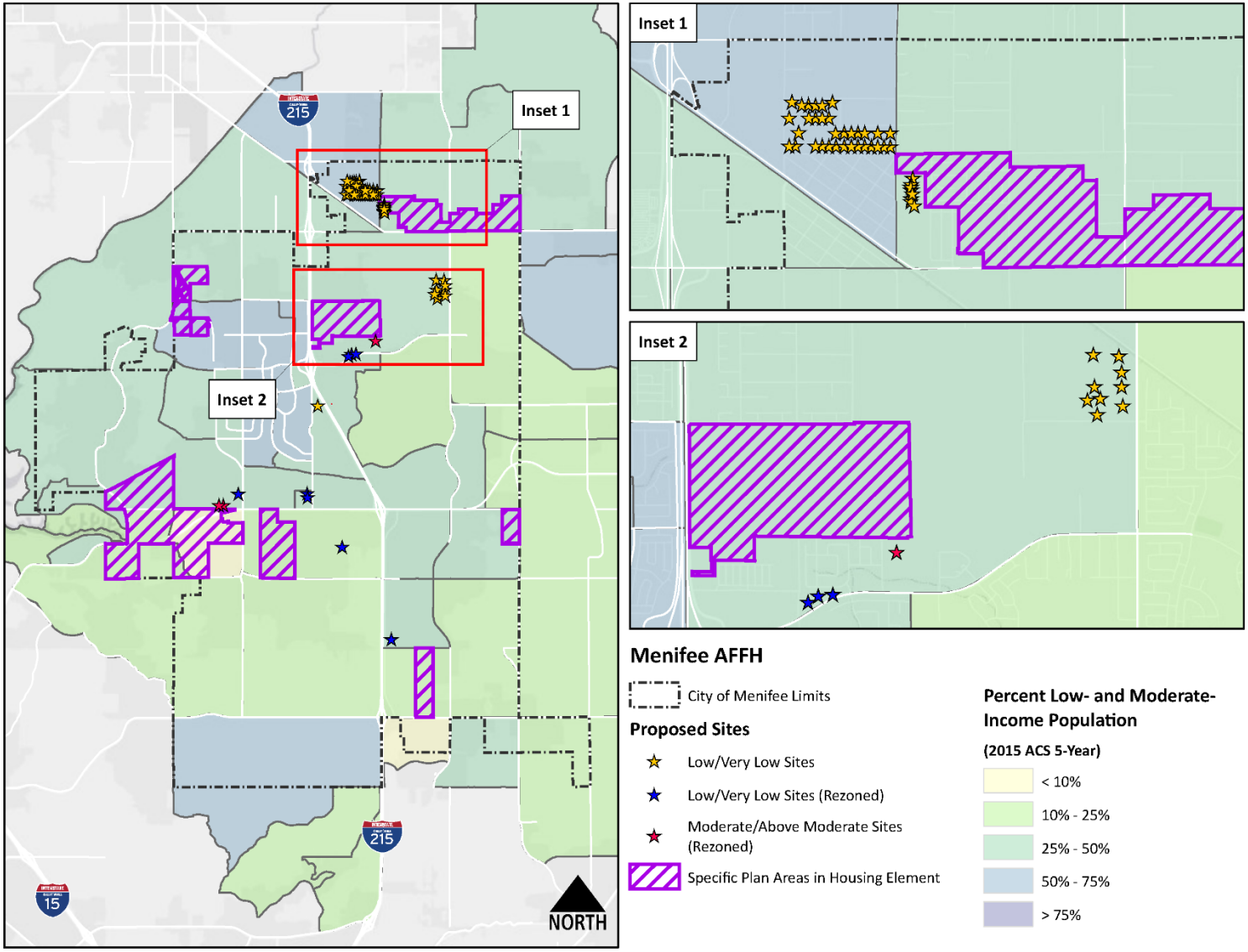


Figure 3-11 shows the proposed candidate sites to meet the RHNA for Menifee in relation to the location of residents of Low and Very Low-income. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. **Figure 3-11** shows the following findings:

- 1 proposed site to accommodate the RHNA allocation (totaling 110 potential units, or 3.1% of the total potential units) are located within block groups that have a percentage of the population that identifies as Low and Very Low-income between 10 and 25 percent.
- 28 proposed sites to accommodate the RHNA allocation (totaling 2,532 potential units, or 72.6% of the total potential units) are located within block groups that have a percentage of the population that identifies as Low and Very Low-income between 25 and 50 percent.
- 33 proposed sites to accommodate the RHNA allocation (totaling 841 potential units, or 24.1% of the total potential units) are located within block groups that have a percentage of the population that identifies as Low and Very Low-income between 50 and 75 percent.
- 0 proposed sites to accommodate the RHNA allocation are located within block groups that have a percentage of the population that identifies as Low and Very Low-income greater than 75 percent.

The data shows that the proposed candidate sites to meet the very low and low-income RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Low- and Moderate-income population.

Figure 3-11: Candidate Sites – Low- and Moderate-Income Analysis



E. ANALYSIS OF FAIR HOUSING PRIORITIES AND GOALS

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas (Program Action 20), as demonstrated by the analysis of the housing resource sites contained in Section 3 Housing Resources. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- **Program Action 11:** Habitat for Humanity
- **Program Action 17:** Lower-Income Housing
- **Program Action 22**: Housing for Homeless People Experiencing Homelessness
- **Program Action 31** Affirmatively Furthering Fair Housing
- **Program Action 32:** Fair Housing Program

HOUSING RESOURCES

A. REGIONAL HOUSING NEEDS ALLOCATION

This section of the Housing Element provides an overview of the resources available to the City to meet their Regional Housing Needs Allocation (RHNA).

1. RESIDENTIAL SITES INVENTORY

Appendix B of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and rezone plan, as well as the City's history in developing affordable housing at 24 dwelling units per acre.

2. ABOVE MODERATE- AND MODERATE-INCOME SITES

For the 2021-2029 planning period, the City's RHNA allocation is 1,106 units for moderate-income sites and 2,691 units for above moderate-income sites. The City anticipates growth to meet the moderate- and above moderate-income need in existing residentially zoned Specific Plan areas through the development of new units and through the development of accessory dwelling units (ADUs).

1,513 moderate-income and 3,658 above moderate-income units can be accommodated on residentially zoned specific plan sites. The required descriptive information for these sites is included within Appendix B.

An additional 18 moderate and above moderate units can be accommodated through the development of ADUs throughout the community. This is based on the methodology described within this section and incorporates guidance from HCD's Housing Element Site Inventory Guidebook.

Another 152 units for the Above Moderate-Income can be accommodated through the rezone of parcels zoned Economic Development Corridor-McCall Blvd. (EDC-MB) and Economic Development Corridor-Newport Road (EDC-NR) to the Low Medium Density Residential (LMDR) and Medium Density Residential (MDR) zones.

Analysis of the City's Existing Capacity and Zoning

The Housing Element must demonstrate the City's ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. The City of Menifee is able to accommodate all of its moderate and above moderate-income RHNA needs through available land with existing zoning classifications that permit residential as a primary use, as well as through the anticipated development of accessory living units and rezones of four parcels in the EDC zone. **Appendix B** in this document contains a list and description of the sites designated to meet the City's moderate and above moderate need. **Table 3-14** below summarizes the capacity of the sites by specific plan and maximum allowed density which can accommodate 1,513 moderate-income and 3,658 above moderate-income dwelling units. In conjunction with ADU development, these amounts exceed the City's 2021-2029 RHNA allocation as shown in **Table 3-14**.

Table 3-14: Residential Capacity for Moderate and Above Moderate-Income Sites

	Maximum Density	Maximum Capacity	Number of Parcels	Acreage	Potential Units
Moderate-income Sites					
Cantalena Specific Plan	20 du/acre	1,160	2	157.92	639
Menifee North Specific Plan (Amendment 3)	24 du/acre	1,506	20	142.91	874
Subtotal					***1,513***
Above Moderate-Income Sites					
Cantalena Specific Plan	8 du/acre	1,160	2	157.92	295
Cimmarron Ridge Specific	5 du/acre	756	8	164.98	756
Menifee North Specific Plan (Amendment 3)	7.3 du/acre	1,506	20	142.91	418
Rockport Ranch Specific Plan	8 du/acre	305	1	78.66	305

Audie Murphy Ranch Specific Plan	5.2 du/acre	2,191	324	106.52	457
Legado Specific Plan	5.6 du/acre	1,061	2	307.7	1,061
Newport Estates Specific Plan	5.5 du/acre	878	381	114.45	366
Subtotal					***3,658***
Total	**--**	**7,857**	**736**	**1,073.12**	**7,871**
Source: City of Menifee, Land Use GIS data.					

Reasonable Capacity Assumptions

This section describes the methodology developed to determine the site capacity for the moderate and above moderate-income sites. The City assumes that above moderate-income units will develop at a maximum up 8 dwelling units per acre, and that moderate-income units will develop at a maximum of 24 dwelling units per acre. Reasonable capacity for sites identified to meet the City's moderate and above moderate need was calculated based on a number of factors, including site size, existing zoning requirements, vacancy and total number of units entitled, and the maximum density achievable for projects within the following specific plans:

- Cantalena Specific Plan
- Cimarron Ridge Specific Plan
- Menifee North Specific Plan (Amend. 3)
- Rockport Ranch Specific Plan
- Legado Specific Plan
- Audie Murphey Ranch Specific Plan
- Newport Estates

Figure 3-12 below identifies the specific plans where remaining capacity is used to accommodate the moderate and above moderate RHNA allocations. Additional information regarding capacity on each specific plan is detailed below:

- **Cantalena Specific Plan** - The Cantalena Specific Plan is within the south eastern portion of the City of Menifee. The Cantalena Specific Plan is entitled for a maximum of 935 dwelling units from minimum of 5 dwelling units per acre to a maximum of 20 dwelling units per acre. The

specific plan has a remaining capacity of 295 units that can accommodate above moderate-income and 639 entitled units that can accommodate moderate-income. As the entitled plans are developed, the City of Menifee will report remaining capacity by identified income category, a program detailing this strategy is in the **Section 4: Housing Plan**.

- **Cimarron Ridge Specific Plan** - The Cimarron Ridge Specific Plan is in the northwestern portion of the City of Menifee. The Specific Plan's land use is identified for single family residential, and the area is entitled for a maximum of 756 units from a minimum of 2 dwelling units per acre to 5 dwelling units per acre. The specific plan has a remaining capacity of 756 entitled units that can accommodate residential at the above moderate-income level. As the entitled plans are developed, the City of Menifee will report remaining capacity by identified income category, a program detailing this strategy is in the **Section 4: Housing Plan**.
- **Menifee North Specific Plan (Amend. 3)** – The Menifee North Specific Plan is located in the northeastern portion of the City. The specific plan is entitled for a variety of uses including commercial, residential, and open space. In total, the SP is entitled for 1,506 units at a minimum density of 3 dwelling units an acre to a maximum of 24 dwelling units an acre. The SP has a remaining capacity of 1,292 units, of the remaining unit capacity, 418 units can accommodate residential affordable to above moderate-income households and 874 units can accommodate moderate-income households. As the entitled plans are developed, the City of Menifee will report remaining capacity by identified income category, a program detailing this strategy is in the **Section 4: Housing Plan**.
- **Rockport Ranch Specific Plan** – The Rockport Ranch Specific Plan is located on eastern edge of the City south of Old Newport Road, a centrally located east west roadway. The specific plan's land use includes 38 acres of residential accompanied by 20 acres of recreational trails and open space. The specific plan is entitled for a maximum of 305 units ranging from a monument density of 2.1 dwelling units per acre to 5 dwelling units per acre. The specific plan has a remaining capacity of 305 units that can accommodate residential at the above moderate-income level. As the entitled plans are developed, the City of Menifee will report remaining capacity by identified income category, a program detailing this strategy is in the **Section 4: Housing Plan**.
- **Legado Specific Plan** – The Legado Specific plan is located on the east side of the I-215 north of McCall Boulevard in the northern central portion of the City. The specific plan is approximately

331 acres of land and is surrounded by existing residential developments. It is entitled for 216.9 acres of residential at a minimum density of 3.8 dwelling units per acre and a maximum of 5.6 dwelling units per acre. The Legado SP can accommodate a total 1,061 units, all at the above moderate-income level. As the entitled plans are developed, the City of Menifee will report remaining capacity by identified income category, a program detailing this strategy is in the **Section 4: Housing Plan**.

- **Audie Murphy Ranch Specific Plan** – The Audie Murphy Ranch Specific Plan is located along Newport Road in the western portion of the City. The specific plan is approximately 1,113 acres planned for both residential and nonresidential uses. The SP is entitled for a maximum of 2,157 dwelling units at a minimum of 2.1 dwellings units an acre to a maximum of 4.6 dwelling units and acre. The specific plan has a remaining capacity of 457 units, all of which can accommodate above moderate-income units. As the entitled plans are developed, the City of Menifee will report remaining capacity by identified income category, a program detailing this strategy is in the **Section 4: Housing Plan**.
- **Newport Estates** – The Newport Estates Specific Plan is centrally located within the City along Newport Road near the Menifee Town Center. The Specific Plan is approximately 288 acres entitled for medium density residential, along with commercial, school, park and recreational uses. In total, the specific plan can accommodate 878 residential units. Remaining capacity can accommodate 366 above moderate-income units. As the entitled plans are developed, the City of Menifee will report remaining capacity by identified income category, a program detailing this strategy is in the **Section 4: Housing Plan**.

Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions made where those factors decreased the net buildable area of a parcel. Additionally, existing units' non-vacant parcels were analyzed to determine the number of existing units currently on the parcel. Replacement of existing units was included as a factor to prevent no net loss of existing housing stock.

Figure 3-12: Sites to Accommodate Moderate and Above Moderate-Income

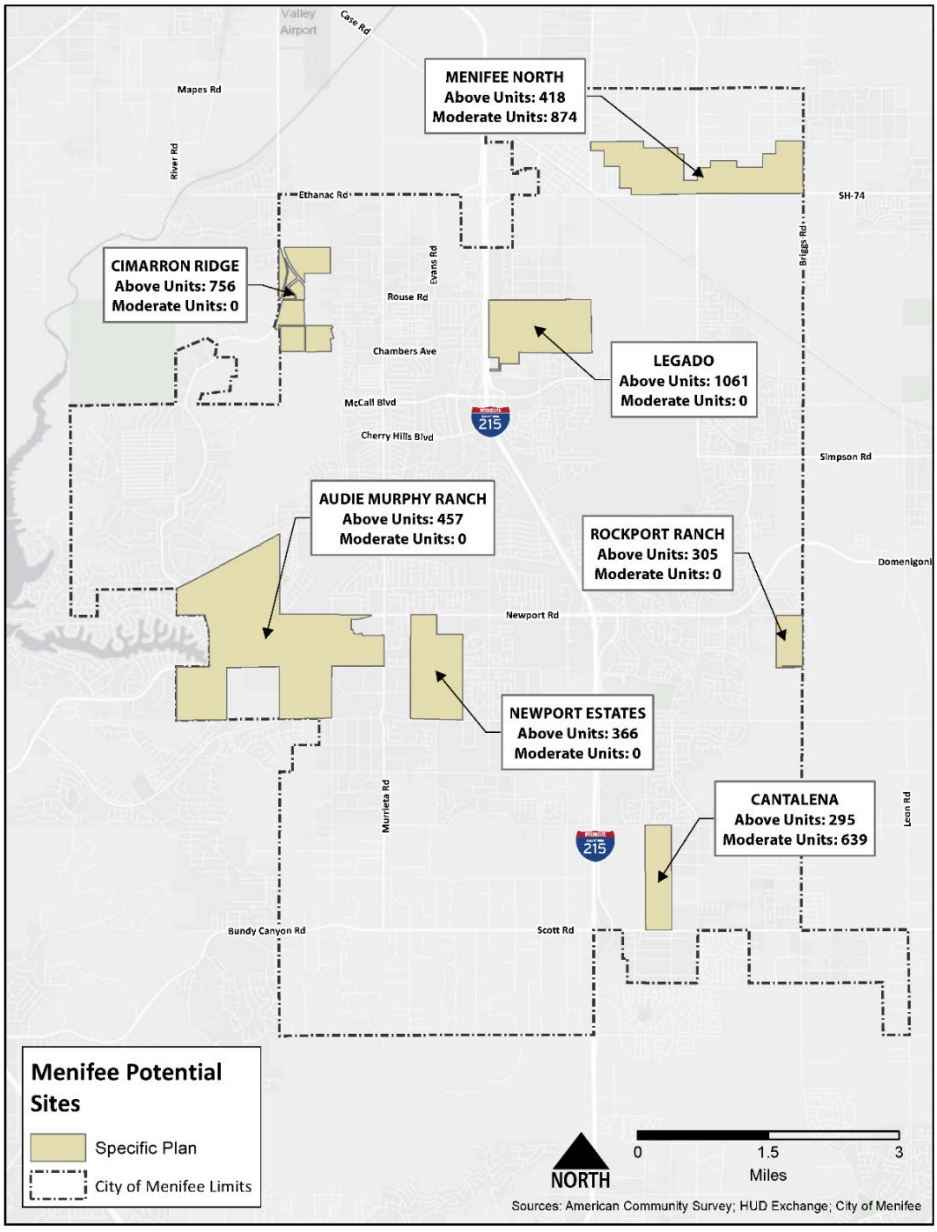


Figure 3-13: Sites for Rezone – Moderate and Above Moderate-Income

Rezones to Accommodate the Moderate and Above Moderate RHNA

In additional to residential use on specific plans and ADUs, the City of Menifee has identified three sites to be rezoned from commercial (mixed use) use to residential use. **Table 3-15** below identifies the parcels for rezone from the Economic Development Corridor Newport Road (EDC-NR) and Economic Development Corridor McCall Boulevard (EDC-MB) zones to the Low-Medium Density Residential (LMDR) and Medium Density Residential (MDR) zones. The sites for rezone are further detailed in Appendix B and a rezone program is identified in **Section 4: Housing Plan. Figure 3-13** displays the parcels for rezone, accompanied by a unique identifier corresponding to **Table 3-15.**

Table 3-15: Sites for Rezone to Accommodate Moderate and Above Moderate-Income RHNA								
Unique ID	**APN**	**Size (AC)**	**Vacant**	**Existing Zone**	**Proposed Land Use**	**Proposed Zone Code**	**Assumed Density**	**Potential Units**
4.4	339200013	5.01	VAC	EDC-NR	5.1-8 du/ac Residential	LMDR	6 du/acre	30
4.5	339200012	5.11	VAC	EDC-NR	5.1-8 du/ac Residential	LMDR	6 du/acre	30
4.9	333050034	9.27	VAC	EDC-MB	8.1-14 du/ac Residential	MDR	10 du/acre	92

Accessory Dwelling Unit Production

One of the proposed methods for meeting the City's moderate and above moderate RHNA is through the promotion and development of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2019 that promote and remove barriers that may inhibit the development of ADUs within communities. The following is a summary of those bills:

- AB 68 and 881
  - Prohibit minimum lot size requirements
  - Cap setback requirements at 4 feet, increasing the size and location opportunities for ADUs
  - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot ADU from being developed on a lot
  - Remove the need for replacement parking when converting an existing garage to an ADU
  - Limit local discretion in establishing min and max unit size requirements
  - Mandate a 60-day review period for ADU applications through a non-discretionary process
- SB 13
  - Prohibit owner-occupancy requirements for 5 years
  - Reduce impact fees applicable to ADUs
  - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670

- Prohibits Homeowner's Associations (HOAs) from barring ADUs

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Menifee over the 2021-2029 planning period. Menifee, with a large proportion of single-family residential properties (many on larger lots), is well-oriented for the development of ADUs.

As a result of this legislation, the City expects to approve more ADUs in the 2021-2029 planning period. The City approved 2 ADUs in 2018, 4 in 2019 and 2 in 2020. Additionally, the City is planning to utilize SB 2 funding to develop permit ready ADU plans. Calculating the average of the three years, assumed at a rate doubled each year during the 6th Cycle, the City assumes a total of 43 ADUs from 2021-2029. Utilizing the Southern California Association of Governments (SCAG) approved ADU affordability assumptions, the City allocated the ADU among each income category as follows:

Table 3-16: Accessory Dwelling Unit Projections by Income Category

Income Category	Units
Low and Very Low-Income	24 units
Moderate-Income	15 units
Above Moderate-Income	4 units
Total	**43 units**

Through the Housing Element, Menifee commits to creating an ADU tracking program and performing a mid-cycle assessment of their ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance. A program detailing this Program is in **Section 4: Housing Plan**.

3. Sites Suitable for Lower-Income Housing

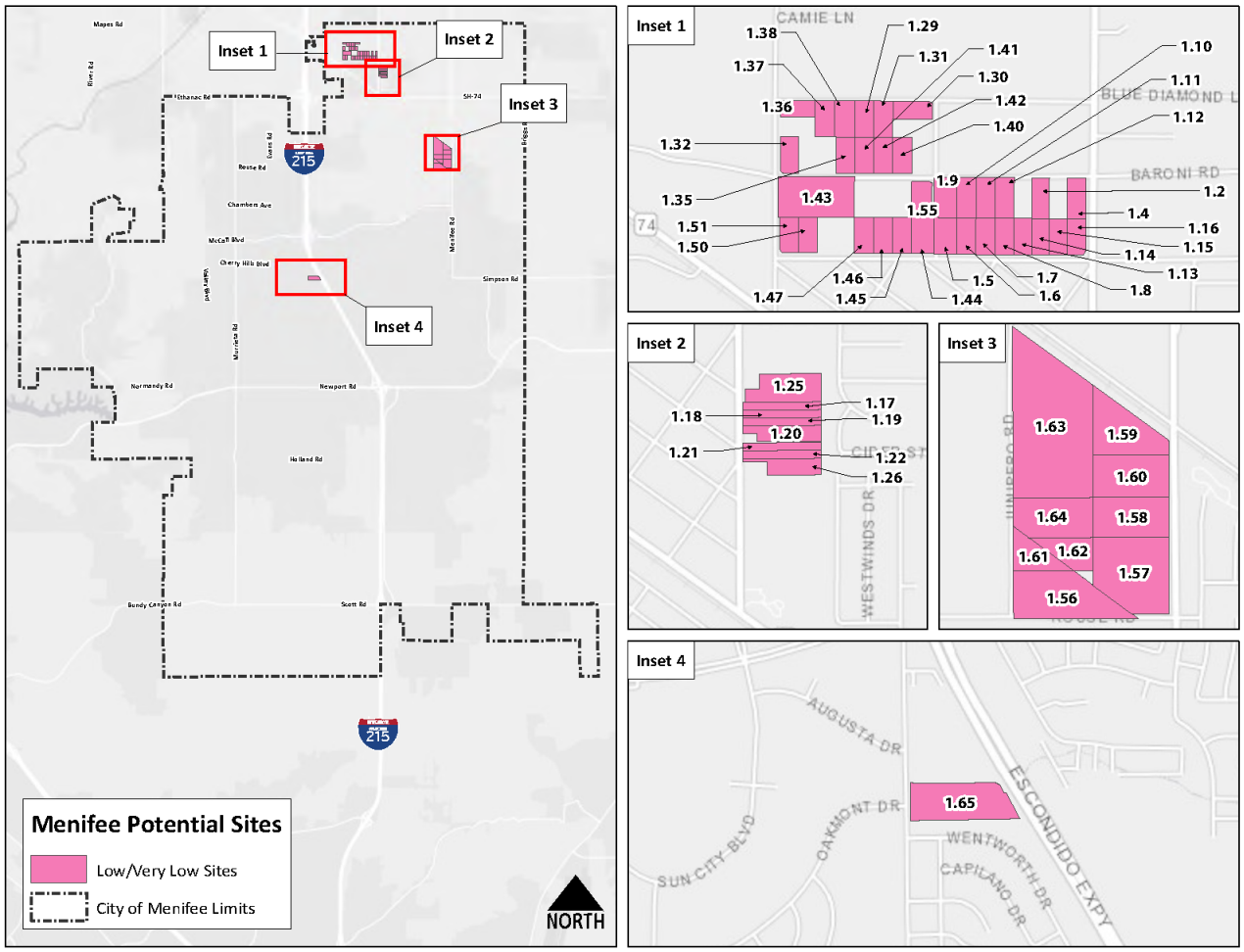
Utilizing existing residentially zoned land, the City can accommodate a total of 2,745 units. The City has identified 65 parcels in the High Density Residential (HDR) zone. The HDR zone permits residential as a standalone use at 24 dwelling units per acre. While the HDR zone does not meet the default density of 30 dwelling units per acre, as detailed in **Section 3: Housing Resources** of this Housing Element, the City of Menifee has a history of developing residential and affordable residential at this density.

As shown below, the City's history of developing residential uses within the HDR zone, specifically with an affordable component/ affordable units. The following publicly assisted multiple-family residential development projects have been constructed within the City's HDR and LMDR zones:

- Vineyards on 4.81 acres located at 29930 Winterhawk Road, approximately 16.8 du/acre (81 units / 4.8 acres) – 80 affordable units (LMDR Zone)
- Halter Hillside on 10.4 acres located at 28410 Encanto Drive, approximately 11.3 du/acre (118 units / 10.4 acres) – 110 affordable units (HDR Zone)
- Avila Apartment Homes (formerly Encanto Apartment Homes) on 9.89 acres, located at 28155 Encanto, approximately 17.8 du/acre (178 units / 9.98 acres) – 36 affordable units (HDR Zone)

These projects show that all of these affordable housing projects were developed at densities below 20 dwelling units per acre and that the City has a past performance of developing residential units within the HDR Zone and even lower density zones. **Figure 3-14** below displays the sites identified to accommodate the City's low and very low-income RHNA allocation. The **Housing Plan** section outlines actions the City will take to promote the development of affordable units within the HDR zones.

Figure 3-14: Low and Very Low-Income Site



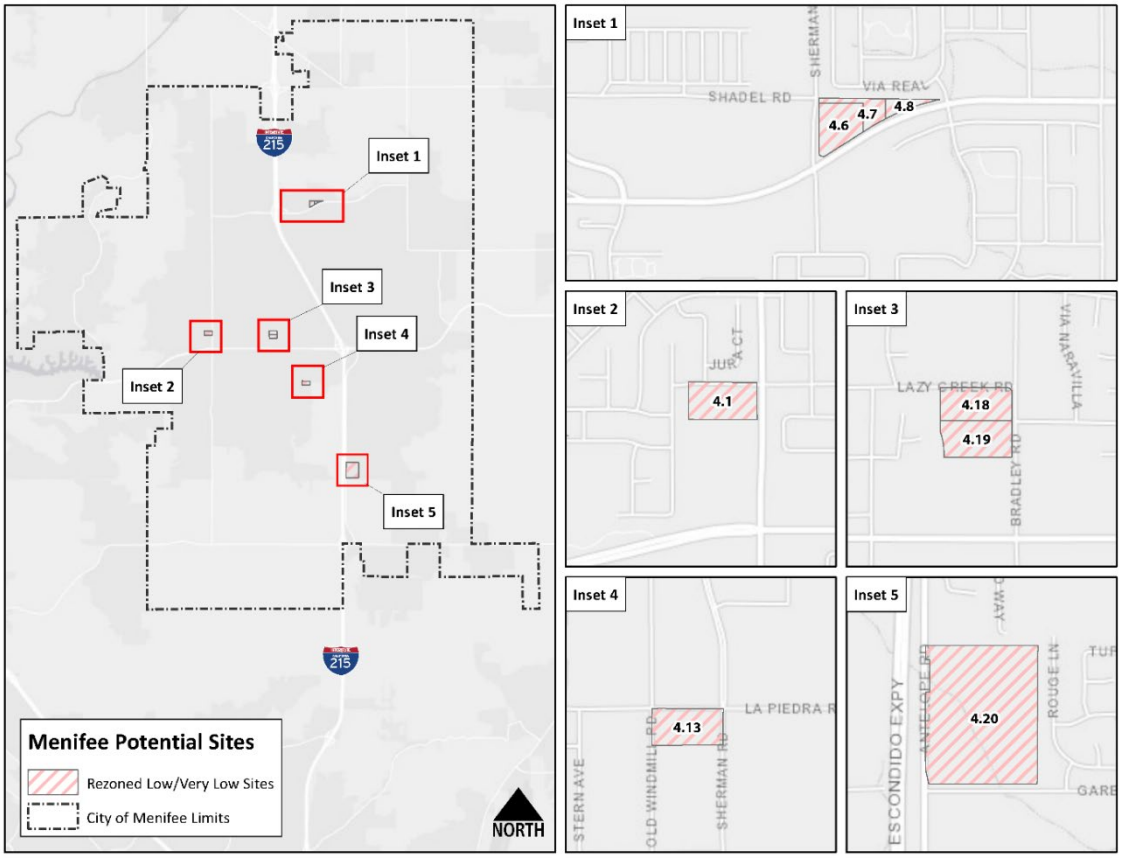
Sites identified for rezone to accommodate Low and Very low

After the identification of existing residentially zone land and ADUs to accommodate the City's low and very low RHNA, a remaining 340 units must be accommodated to meet the City's RHNA. Additionally, new legislation requires at least 50 percent of low- and very low-income units on vacant land. In order to accommodate the remaining RHNA allocation and provide 50 percent vacant land, the City has identified 11 vacant parcels to rezone. Seven parcels are currently zoned Economic Development Corridor McCall Boulevard (EDC-MB), Economic Development Corridor Newport Road (EDC-NR), and Economic Development Corridor Community Core (EDC-CC). All of these parcels are vacant and will be rezoned to the High Density Residential (HDR) zone. **Table 3-17** below details each parcel. The rezones are outlined in Program 3 and 4 of the **Section 4: Housing Plan**.

Table 3-17: Residential Capacity on Sites to be Rezoned

Unique ID	APN	Existing Zone	Rezone	Net Acreage	Potential Units
Vacant					
4.1	339200008	EDC-NR	HDR	4.93 ac	108 units
4.6	333060014	EDC-MB	HDR	3.60 ac	79 units
4.7	333060015	EDC-MB	HDR	1.53 ac	33 units
4.8	333060002	EDC-MB	HDR	0.89 ac	19 units
4.13	360100016	EDC-CC	HDR	5.02 ac	110 units
4.18	338170007	EDC-MB	HDR	4.61 ac	101 units
4.19	338170020	EDC-MB	HDR	4.92 ac	108 units
4.20	372050043	EDC-CC	HDR	15.0 ac	325 units
Total				***55.02*** ac	**882 *units***

Figure 3-15: Sites for Rezone – Low and Very Low-Income



Development of NON-VACANT sites for low and very LOW-INCOME housing

The City of Menifee identified a total of 51 sites zoned HDR to accommodate the low and very low-income RHNA allocation. Of these 51 sites, 39 are nonvacant. The 39 nonvacant sites are located primarily in the northern portion of the City of Menifee, known as Romoland. The non-vacant Romoland sites are one-acre parcels with one existing single-family residence or one mobile home. The parcels identified as non-vacant have a capacity to develop at a higher density than currently utilized. They are connected to infrastructure and additional resources, such as transportation and community opportunities, and have been identified as ripe for redevelopment.

Of the 39 non vacant sites, 19 sites were also identified in the 5th cycle. In accordance with AB 1397 the City will establish a program that permits By-Right development for projects that propose 20 percent of all units to be affordable to low and very low-income units. The program is outlined in detail in **Section 4: Housing Plan**.

Regional Housing Needs Allocation

Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments; and
- Over-concentration of lower-income households; and Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its final Regional Housing Needs Allocation (RHNA Plan) in March 2021, approved by HCD March 22, 2021. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the Southern California Region, so that every community provides an opportunity for a mix of housing for all economic segments.

Menifee's share of the SCAG regional growth allocation is 6,609 new units for the current planning period (2021-2029). **Table 3-18, Housing Needs for 2021-2029,** indicates the City's RHNA need for the stated planning period.

Table 3-18: Housing Needs for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	880	13.3%

Very Low (31 to 50%)[1]	881	13.3%
Low (51 to 80%)	1,051	16.0%
Moderate (81% to 120%)	1,106	16.7%
Above Moderate (Over 120%)	2,691	40.7%
Total	**6,609**	**100%**

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

Adequacy of Sites for RHNA

Menifee has identified sites with a capacity to accommodate 3,712 lower-income dwelling units, which is in excess of its 2,805-unit lower-income housing need. Sites designated are on parcels that permit residential development as a primary use up to 24 dwelling units per acre. As previously described, the City has a history of developing residential uses at this density, as demonstrated within this section.

The City of Menifee has a total 2021-2029 RHNA allocation of 6,609 units. As demonstrated previously, the City is able to take credit for TBD units currently within the projection period, lowering the total RHNA obligation to TBD units as shown in **Table 3-19**. The Housing Element update lists sites that can accommodate approximately 2,468 additional units, in excess of the required 6,609 units. As described in this section, the City believes that due to recent state legislation and local efforts to promote ADU production, the City can realistically anticipate the development of 42 ADUs within the 8-year planning period. Overall, the City has adequate capacity to accommodate its 2021-2029 RHNA.

Table 3-19: Summary of RHNA Status and Sites Inventory					
	Extremely Low-/ Very Low-Income	**Low-Income**	**Moderate-Income**	**Above Moderate-Income**	**Total**
2021-2029 RHNA	1,761	1,051	1,106	2,691	6,609
RHNA Credit (Units Built)	TBD	TBD	TBD	TBD	TBD
Remaining RHNA	TBD	TBD	TBD	TBD	TBD
Total RHNA Obligations	**1,761**	**1,051**	**1,106**	**2,691**	**6,609**
Sites Available					
Total Potential Capacity Based on Existing GP and Zoning	2,448		--	--	2,448
Capacity on Vacant Parcels	*1,333*		--	--	--
Existing Specific Plans	--		1,513	3,658	5,171
Accessory Dwelling Units	24		15	4	43
Sites Proposed for Rezoning	882		92	60	1,034
Total Sites Available	**3,354**		**1,620**	**3,722**	**8,696**
Sites Surplus/Shortfall (+/-)	+542		+514	+1,031	+2,087

4. Summary of Sites Inventory and RHNA Obligations

The data detailed above shows the City of Menifee's ability to meet the 6,609 RHNA allocation in full capacity with a 2,468-unit buffer. Along with the identifying appropriate sites to meet the current and future housing needs, the City has established a Housing Plan to support its efforts in providing housing opportunities for all income levels in Menifee.

B. FINANCIAL RESOURCES

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following finding sources.

1. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants can choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities.

2. Community Development Block Grants

The CDBG program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI).

During the 2018/2019 years, Menifee's CDBG funds were focused on a wide array of activities, including:

- Administration (Program implementation and planning activities, including fail housing services);
- Owner Housing Rehabilitation Objectives;
- Public Facilities Objectives; and
- Public Services Objectives.

According to the federal regulations, the City of Menifee is allowed to spend no more than 20% of CDBG funding on program administration, and 15% on community services such as senior meal delivery or homeless prevention programs. The remaining amount must be used on other eligible projects that meet national objectives that principally benefit low- and moderate-income households or the disabled.

HUD requires Menifee to complete a Five-Year Consolidated Plan (Con Plan) to receive HUD's formula grant programs. The Con Plan identifies the City's 5-year strategies related to priority needs in housing, homelessness, community development, and economic development. It also identifies short- and long-term goals and objectives, strategies, and timetables for achieving its goals. Developed with the input of citizens and community groups, the Con Plan serves four basic functions:

- It is a planning document for the community built upon public participation and input.
- It is the application for funds under the CDBG Program.
- It articulates local priorities.
- It is a five-year strategy the City will follow in implementing HUD programs.

Additionally, HUD requires the City to prepare a One-Year Action Plan for each of the five years covered by the Con Plan. The City of Menifee has been an entitlement jurisdiction for CDBG funding since 2010. The City received approximately $522,188 for FY 2020/21.

3. HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median-income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households. The City is administered services from the Western Riverside Council of Governments which receives Regional Early Action Planning (REAP) funding.

4. Permanent Local Housing Allocation

Background - The Building Homes and Jobs Act (SB2), which was passed in 2017, established a $75 recording fee on real estate documents to increase the supply of affordable homes in California.

Purpose - Provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock.

The City of Menifee will receive annual funds from the State of California's Permanent Local Housing Allocation. Based on current estimates, the City's allocation for the first program cycle will be more than $1.2 million between 2019 and 2023. The allocation provided to Menifee will create a Homebuyer Assistance Program to households that do not exceed the 80% AMI.

C. OPPORTUNITIES FOR ENERGY CONSERVATION

Energy use and Providers

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

The Southern California Gas Company (SCG) provides natural gas service for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCG. SCG has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCG will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City. Southern California Edison Company is the

distribution provider for electricity in Menifee. Currently, SCE has no immediate plans for expansion of infrastructure, as most of the City is built out. However, every year SCE expands and improves existing facilities according to demand.

Energy Conservation

The City's energy goals, stated in the Open Space and Recreation Element of the General Plan, make every effort to conserve energy in the City thus reducing dependence on fossil fuels. The City's policies relating to energy include increasing energy efficiency in City facilities and operations and in private developments and reducing the City's reliance on fossil fuels. The City's goals and objectives include the following:

- Apply energy efficiency and conservation practices in land use, transportation demand management, and subdivision and building design;
- Evaluate public and private efforts to develop and operate alternative systems of energy production, including solar, wind, and fuel cell; and
- Advocate for cost-effective and reliable production and delivery of electrical power to residents and businesses throughout the community.

SECTION 4.0

Housing Plan

SECTION 4: HOUSING PLAN

The Housing Plan describes the City of Menifee 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist City decision-makers to achieve the long-term housing objectives set forth in the Menifee Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City's overall housing policy goal to inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Menifee.

REGIONAL HOUSING NEEDS ASSESSMENT

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the SCAG region. The RHNA quantifies Menifee's local share of the housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Riverside County. The City's 2021-2029 RHNA growth need is as follows:

- 1,761 units - Very low-income (0-50% County MFI)
- 1,051 units – Low-income (51-80% of County MFI)
- 1,106 units – Moderate-income (81-120% of County MFI)
- 2,691 units - Above moderate-income (120% or more of County MFI)
- 6,609 units - Total

HOUSING GOALS

The City of Menifee has identified the following housing goals as part of this Housing Element Update:

GOAL HE-1: A diverse housing stock that offers a full range of housing opportunities for Menifee residents and supports the local economy.

HOUSING GOAL 1 POLICIES

- HE Policy 1.1: **Adequate Sites**. Provide adequate sites to accommodate project housing unit growth needs identified by the 2021-2029 RHNA.
- HE Policy 1.2: **Specific Plans**. Support residential growth and infill in specific plan areas and along corridors where comprehensive neighborhood planning is completed, and adequate infrastructure is planned.
- HE Policy 1.3**:** **Housing Design**. Require excellence in housing design with materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive design practices.
- HE Policy 1.4: **Housing Diversity**. Provide development standards and incentives to facilitate a range of housing, such as single-family, apartments, senior housing, and other housing types in rural, suburban, and urban settings.
- HE Policy 1.5: **Entitlement Process**. Provide flexible entitlement processes that facilitate innovative housing solutions yet balance the need for developer certainty in the approval process.
- HE Policy 1.6: **Permit Process**. Permit higher density housing in the 20.1–24 R General Plan designation per City policy.
- HE Policy 1.7: **Community Character**. Protect the character of the community by preserving the unique rivers, landscape, natural features, and community features that distinguish Menifee from other cities in the region.

GOAL HE-2: Quality residential development, sustainable safe neighborhoods with a variety of housing types, designs and opportunities, well-served by ample parks, infrastructure, community amenities, and public services and facilities.

HOUSING GOAL 2 POLICIES

- HE Policy 2.1 **Housing Conditions**. Support the improvement, rehabilitation, and maintenance of our housing resources to strengthen residential neighborhoods, offer quality housing, and maintain community property values.
- HE Policy 2.2 **Property Maintenance**. Support the maintenance and improvement of the quality of housing and neighborhoods through the adoption, amendment, and compliance with land use, zoning, building, and property maintenance codes.

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- HE Policy 2.3 **Neighborhood Revitalization**. Support the comprehensive investments needed to improve physical infrastructure, housing conditions, and public services for our many neighborhoods, focusing on those neighborhoods of greatest need.
- HE Policy 2.4 **Parks and Recreation**. Enhance neighborhood livability and sustainability by providing parks and open spaces, planting trees, greening parkways, and maintaining a continuous pattern of paths that encourage an active, healthy lifestyle.
- HE Policy 2.5 **Public Facilities and Infrastructure**. Provide quality community facilities, infrastructure, traffic management, public safety, and other services to promote and improve the livability, safety, and vitality of residential neighborhoods.
- HE Policy 2.6 **Neighborhood Involvement**. Encourage resident participation in their neighborhood organizations to help identify local needs and implement programs to beautify, improve, and preserve neighborhoods.

GOAL HE-3: Improved opportunities for moderate and low-income residents and those with special needs to rent, purchase, or maintain adequate housing.

HOUSING GOAL 3 POLICIES

- HE Policy -3.1 **Homeownership Assistance**. Increase homeownership assistance and security for lower and moderate-income households through financial assistance, education, and collaborative partnerships.
- HE Policy 3.2 **Homeownership Preservation**. Work with governmental entities, nonprofits, and other stakeholders to educate residents and provide assistance, where feasible, to reduce the number of foreclosures in the community.
- HE Policy 3.3 **Special Needs**. Support the provision of community services and housing for people with special needs, such as disabled people, seniors, lower-income families, and people without shelter.
- HE Policy 3.4 **Preservation of Affordable Housing**. Preserve affordable rental housing by working with interested parties and providing technical assistance, as feasible and appropriate.

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- HE Policy 3.5 **Collaborative Partnerships**. Collaborate with nonprofit groups, developers, the business community, special interest groups, and state and federal agencies to provide housing assistance.
- HE Policy 3.6 **Fair Housing**. Support and implement housing law in all aspects of the building, financing, sale, rental, or occupancy of housing based on protected status in accordance with state and federal law.

GOAL HE-4: Effective and responsive housing program and policies.

- HE Policy -4.1 **Annual Housing Reporting**. Evaluate the development of parcels for the 6th Cycle RHNA and report on the status of all housing programs in accordance with state a federal laws.
- HE Policy 4.2 **Fair Housing Programs.** Support and implement housing programs that overcome patterns of segregation and housing discrimination.
- HE Policy 4.3 **Housing Opportunities**. Encourage development of opportunity sites and encourage affordable housing through density bonuses and related incentives**.**

The goals listed above are supported by the actions and programs detailed below.

HOUSING PROGRAMS

This Housing Element expresses the Menifee community's overall housing goals and supporting policies, quantified objectives, and housing programs to achieve them. The stated Housing Programs are based on a review of past performance of the prior Housing Element, analysis of current constraints and resources, and input from Menifee residents and stakeholders.

GOAL HE-1: A diverse housing stock that offers a full range of housing opportunities for Menifee residents and supports the local economy.

Implementation Actions

PROGRAM ACTION 1: ADEQUATE SITES TO ACCOMMODATE 2021-2029 RHNA

The City of Menifee has a total Regional Housing Needs Assessment (RHNA) allocation of 6,609 units. State law requires the City of Menifee to identify adequate sites to accommodate its fair share allocation for the 6th Cycle Housing Element. The City has identified a variety of candidate sites through extensive analysis in collaboration with the interested stakeholders and residents at a variety of workshops and through an

interactive website map. The City of Menifee has identified an adequate amount of land that has been determined as "feasible" or "Potentially Feasible" for future development. Only a portion of these candidate sites will be necessary to accommodate the City's RHNA planning obligation. These sites have undergone a rigorous process to evaluate site features, development potential, developer/owner interest and other factors to deem them appropriate for housing during the 2021-2029 Planning Period.

The City has identified several opportunity sites identified in the 5th Cycle Housing Element that will be utilized in the 6th Cycle Housing Element. Specifically, there are 19 parcels within the HDR zone that are nonvacant which were identified in the City's 5th Cycle Housing Element for the years 2014 – 2021. Because the sites have not developed to their full capacity, as assumed, pursuant to AB 1397 the City will establish a By-Right program. These sites will require additional policy considerations as stated in this Policy Program. See Program Action 5.

Pursuant to State Housing Element statutes, sites identified to address a lower income RHNA shall meet the following requirements:

- Accommodate a minimum of 16 units per site;
- Require a minimum of density of 20 units per acre; and
- Accommodate at least 50 percent of the lower income need on sites designated exclusively for residential uses

All opportunity sites are described in map and tabular format in Appendix B of this Housing Element. Each of the opportunity areas described in this Housing Element have been assigned a targeted acreage, and a targeted number of new housing units (see following implementing Policy Action statements). Collectively, these targets must meet the unmet RHNA need as required by State law. It is expected there may be deviations from the targets with future implementing zoning actions. New opportunity sites may be identified, and other sites may be deemed unsuitable, or densities may be modified, all based on new information received over time. The City may adopt future zoning strategies that are more or less than the identified targets in this Housing Element provided the total unmet RHNA need by income category is accommodated within state-defined deadlines. If future zoning strategies deviate from the targets expressed in this Housing Element but still meet the requirement to identify adequate sites to accommodate unmet RHNA need, no amendment to the Housing Element would be required and deviations of any magnitude may be considered subject to the City Council's review and approval in consultation with the Community.

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Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 2: SPECIFIC PLANS

The City of Menifee has 18 approved specific plans that comprise 7,200 acres of land. Of that total, 10 specific plans have significant residential development capacity that will accommodate significant new housing units.

As part of the analysis of adequate sites, the City has comprehensively reviewed opportunity sites citywide and has identified seven Specific Plan areas of opportunity:

- Cantalena Specific Plan
- Cimarron Ridge Specific Plan
- Menifee North Specific Plan
- Audie Murphy Ranch Specific Plan
- Newport Estates Specific Plan
- Rockport Ranch Specific Plan
- Legado Specific Plan

The City of Menifee will continue to review and approve residential projects within specific plan areas and/or amend specific plans as needed to accommodate the 6th cycle RHNA.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 3: REZONE PROGRAM TO ACCOMMODATE LOW AND VERY LOW INCOME RHNA

After the identification of existing residentially zoned land and ADUs to accommodate the City's low and very low RHNA, a remaining 340 units must be accommodated to meet the City's RHNA. Additionally, recent legislation requires at least 50 percent of low and very low-income units on vacant land. In order to accommodate the remaining RHNA allocation and provide 50 percent vacant land, the City has identified 8 vacant parcels to rezone (as identified in the Candidate Sites Inventory in Appendix B). The parcels are currently zoned Economic Development Corridor McCall Boulevard (EDC-MB), Economic Development Corridor Newport Road (EDC-NR), and Economic Development Corridor Community Core (EDC-CC). All of these parcels are vacant and will be rezoned to the High-Density Residential (HDR) zone. These parcels do not include any parcels identified in the 5th Cycle Housing Element that are described in Program Action 5.

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The City of Menifee shall approve the rezone of the parcels identified in the sites analysis to HDR to accommodate the RHNA in the 6th Cycle HEU within 24 months of adoption of the Housing Element.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 4: REZONE PROGRAM TO ACCOMMODATE MODERATE INCOME RHNA

In addition to residential use on specific plans and ADUs, the City of Menifee has identified three vacant parcels for rezone (as identified in the Candidate Sites Inventory in Appendix B). The parcels are currently zoned Economic Development Corridor Newport Road (EDC-NR) and Economic Development Corridor McCall Boulevard (EDC-MB) zones and will be rezoned to the Low-Medium Density Residential (LMDR) and Medium Density Residential (MDR) zones. The City of Menifee shall approve the rezone the parcels identified in the sites analysis to LMDR and MDR to accommodate the RHNA in the 6th Cycle HEU within 24 months of adoption of the Housing Element.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 5: CANDIDATE SITES USED IN PREVIOUS HOUSING ELEMENT

The City has identified 19 sites in the sites inventory contained in Appendix B of this Housing Element within the HDR zone that are nonvacant which were identified in the City's 5th Cycle Housing Element for the years 2014 – 2021. Pursuant to State Housing law, any in-fill sites identified in the 5th Cycle or vacant sites identified in the 4th and 5th Cycle shall be provided by-right development when at least 20% of the units in the proposed development are affordable to lower-income households. By right shall mean the jurisdiction may not require any of the following discretionary actions:

- A subdivision;
- A conditional use permit;
- A planned unit development permit; or
- Other discretionary, local-government review or approval that would constitute a "project."

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The City may impose objective design review standards on projects. The City has identified as part of this Housing Element update vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. To comply with State law, the City will amend Title 9: Planning and Zoning of the Menifee Municipal Code to permit residential uses by-right for housing development in which at least 20-percent of the units are affordable to lower-income households for sites that:

1) Were included in a prior Housing Element; and
2) All vacant sites included in two or more consecutive planning periods that permit by right development for projects that meet the requirements of State housing law.

These sites are identified in **Appendix B**.

Timeframe: Within 36 months of adoption of the 6th Cycle Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 6: PROMOTION OF ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) DEVELOPMENT

The City updated the Menifee Municipal Code to comply with State ADU law which expands where ADUs can be constructed and removes barriers to the development of these types of units. Recent legislation limits how local jurisdictions can regulate ADUs thus making it easier to build ADUs. The City recognizes the significance of this legislation and that facilitating the construction of ADUs is an important component towards meeting the City's RHNA. One way the City will facilitate construction of ADUs in the future is by offering to the public a variety of pre-approved ADU construction plans. Made possible through, SB2 Planning Grant Program funds, the City has retained the services of an architect to prepare pre-approved ADU plans (up to four plans and four architectural styles available for each plan). The plans will be fully code-compliant construction drawings minimizing time and costs associated with plan check review and plan check fees. Designs are nearing completion for construction drawing phase and plans are anticipated to be available to the public in early 2022.

The City will aggressively support and accommodate the construction of at least 42 ADUs by a variety of methods, including but not limited to:

- Developing and public awareness campaign by developing public outreach materials on the City's website and other print and digital media, such as an ADU Guidance Handbook.
- Evaluate and assess the appropriateness of additional incentives to encourage ADU development.

- Preparing pre-approved, code-compliant ADU construction plans of various types and sizes that will be made available to the public for use in obtaining permits for construction of an ADU.

Timeframe: Analyze methods within 12 months of Housing Element adoption; Establish programs within 24 months of Housing Element adoption.
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 7: ACCESSORY DWELLING UNIT (ADU) TRACKING PROGRAM

The City of Menifee will create an ADU tracking program during the 2021-2029 Housing Element Planning Period to formally track ADU development and perform a mid-cycle assessment of the ADU development performance each year to report in the Annual Progress Report to be distributed to the California Department of Housing and Community Development in accordance with California state law as a reporting program. The City will continue to annually report staff findings within the annual report to OPR and HCD by April 1st each year.

Timeframe: Establish program within 12 months and Annual reporting
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 8: SPECIFIC PLAN REPORTING

The City of Menifee has 18 approved specific plans that comprise 7,200 acres of land. For the 6th Cycle Update, 7 specific plans had remaining capacity to accommodate the moderate and above moderate RHNA allocations. The City of Menifee shall create an annual reporting program and report remaining capacity of these specific plans by identified income category each year in the Annual Progress Report to be distributed to the California Department of Housing and Community Development in accordance with California state law. The City will continue to report staff findings within the annual report to OPR and HCD by April 1st each year.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

GOAL HE-2: Quality residential development, sustainable safe neighborhoods with a variety of housing types, designs and opportunities well served by ample parks, infrastructure, community amenities, and public services and facilities.

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Implementation Actions

PROGRAM ACTION 9: SENIOR MINOR HOME REPAIR GRANT

The City provides grants to qualified low-income homeowners to address interior and exterior health and safety issues, housing quality standards, or improve the accessibility of homes as part of its annual CDBG Program activities/program. The City of Menifee will continue to issue minor home repair grants for up to 10 households annually as well as submit Annual Action Plan to HUD in May of each year.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Source: Community Development Block Grant Program

PROGRAM ACTION 10: CODE ENFORCEMENT PROGRAM

The City of Menifee implements a code enforcement program. The program is responsible for enforcing various municipal codes that are intended to maintain the value and safety of property and structures in the community. The program addresses hazardous vegetation, substandard buildings, accumulation of debris and vehicles, graffiti, storm water drainage, green pools, construction without a permit, land use violations, and various other health and safety codes. The City of Menifee will continue to implement code enforcement activities on an annual basis to address properties not in compliance with City codes.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 11: HABITAT FOR HUMANITY

Habitat for Humanity Inland Valley runs several home rehabilitation and repair programs out of its Inland Valley office. Through the City's public services program entitled "Brush with Kindness," operated by Habitat for Humanity, the City assists homeowners with minor home repairs. Funds are provided through its organization and donations. The City will continue to apply annually for United States Department of Urban Development Community Development Block Grant (CDBG) funds and allocate a portion of such funds to sub-recipients who provide nonprofit organizations assistance in meeting city housing improvement needs. The City shall submit the reported number of assisted sub-recipients or individuals in the Consolidated Annual Performance Evaluation Report (CAPER) to HUD in September of each year.

Timeframe: Ongoing
Responsible Agency: Community Development Department

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Funding Source: Community Development Block Grant Program Funds and donations

PROGRAM ACTION 12: AT-RISK HOUSING PRESERVATION

The City of Menifee does not have a large stock of publicly subsidized housing that is at risk of conversion for market rate housing. Current senior and family apartments provide market rate housing affordable to moderate-income households. Menifee has three publicly subsidized projects that provide 226 affordable units to lower-income households. The Vineyards Senior Apartments, Avila (formerly Encanto) Apartments, and the Halter Hillside Senior Apartments. These affordable projects in Menifee are to remain affordable until at least 2046.

The City of Menifee shall continue to monitor affordable projects and work with qualified entities to preserve the long-term affordability of such projects.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 13: ENERGY CONSERVATION

The City requires residential developers to meet the 2019 California Green Building Standards Code adopted by the City in 2019 requiring reductions in indoor water use, reduction in diversion of construction waste generated at the site, achievement of California Energy Standards, and other standards per City specifications. These standards are enforced through the permitting process for new housing. The General Plan EIR approved in 2014, includes mitigation measures to achieve greenhouse gas emission reductions. Finally, the City is one of 14 cities participating in the 2020 Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan (CAP) update, which began in the Summer of 2020. The City will require adherence to the 2019 Green Building Code and other practices deemed feasible to reduce greenhouse gas emissions and conserve resources in a manner that does not unduly constrain the development, improvement, and affordability of housing.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

GOAL HE-3: Improved opportunities for moderate and low-income residents and those with special needs to rent, purchase, or maintain adequate housing.

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Implementation Actions

PROGRAM ACTION 14: COMPLIANCE WITH SB 35 PROVISIONS

The City of Menifee is subject to SB 35 streamlining provisions and will be required to permit streamlining for projects with at least 10% affordable units. The City must review permits for qualifying housing developments within a statutory time frame (90 days for ≤ 150 units; 180 days for ≥ 150 units). All projects covered by SB 35 are still subject to the objective development standards of the City of Menifee Municipal Code that includes the Building and Fire Codes. However, qualifying projects cannot be subject to discretionary review or public hearings; and in certain cases the City cannot require parking.

The City of Menifee is preparing objective development standards that will be applicable to projects eligible for streamlining provisions per SB 35. The City will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35, Chapter 366 Statues 2017. These provisions shall apply when the City is not meeting the required Regional Housing Needs Assessments (RHNA) progress. Per SB 35 requirements, no parking requirements may be imposed on a SB 35 qualified streamlining project if it is located:

1. within a half-mile of public transit;
2. within an architecturally and historically significant historic district;
3. in an area where on-street parking permits are required but not offered to the occupants of the development; or
4. where there is a car-share vehicle located within one block of the proposed project.

One parking space per unit may be required of all other SB 35 projects. The City's SB 35 status can change over time during the 6th Cycle 2021-2029 Planning Period based on progress toward RHNA and timely reporting to the State.

Timeframe: Adopt procedures within 24 months of Housing Element Adoption
Responsible Agency: Community Development Department
Funding Sources: Funded through SB2 Grant

PROGRAM ACTION 15: FAIR HOUSING SERVICES

The City contracts with Fair Housing Council of Riverside County Inc., for provision of comprehensive fair housing-related services. The City will continue to provide fair housing services to address issues of housing discrimination, landlord-tenant conflict issues and any other fair housing issues should they arise.

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Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Source: Community Development Block Grant Program

PROGRAM ACTION 16: RENTAL HOUSING ASSISTANCE

The County of Riverside's Housing Choice Voucher (Section 8) program provides rental assistance to very low-income families to help them afford decent and safe rental housing in Menifee. This program is currently administered by the Riverside County Housing Authority. Although not a direct service provider, the City will continue to assist the County by placing advertisements in certain locations throughout the community.

Timeframe: Ongoing
Responsible Agency: Riverside County Housing Authority
Funding Source: HUD Section 8

PROGRAM ACTION 17: LOWER-INCOME HOUSING

Menifee recognizes that the production of lower-income housing, in particularly extremely low-income housing, is needed. But this affordability level cannot be achieved without financial assistance. The City will evaluate the need for and establish appropriate programs, incentives other methods to assist with housing-related activities including down payment assistance, home improvement assistance, and rental assistance and other affordable housing opportunities. Programs will include partnerships with organizations such as, HCD who provides Permanent Local Housing Assistance (PLHA), a grant program that will provide down payment assistance for low-income housing. Additionally, the City will continue to conduct annual outreach to developers, apply for or support applications for funding, and look for opportunities to encourage the production of affordable housing. Funding sources may include Sate, Regional and private resources such as:

- State Low-Income Housing Tax Credit Program
- CalHome Program
- Mental Health Service Act (MHSA) Funding
- Federal Home Loan Bank Affordable Housing Program (AHP)
- Unity Way Funding
- Private Contributions
- Public-Private Partnerships

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The City will maintain a list of Public and Private Resources Available for Housing and Community Development Activities and maintain a resource on the City website and update during the 6th Cycle.

Timeframe: Ongoing, evaluate need within first 24 months of the Planning Period. Adopt programs, policies and regulations as appropriate within 36 months.
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 18: DEVELOPMENT FEE MONITORING PROGRAM AND ENTITLEMENT STREAMLINING

The City fee schedule was updated in December 2018. The updates included changes to fees that reduced hourly rates, reduced some engineering fees, and several application types became flat fees, which lowered costs for applicants of housing projects. The City will continue to evaluate the City's fee structure and encourage the production of affordable housing during the 6th Cycle.

The City received a LEAP Grant and is currently creating an Entitlement and Permit Streamlining program to reduce review times and permit processing. The new program will include a new and improved web-based Code (Encode) tool and capabilities, such as development calculators, GIS features, custom indexing and eReader. This process will help to facilitate the development review process, and reduce constraints to new housing projects.

Timeframe: Ongoing and Adopt program within 24 months.
Responsible Agency: Community Development Department
Funding Sources: LEAP Grant Funded

PROGRAM ACTION 19: COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The City of Menifee was successful in providing funding to local organizations for providing shelter and service to individuals in the community.

The City will continue to apply annually for United States Department of Urban Development Community Development Block Grant (CDBG) funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless as well as submit Annual Action Plan to HUD in May of each year.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

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PROGRAM ACTION 20: COMMUNITY SERVICES

The City through the CDBG program funds, has assumed responsibility for funding organizations that serve public service needs in the community, in the past program cycles the City has funded: Assistance League, The Boys & Girls Club, Community Cupboard, Hospice of the Valleys, Family Service Association (FSA), Habitat for Humanity, Social Work Action Group (SWAG), and Safe Alternative for Everyone. The City will continue to apply annually for United States Department of Urban Development CDBG funds and allocate a portion of such funds to sub-recipients that serve public service needs in the community.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: Community Development Block Grant

PROGRAM ACTION 21: EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING

In compliance with State Law, the City of Menifee will ensure the Planning and Zoning Code is amended to encourage and facilitate emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. This Program would permit transitional and supportive housing by-right in all zones allowing residential uses, subject only to those regulations that apply to other residential uses of the same type in the same zone. In addition, the Planning and Zoning Code will be amended to define "supportive housing," "target population" and "transitional housing" pursuant to state law. The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.

In compliance with State Law, the City will amend certain sections of its Municipal Code to address the following requirements:

- Supportive Housing Streamlined Approvals (AB 2162) – To comply with AB 2162, the City of Menifee will amend its Municipal Code to permit supportive housing as a use permitted by right in all zones where multiple family and mixed-use developments are permitted.
- Emergency and Transitional Housing Act of 2019 (AB 139) – Pursuant to AB 139, the City will evaluate the existing zoning code to ensure consistency with new statutory requirements for

addressing homeless and emergency shelter needs, including methodology for determining the basis of emergency shelter need and the establishment of various parking standards for emergency shelters.

- Amend the City of Menifee Municipal Code to comply with the definitions for "Supportive Housing," "Supportive Services," and "Target Population" consistent with applicable sections of the California Government Code.
- Amend the City of Menifee Municipal Code to ensure Emergency Shelters and Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 22: HOUSING FOR HOMELESS PEOPLE

State law (Senate Bill 2) was amended to require local governments to address the needs of the homeless and transitional homeless population. This is accomplished in three steps: 1) define emergency shelters as a by-right use pursuant to state law; 2) identify an appropriate zone that permits a year-round emergency shelter as a by-right use; and 3) make code amendments to allow transitional and permanent supportive housing. The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020. The Zoning Code defines Emergency Shelters and allows Emergency Shelters by-right in the High-Density Residential (HDR), Economic Development Corridor (EDC) and Heavy Industrial (HI) Zones. Additionally, pursuant to SB 2, the City treats transitional housing as a residential use of property and permits transitional housing within all residential zone districts with a CUP. More recent clarification of SB 2 requirements by the State Department of Housing and Community Development (HCD) indicates in addition to residential zones, jurisdictions must provide for transitional and supportive housing in any other non-residential zone districts where housing is permitted. The Menifee Development Code allows residential development in the Economic Development Corridor (EDC) and conditionally allows Residential Care Facilities in the Commercial Office (CO) zone.

In Riverside County, homelessness is addressed regionally through the Continuum of Care (CoC). The City of Menifee participates in the CoC and the Regional Homeless Alliance. The Alliance meets every month to discuss common problems and to seek best practices that can be implemented throughout the region. The City participates in the nationwide Point-in-Time Homeless Count, which is done annually. The City will

continue to participate in CoC and support appropriate new methods should they become available in the 6th Cycle. The City will amend the Zoning Code to allow Transitional and Supportive Housing in the EDC and CO zoning districts subject to the same standards and processes required for other housing allowed in the same zone, in compliance with State law.

Timeframe: Adopt Code Amendments within 12 months of Housing Element adoption and Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 23: SUPPORTIVE HOUSING/LOWER BARRIER NAVIGATION CENTERS

State law has been updated to require approval 'by right' of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. To comply with state law, the City of Menifee will adopt policies, procedures, and regulations for processing this type of use as to establish a non-discretionary local permit approval process to accommodate supportive housing and lower barrier navigation centers. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City shall permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law. The City will annually monitor the effectiveness and appropriateness of the adopted policies. Should any amendments be required to existing policies pursuant to state law, the City will modify the policies, as appropriate.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 24: HOUSING FOR PEOPLE WITH DISABILITIES

State law requires that community care facilities serving six or less must be permitted by right in all residential zones similar to other residential uses in the same zone. The City adopted a Comprehensive Zoning Code update that addressed those with special needs on December 18, 2019 (effective January 2020). The Zoning Code allows Group Residential Facilities and Residential Day Care (6 or fewer by right)

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and Residential Care Facilities per state law. The Zoning Code currently prohibits Group Residential Facilities and Residential Day Care (7 or more persons) in the Rural Residential Zones, and conditionally permits these uses in the remaining residential zones. The region has created the Southwest Riverside County Special Needs Resource Guide, which was created to provide a comprehensive list of agencies and nonprofit groups providing essential services for those with special needs. The City of Menifee will continue to support agencies in seeking funding for the provision of housing and services for people with disabilities, including developmental disabilities. The City will continue to annually reach out to providers as part of the Action Plan solicitation to apply for federal dollars allocated to the City facility serving six or fewer clients and allow such uses as a by-right use in all residential zones as well as create a reasonable accommodation procedure. Additionally, the City will review Title 9 and amend the Development Code as necessary to reduce potential constrains by permitting Group Residential Facilities and Residential Day Care (7 or more persons) with a CUP in Rural Residential zones in conformance with State Law.

Timeframe: Ongoing and Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 25: HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

The housing needs of persons with developmental disabilities are typically not fully addressed by local zoning regulations. Persons with disabilities may require housing with slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will proactively seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities.

The City of Menifee will also explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, for projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. The City will provide information at City Hall and on the City's website.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: Community Development Department

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Funding Sources: General Fund

PROGRAM ACTION 26: FARMWORKER AND EMPLOYEE HOUSING ACT COMPLIANCE

The City of Menifee will update Title 9 of the Menifee Municipal Code to comply with provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code). The City currently defines Farmworker Housing within its definition of Group Residential Facilities. The City will update the definition to comply with the California Health and Safety Code Sections 17021.5 and 17021.6 which generally requires agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. Furthermore, the City will update Title 9 in conformance with the California Health and Safety Code Sections 17021.8 which generally requires applications for development on land designated as agricultural in the General Plan, to be subject to a streamlined, ministerial approval process and meets the requirements of the provisions of the State code.

Timeframe: Complete Code Amendments within 12 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 27: HOUSING FUNDING

The City receives Community Development Block Grants; however, the City is not large enough to qualify for HOME, ESG, or other federal funding sources. Therefore, the City will continue to review and pursue grants and additional funding sources applicable with the objectives of the 6th Cycle Housing Element planning cycle. This may include supporting tax credit or bond projects as well.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 28: PROACTIVE EDUCATION AND OUTREACH TO PROSPECTIVE DEVELOPERS

The City will proactively advise and educate existing landowners and prospective developers of affordable housing development opportunities available within City of Menifee and within sites identified as candidate sites. The City of Menifee will continue to implement its program and meet with developers on an annual basis and as prospective developers contact the City seeking development information. This will include but not be limited to promoting at the City's regular Developer Stakeholder Group meetings, and Menifee Citizen's Advisory Committee (MCAC). This proactive education and outreach will also include publishing

and promoting housing through creation of a City of Menifee opportunity housing site map handout/guide with aerial maps, General Plan and Zoning information and including property profile information, which will be made available on the City's website, as printed handouts. This information will be distributed to the City's regular Developer Stakeholder Group and MCAC and to the development community in general as we meet with prospective developers. The City will also promote through the City's web-based GIS story map updated with final adopted housing inventory sites. The City will maintain designated staff persons that can be contacted to provide housing opportunity information and incentives for development of affordable housing during the 6th Cycle.

Timeframe: Within 12 months and ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 29: HOUSING MARKET AND IMPACT STUDY

The City will explore the feasibility of performing a housing market and impact study to evaluate the housing impacts and barriers to affordable housing in the City of Menifee. The study should evaluate the access to affordable housing in the City of Menifee and the impacts of proposed larger-scale, significant commercial/industrial projects on moderate and low and very low residential development. Additionally, the study should evaluate existing barriers to affordable housing and opportunities to reduce these barriers to create affordable housing through provisions such as:

- Flexible development review process/standards
- Reduction of development impact fees
- Expedited review for larger lot sites when consistent with the General Plan
- Possible funding sources, etc.

Timeframe: Evaluate the need within first 24 months of the Planning Period. Adopt programs, policies and regulations as appropriate within 36 months.
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 30: INCLUSIONARY HOUSING FEASIBILITY STUDY

The City is in the process of performing a LEAP funded Inclusionary Housing Feasibility Study. The Study will provide quantitative data for the City to determine the appropriate method or approach to consider the adoption of an Inclusionary Ordinance. The analysis will assess and consider the feasibility of various levels of inclusionary requirements, success with inclusionary ordinances in other jurisdictions, their housing market conditions compared to market conditions in Menifee. The report will compare vacant land use

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against the City Regional Housing Needs Assessment numbers and provide inclusionary and in-lieu options to consider. This is an HCD Local Early Action Planning (LEAP) Grant funded project to be completed in 2022.

Timeframe: Completed Early 2022
Responsible Agency: Community Development Department
Funding Source: LEAP Grant Funded

GOAL HE-4: Effective and responsive housing programs and policies.

Implementation Actions

PROGRAM ACTION 31: AFFIRMATIVELY FURTHERING FAIR HOUSING

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by state law.

The City will partner with capable organizations to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action.

Section 3 of this Housing Element contains an analysis fair housing in Menifee and the Riverside County region. The analysis found that:

- The City does not have any racial or ethnic groups that score higher than 60 on the dissimilarity index, indicating that while there are racial and ethnic groups with higher levels of segregation than others within Menifee, none meet the standard set to identify segregated groups.
- The City does not have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Menifee with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Menifee have a medium to high level of access to opportunity throughout the majority of the City, with only two census tracts showing a low level of access to opportunity. Both areas show high opportunity for housing but low opportunity for economic, civic life, education, health, and transportation.

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- The analysis of the TCAC/HCD opportunity Area Maps show that most census tracts in Menifee are classified with the "Moderate Resource" "High Resource" or "Highest Resource" designation. This indicates that these census tracts are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.
- The Opportunity Indices identify overall high access to quality resources including low exposure to poverty for all racial and ethnic groups, as well as moderate to high opportunity to quality education. However, there is low access or proximity to economic opportunities and jobs and an increase to commute times and the cost of transit across racial and ethnic groups in the City.
- Additionally, the Fair Housing analysis identified the following local contributing factors to fair housing:
    - Housing Age and Condition – Section 2.F.5 of this Housing Element analyzes the housing stock within the City of Menifee. The analysis found that nearly 50 percent of the housing in Menifee was constructed from 1960 to 1999. Between 2000 to 2009 Menifee's housing stock increased just over 34 percent. Housing development stalled from about 2009 to 2013, primarily due to the economic recession experienced in the United States during that time. However, housing construction has steadily increased since 2014 as the economy recovered. More owners reside in Menifee than renters. Additionally, the majority of the housing in Menifee was built between the years 2000-2009. Home rehabilitation can be an obstacle especially for senior homeowners with fixed incomes and mobility issues.
    - Housing Cost and Affordability - Section 2.F.6 of this Housing Element analysis the cost and affordability of housing within the City of Menifee. The cost of homeownership varies within the City of Menifee depending on the community. According to the regional AI, in 2018, the median sales price for homes in the City was $329,800. Home prices vary by area/jurisdiction, and slightly less than median home values in Murrieta ($400,300) and Temecula ($426,400).

The City will conduct the following actions and activities during the planning period to address Affirmatively Furthering Fair Housing:

- Continue to provide first time homebuyer education service as needed

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- Continue to partner with Fair Housing Council of Riverside County (FHCRC) and the County of Riverside to provide information and counseling on rental subsidies
- Continue to enforce Title 24 disability Access Standards and encourage notification of violation
- Review of historic policies or restrictions that may have prevented and/or may still prevent disadvantaged groups from locating in Menifee
- Host at least one Fair Housing Workshop to address fair housing concerns and issues including:
  - Housing age and condition
  - Housing cost and affordability
  - Discrimination and barriers to housing for protected classes
  - Post information about fair housing of the City's website
  - Up to date affordable housing resources and locations

The City of Menifee will continue to collaborate with the community, stakeholders, and appropriate organizations to address potential constraints to fair housing. This may include, but not limited to:

- Actions analysis of barriers to entry into homeownership or rental opportunities;
- Review of historic policies or restrictions that may have prevented and/or may still prevent disadvantaged groups from locating in Menifee; and
- Specific actions that contribute to Menifee's ability to foster a more inclusive community to all racial, social, and economic groups.

Timeframe: Ongoing 2021-2029, address new policy, program and action objectives within 24 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 32: FAIR HOUSING PROGRAM

The City of Menifee revised the terms "family," "single-family residence," "apartment," and other Zoning Code definitions consistent with the Fair Housing Act, in 2015 in the Zoning Code update. The City implements the housing programs including participating in the Fair Housing Council of Riverside County, through the CDBG program. The City will continue to annually implement housing programs contained

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herein, prepare the Analysis of Impediments to Fair Housing as required, and will take necessary steps to remove identified impediments to fair housing. The City will also continue to update information regarding programs and annually publicize and disseminate materials for fair housing services at the City Hall and library.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: Community Development Block Grant

PROGRAM ACTION 33: DENSITY BONUS

Government Code Section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with state law. State Density Bonus Law requires a local jurisdiction to grant an increase in density, if requested by a developer, for providing affordable housing as part of a development project. Key provisions of the law include incremental density bonuses that correspond to the percentage of housing set aside as affordable units. State law caps the maximum density bonus at 35 percent and allows the developer to request up to three incentives or concessions, if required to provide the affordable units. The law also provides reduced parking requirements and allows requests for waivers of development standards, such as increased height limits and reduced setback requirements. The developer must provide reasonable documentation demonstrating that incentives reduce costs to provide for affordable units and that waivers are required because the usual standards physically preclude the project from achieving the allowed density and incentives.

The City adopted a Comprehensive Zoning Code update on December 18, 2019, including a density bonus ordinance consistent with state law, which became effective in January 2020. Density Bonus provisions are included in Chapter 9.180 of the Zoning Code. The City shall continue to implement the Zoning Code and update the Density Bonus standards consistent with state law when required.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 34: ENCOURAGE DEVELOPMENT OF OPPORTUNITY SITES

The City of Menifee will encourage and facilitate residential development on sites listed in Appendix B by providing technical assistance to interested developers with site identification and entitlement processing.

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The City of Menifee shall post the Sites Inventory, as showing in Appendix B on the City's webpage and produce marketing materials for residential opportunity sites, and it will equally encourage and market the sites for both for-sale development and rental development. The City shall educate developers of the benefits of density bonuses and related incentives, identify potential funding opportunities, offer expedited entitlement processing, and offer fee waivers and/or deferrals to encourage the development of affordable housing within residential and mixed-use developments. The City will continuously implement this program as housing projects are submitted to the City, and review and update as necessary, the Site Inventory, and provide information to interested developers.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 35: DEFINITION OF FAMILY

The City's Planning and Zoning Code definition of "Family" and "Single-Family Dwelling" does not define a Household or if it includes the number of unrelated persons living together, and there is no Zoning Code definition for household, as it relates to family. Pursuant to state law, the City of Menifee will update the definition of "Family," "Single-Housekeeping Unit" and "Dwelling, Single Unit" to ensure compliance with all federal and state fair housing laws. To comply with state law, the definitions should not distinguish between related and unrelated persons and should not impose limitations on the number of people that may constitute a family.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Sources: TBD

PROGRAM ACTION 36: REPLACEMENT HOUSING

The City may, in the future, have existing non-vacant sites that contain vacant or demolished residential units that were occupied by lower-income households or households subject to affordability requirements within the last five years. The City will implement a replacement housing program to ensure the replacement of any units lost subject to the requirements of Government Code section 65915. Furthermore, the City will ensure through this program that redevelopment of any underutilized site or development will meet the intent of SB330 to reduce the loss of residential units.

Timeframe: Ongoing

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Responsible Agency: Community Development Department
Funding Sources: TBD

PROGRAM 37: AVAILABILITY OF HOUSING-RELATED POLICIES AND REGULATIONS

Pursuant to AB 1483, the City will maintain the availability of current housing-related policy and regulatory documents on the City's website to provide up-to-date information on city policies, programs, regulations, fees and other pertinent information.

Timeframe: Within 6 months of Housing Element Adoption
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM 38: COMPLIANCE WITH AB 1087

Pursuant to AB 1087, the City will forward the Housing Element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Timeframe: Immediately upon Housing Element Adoption
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM 39: ANNUAL RHNA SITES INVENTORY MONITORING

The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. The City of Menifee will respond to market conditions and will revise or add additional incentives, if identified strategies are not successful in generating development interest. The City will annually report staff's findings within the annual General Plan Status Report including Housing Element Report to OPR and HCD by April 1st each year.

Timeframe: Ongoing, Annual
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM 40: ANNUAL HOUSING REPORTING PROGRAM

The City of Menifee shall report on the status of all housing programs as part of its annual General Plan Review and Annual Progress Report (APR). The Annual Progress Report discusses Housing Programs and is submitted to the California Department of Housing and Community Development in accordance with

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California law. The City will continue to annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.

Timeframe: Ongoing, Annual
Responsible Agency: Community Development Department
Funding Sources: General Fund

SUMMARY OF QUANTIFIED OBJECTIVES

Table 4-1 Below identifies the quantified goals and objectives of Menifee's 2021-2029 Housing Element.

Table 4-1: Summary of Quantified Objectives

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	880 units*	881 units	1,051 units	1,106 units	2,691 units	6,609 units
Accessory Units	24 units			15 units	4 units	43 units
Rental Subsidy			226			226
Rehabilitation	20	30	30			80

**Extremely Low Units are defined by HCD as half of the City's Very-Low-income need.*

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Appendices

A-D

APPENDIX A: REVIEW OF PAST PERFORMANCE

The following chart is a review of the City of Menifee's housing project and program performance in the 2014-2021 planning cycle. It is an evaluation of the 5th Cycle's Policy Program and considers all current and existing programs and projects as well as the most current accomplishments and effectiveness and appropriateness.

Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
Minor Home Repair Grant The City traditionally participated in Riverside County's Home Repair Program, which provides grants to qualified low-income homeowners to address interior and exterior health and safety issues, Housing Quality Standards, or improve the accessibility of homes. To qualify, the homeowner must be low-income, own and live in their home in a qualified area, and maintain the home and property in acceptable condition for 10 years. Low-income senior homeowners are eligible to apply for repairs that address health and safety issues only. The program does not apply to mobile homes in Menifee. The City will assume this program (if approved as an entitlement jurisdiction).	Objective: Issue grants for up to 10 households annually.	Commencing with 2012-2013, the City of Menifee participates as an entitlement community within the Community Development Block Grant Program (CDBG). Annually $100,000 is designated specifically to provide assistance to Low Moderate (30%-80% or less) senior and/or permanently disabled resident within the City for improvements focused on addressing health, safety, and accessibility. An estimated 8-10 households were assisted each year. The City has continued to incorporate the Senior Minor Home Repair Grant Program as part of its annual CDBG Program activities/program through its 5-year Consolidated Plan (2017-2021).	**Ongoing**: The City of Menifee has been successful in assisting an estimated 8-10 households per year within the 5th cycle. The City continues to incorporate the Senior Minor Home Repair Grant Program in the annual CDBG Program activities 5-year Consolidated Plan (2017-2021) and will continue the program into the 6th cycle.

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
Neighborhood Stabilization Homeownership Program: Menifee participates in the Neighborhood Stabilization Program administered by Riverside County. This program provides revenues for intermediaries to acquire, rehabilitate, and resell foreclosed homes. This program provides a silent second loan up to 20% of the purchase price of the home secured by a deed of trust. To qualify, the homebuyer must be a first-time homebuyer, be very low, low, or moderate-income, and purchase a foreclosed home in the County of Riverside. The program can also provide substantial home repair assistance including energy-efficient improvements. Total combined amount of purchase price assistance and home repair assistance cannot exceed $75,000. Program revenues have been exhausted, but funds are still available as program revenues when a home is sold.	Support the program by advertising on the City's website.	NSP funding is no longer available for this program. The City was approved for $251,604 from HCD for the Permanent Local Housing Allocation (PLHA) program. Funds will be used for a Down Payment Assistance up to $15,000. The City is waiting on the standard agreement from HCD.	**Modified**: The Neighborhood Stabilization Homeownership Program's funding is no longer available and the program has been modified in conjunction with the new funding.
Fair Housing Services	Provide fair housing services to address issues of housing discrimination,	As a part of its annual CDBG program, the City allocates approximately $22,000 for the provision of fair housing services to address issues of housing discrimination,	**Ongoing**: The City of Menifee will continue to contract with Fair Housing Council of Riverside County

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
	landlord-tenant conflict issues etc.	landlord-tenant conflict issues etc. The City contracts with Fair Housing Council of Riverside County for these services. The City continues to contract with Fair Housing Council of Riverside County Inc., beginning with program year 2012-2013 to the present, for provision of comprehensive fair housing related services.	Inc. to provide fair housing services in the 6th cycle.

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
Code Enforcement Program: The City of Menifee implements a code enforcement program. The program is responsible for enforcing various municipal codes that are intended to maintain the value and safety of properties and structures in the community. The program addresses hazardous vegetation, substandard buildings, accumulation of debris and vehicles, graffiti, storm water drainage, green pools, construction without a permit, land use violations, and various other health and safety codes. The City's code enforcement officers work with residents and the business community to remedy code violations in a timely manner. Code enforcement officers are also involved in coordinated cleanup days. This program is viewed as essential to maintaining and improving the safety, livability, and value of properties in the City of Menifee. As the City is awarded a federal entitlement jurisdiction, CDBG funds may also be used for code enforcement purposes in income-eligible census tracts.	Continue to implement code enforcement activities on an annual basis to address properties not in compliance with City codes.	Complying. The Code Enforcement Department actively addressed hazardous vegetation, substandard buildings, accumulation of debris and vehicles, graffiti, storm water drainage, green pools, construction without a permit, land use violations and various other code issues through the year. In addition, the City holds an annual Quail Valley Clean Up Day to assist property owners clean up their properties and discard debris. The City holds the Quail Valley Clean Up Days in April of every year since 2008 until 2019. Due to COVID-19, 2020 was the only year the City did not do a Clean Up Day. Clean Up Days were also held in Romoland in 2018 and 2019. In the future, the City's goal is to hold multiple clean-up days around the City.	**Ongoing**: The City of Menifee successfully held an annual Quail Valley Clean Up Day that assisted property owners within the 5th cycle. The City will continue to address noncompliant properties through various methods listed in this table as well as new methods should they become available during the 6th cycle. The City will also set a goal to host multiple clean up days each year.

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
Habitat for Humanity: Habitat for Humanity Inland Valley (Habitat) runs several home rehabilitation and repair programs out of its Inland Valley office. Using federal Neighborhood Stabilization funds, Habitat has rehabilitated 6 homes in Menifee. In addition, Habitat has launched "A Brush with Kindness" program that offers low-cost home repairs to low-income families. Sample projects include house/trim painting, weed abatement, address numbers, fence repair, and garage door painting. Funds are provided through its organization and donations. Habitat currently works with Sun City Civic Association to repair about 20 homes per year. Through its partnership with Grid Alternative, low-income homeowners may also be eligible to receive free solar panels as part of the program. Grid Alternative also trains volunteers in an apprentice program, serving to meet economic development goals of communities as well.	Continue to partner with nonprofit organizations to assist in meeting city housing needs.	The City works with Habitat for Humanity on projects for home repairs within the City. Through the City's public services program entitled "Brush with Kindness," operated by Habitat for Humanity, the City completed minor home repairs and maintenance improvements for 71 seniors from 2012-2017. From 2017-2021, the City allocated $10,000 annually in CDBG funds towards Habitat for Humanity Inland Valley: Brush with Kindness to assist rehabilitation of 79 households.	**Ongoing**: The City partnered with Habitat for Humanity on projects for home repairs within the 5th cycle. The City of Menifee will continue to work with nonprofit organizations to meet the City's housing needs in the 6th cycle.
Rental Housing Assistance: The County of Riverside's Housing Choice Voucher (Section 8) program provides rental	Support Riverside County Housing Authority by placing	The City provides information for the public on Riverside County Housing Authority. Since the City does not have a	**Ongoing**: The City of Menifee provided information on the

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
assistance to very low-income families to help them afford decent and safe rental housing in Menifee. This program is currently administered by the Riverside County Housing Authority. The Housing Authority accepts application for rental assistance, selects the applicant for admission, and issues the applicant a rental voucher. The family must then find and lease a unit suitable to the family's needs and desires in the private rental market. The Housing Authority pays the owner a portion of the rent that generally covers the difference between what the tenant can afford (30% of income) and the locally determined fair market rent and payment standard. Because of the limited number of vouchers, there is a waiting list for vouchers. Although not a direct service provider, the City can assist the county by placing advertisements in certain locations throughout the community.	advertisements for the program on their behalf at City Hall. Update any brochure as needed to provide updated information.	Housing Authority, any subsidized housing within the City is provided and managed by the Housing Authority of Riverside County. Once a year the County provides the City with current registrants on the Housing Choice Voucher waiting list and number of vouchers being used. There are currently 1,043 registrants and 68 vouchers being used. https://cityofmenifee.us/162/Menifee-Housing-Programs	Riverside County Housing Authority to the public during the 5th cycle. The City will continue to support Riverside County Housing Authority by providing information through various methods listed in this table as well as new methods should they become available within the 6th cycle.
Housing Funding: As a newly incorporated city, Menifee has limited financial resources available for housing. The elimination of redevelopment agencies, take of local funds, and take of	Review grants and additional funding sources applicable with the objective of 3 per housing element	The Community Development Department monitors grants for future housing funding opportunities.	**Ongoing**: The City monitored grants and any additional funding sources for housing funds in the 5th cycle. The City of Menifee

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
vehicle license fees has made it necessary to seek other funding sources. The City is not an entitlement jurisdiction and does not qualify for CDBG, HOME, or ESG funds. To address the need for funding, the City has secured status as an entitlement jurisdiction to receive community development block grants. However, the City is not large enough to qualify for HOME, ESG, or other federal funding sources. General funds are also limited due to the need to fund City operations. Therefore, the City needs a self-sustaining funding source that cannot be appropriated by the state to address infrastructure, housing maintenance, foreclosures, and services The City will therefore continue to seek out additional grants that provide funding for the range of housing and community services valued by the City.	planning cycle. This may include supporting tax credit or bond projects as well.		will continue to monitor grants and any additional funding sources during the 6th cycle.
Housing for People with Disabilities: State law requires that community care facilities serving six or less must be permitted by right in all residential zones similar to other residential uses in the same zone. The Riverside County Zoning	"By 2015, amend the Zoning Code to define residential care. Support agencies in seeking funding for the provision of housing	The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020. The City of Menifee is proactive in the provision of services to those with special	**Ongoing**: The City adopted a comprehensive update to the Development Code on December 18, 2019, which became effective in January 2020.

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
Code, which the City uses until a substitute is adopted, does not clearly define or permit such facilities. Rather, the Zoning Code uses the term congregate care, which is very different in requirements than residential care facilities. Fair housing law requires local governments to implement a reasonable accommodation procedure to provide flexibility in the application of land use policies, zoning regulations, and City procedures to accommodate the needs of persons with disabilities. Currently, the City makes reasonable accommodations through a variance on a case-by-case basis, which is not in keeping with fair housing law.	and services for people with disabilities, including developmental disabilities. On an annual basis, reach out to providers as part of the Action Plan solicitation to apply for federal dollars allocated to the City facility serving six or fewer clients and allow such uses as a by-right use in all residential zones. Create a reasonable accommodation procedure."	needs. The region has created the Southwest Riverside County Special Needs Resource Guide, which was created to provide a comprehensive list of agencies and nonprofit groups providing essential services for those with special needs. Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City will consider allocating CDBG public service funding to various programs that provide services to those with special needs populations.	The Zoning Code allows Group Residential Facilities and Residential Day Care (6 or fewer by right) and Residential Care Facilities per State law. The City will continue to through the appropriate methods listed in this table to support housing for people with disabilities as well as seek other methods should they become accessible during the 6th cycle.
Community Services	As a new entitlement jurisdiction, assume responsibility for funding organizations that serve public	The City has assumed responsibility for funding organizations that serve public service needs in the community. Through CDBG the City has funded: Assistance League, The Boys & Girls Club, Community Cupboard, Hospice of the Valleys, Family Service Association (FSA), Habitat for	**Continued**: The City funded organizations that serve public service needs in the community within the 5th cycle. The program will continue throughout

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
	service needs in the community	Humanity, Social Work Action Group (SWAG), and Safe Alternative for Everyone. The City will continue to fund these organizations if they apply and funding is available.	the 6th cycle as applications are received.
Specific Plans: The City of Menifee has 15 approved specific plans that comprise 7,200 acres of land. Of that total, 10 specific plans have significant residential development capacity that will accommodate significant new housing units. This includes single-family units, townhomes, apartments, and senior housing built at various densities. These vacant housing sites are free from infrastructure, environmental, or other topographical constraints that would preclude their development.	"Continue to review and approve residential projects within specific plan areas and/or amend specific plans as needed to accommodate the Round #5 RHNA."	The City processes residential projects within Specific Plans and homes are being built in these areas. The Department routinely meets with developers to facilitate and encourage their development so that housing can be provided commensurate with the regional housing needs allocation.	**Ongoing**: The City of Menifee processed residential projects within Specific Plans and met with developers to facilitate and encourage housing to meet RHNA during the 5th cycle. The City will continue to review and approve residential projects within Specific Plan areas and/or amend Specific Plans as needed to accommodate housing to meet RHNA within the 6th cycle.
Zoning Code Update: Menifee's General Plan establishes new land use designations that will guide future development in the community. Following adoption of the General Plan, the City will update the Zoning Code to implement the general	"By mid-2015, complete the comprehensive update of the Zoning Code to	The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020.	**Completed**: The City successfully updated the Zoning Code, adopted December 2019 and effective January 2020.

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
plan. Although the scope of work is yet to be finalized, the Zoning Code update will include permitted land uses, development regulations, and administrative procedures to review and approve projects consistent with the General Plan. Other codes will be adopted to address housing element compliance issues, including fair housing, density bonuses, housing for people with disabilities, and transitional and permanent supportive housing. During the period of time of the update of the Zoning Code and drafting of 20.1–24R standards, the City will accept, consider, and allow proposed residential development projects consistent with the General Plan to proceed, with final approval upon completion and adoption of the zoning code amendment.	implement the City's adopted general plan."		
Financial Incentives Program: As a newly formed community, Menifee has limited financial resources available to facilitate and encourage the production of housing. About 75% of total fees for residential development are derived from: 1) Transportation Uniform Mitigation Fee; 2) school district fees, and 3) water and	Annually evaluate the appropriateness of the City's fee structure for encouraging the production of affordable housing.	The City initiated a fee study review in 2017. The updated fee schedule was adopted in December 2018. As a result of the new fee study, hourly rates were reduced, some engineering fees were reduced and several application types are	**Ongoing**: The City of Menifee adopted the fee schedule in late 2018 to reduce fees for applicants of housing projects in the 5th cycle. The City will continue to evaluate the fee structure and

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
sewer fees required from the Eastern Municipal Water District. Under the TUMF program, affordable housing projects are exempt from this fee. School districts do not offer fee waivers for affordable housing but do allow for significant reductions for senior housing. Water and sewer providers do not offer reductions for either affordable or senior housing. With the elimination of redevelopment and reduction in community development block grants, most cities can no longer subsidize affordable housing. As the economy improves, however, the City will periodically evaluate the appropriateness of its fee strategy for opportunities to support the production of affordable housing.		now flat fees, which should lower costs for applicants of housing projects. Specifically, the biggest reduction and provision of more certainty to the development community was the transition from deposit to flat based fees for majority of discretionary planning applications. The City DIF fee was also adopted in the 5th cycle, which resulted in higher DIFs generally for residential but established ADU/Senior housing specific DIF.	encourage the production of affordable housing during the 6th cycle, specifically in FY 21/22 as part of City comprehensive fee study.
At-Risk Housing Preservation: As the City gradually begins to develop an inventory of publicly subsidized housing units, the City will monitor the status of its projects. Should the need arise to preserve or rehabilitate such units, the City will work with property owners or qualified organizations to facilitate the preservation	Every two years, monitor affordable projects and work with qualified entities to preserve the long-term affordability of such projects.	The City of Menifee does not have a large stock of publicly subsidized housing that is at risk of conversion for market rate housing. Current senior and family apartments provide market rate housing affordable to moderate-income households. Menifee has three publicly subsidized projects that provide 226 affordable units to lower-income	**Ongoing**: The City continued to review affordable projects in the 5th cycle. The City will continue to preserve affordable projects and work with qualified entities within the 6th cycle.

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
and long-term affordability of these projects.		households. The Vineyards Senior Apartments, Avila (formerly Encanto) Apartments, and the Halter Hillside Senior Apartments in Sun City. These affordable projects in Menifee are to remain affordable until at least 2046.	
Energy Conservation: The City of Menifee recognizes the importance of addressing statewide goals for energy conservation and climate change reduction by taking reasonable actions to encourage the conservation of energy, reduction of greenhouse gas emissions, and other feasible practices in residential construction.	Continue to require adherence to the latest applicable California Green Building Code and other practices deemed feasible to reduce greenhouse gas emissions and conserve resources in a manner that does not unduly constrain the development, improvement, and affordability of housing.	The City requires residential developers to meet the 2019 California Green Building Standards Code adopted by the City in 2019 requiring reductions in indoor water use, reduction in diversion of construction waste generated at the site, achievement of California Energy Standards, and other standards per City specifications. These standards are enforced through the permitting process for new housing. The General Plan EIR approved in 2014, includes mitigation measures to achieve greenhouse gas emission reductions. Finally, the City is one of 14 cities participating in the 2020 Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan (CAP) update, which began in the Summer of 2020.	**Ongoing**: The City of Menifee complied with the 2019 California Green Building Standards Code and other practices deemed feasible to reduce greenhouse gas emissions and conserve resources that did not constrain affordable housing during the 5th cycle. The City will continue to so in the 6th cycle.

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
Density Bonus Program: State law requires all cities and counties to adopt a bonus density ordinance that specifies how compliance with the state bonus density law will be implemented. The City of Menifee will adopt a bonus density ordinance to allow greater density bonuses and incentives and concessions for affordable and senior citizen housing, in accordance with changes made in the state-mandated density bonus law effective in 2005. Among other things, the ordinance will provide for greater density and incentive options based on the level of affordability and percentage of affordable units, as well as incentives for senior housing. The ordinance may also allow basic incentives and concessions to be granted through an administrative procedure, regardless of whether or not the project otherwise requires a discretionary review. In the meantime, the City will permit such requests as required under state law.	Prepare local density bonus ordinance consistent with state law.	The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020. Density Bonus provisions are included in Chapter 9.180 of the Zoning Code.	**Completed**: The City successfully prepared a local density bonus ordinance consistent with state law.

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
Lower-Income Housing: Menifee recognizes that the production of lower-income housing, in particularly extremely low-income housing, is needed. But this affordability level cannot be achieved without financial assistance. Given the loss of local funding, Menifee will face challenges in encouraging the production of housing for extremely low-income persons. To that end, the City will seek, where feasible, to encourage the production of housing affordable to extremely low-income households through activities such as developer outreach on an annual basis, rezoning land identified in this housing element, identifying and supporting grants or other funding opportunities, adopting a density bonus program, amending the Zoning Code to define single room occupancy units, and exploring other feasible means to further this goal.	Conduct annual outreach to developers, apply for or support applications for funding, and adopt a density bonus ordinance to facilitate housing for extremely low, very low, and low-income households. Amend the Zoning Code to as part of the Zoning Code update to be completed in mid-2015.	The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020.	**Ongoing**: The City of Menifee successfully updated the Zoning Code to define single room occupancy units in the 5th cycle. The City will continue annual outreach to developers and apply for or support applications for funding during the 6th cycle.
Housing for Homeless People: State law (Senate Bill 2) was amended to require local governments to address the needs of the homeless and transitional homeless population. This is accomplished in three	Amend the Municipal Code to allow emergency shelters as a by-right use in the I-P zone (north of	The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020. The Zoning Code defines Emergency Shelters and allows Emergency Shelters	**Ongoing**: The City adopted an Economic Development Corridor Zone which includes emergency shelters as a permitted use

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
steps: 1) define emergency shelters as a by-right use pursuant to state law; 2) identify an appropriate zone that permits a year-round emergency shelter as a by-right use; and 3) make code amendments to allow transitional and permanent supportive housing. In complying with this requirement, the City must amend the Municipal Code to define emergency shelters as required under state law. The City of Menifee can create standards permitted in state law with respect to maximum occupancy, off-street parking regulations, onsite waiting and client intake areas, onsite management, proximity of other emergency shelters, length of stay, lighting, and security. Considerable flexibility is granted, but shelters must be subject to development standards required of other uses in the zone.	Rouse) and create development and operational standards allowed for under state law. Amend all zones allowing residential use to permit transitional housing and supportive housing as a residential use, subject only to the same standards and processes required for the same type of housing in the same zone.	by-right in the Economic Development Corridor (EDC) and Heavy Industrial (HI) Zones. In Riverside County, homelessness is addressed regionally through the Continuum of Care (CoC). The City of Menifee participates in the CoC and the Regional Homeless Alliance, a regional partnership with four other cities, local nonprofit organizations, law enforcement, code enforcement officers, park rangers and the local council of governments. The five cities participating in the Alliance are Menifee, Murrieta, Wildomar, Lake Elsinore and Temecula. The Alliance meets every month to discuss common problems and to seek best practices that can be implemented throughout the region. The City participates in the nationwide Point-in-Time Homeless Count, which is done annually.	within the 5th cycle. The City of Menifee will continue to participate in CoC and will continue to support appropriate new methods should they become available in the 6th cycle. In 2020, the City initiated a Zoning Code clean-up amendment, which will include an amendment to allow Transitional and Supportive Housing subject to the same standards and processes required for other housing allowed in the same zone, in compliance with State law. The amendment is anticipated to be adopted in 2021.
Fair Housing Program: Menifee is committed to furthering fair housing opportunity for all residents. Menifee is a contract city under Riverside County's CDBG Program, and the Fair Housing	"Annually implement housing programs contained herein, prepare the Analysis of Impediments to Fair	The City adopted its Comprehensive Zoning Code update on December 18, 2019, which became effective in January	**Ongoing**: The City of Menifee successfully updated the Zoning Code during the 5th cycle. The City will continue to

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Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
Council of Riverside County provides fair housing services, including antidiscrimination and landlord-tenant mediation, training and technical assistance, enforcement of laws, and administrative hearings. The City committed to making changes to its code to further fair housing, which address reasonable accommodations, Zoning Code updates, housing for people with disabilities, and housing for homeless people. The City will continue to prepare its Analysis of Impediments as required and take necessary steps to remove impediments to fair housing opportunity.	Housing as required, and take necessary steps to remove identified impediments to fair housing. In 2015, as part of the Zoning Code update, revise the term family, single-family residence, apartment, and other Zoning Code definitions consistent with fair housing law. Annually publicize and disseminate materials for fair housing services at the City Hall and library. Refer requests for services or concerns to the Fair Housing contractor designated as part of the consortium."	2020. The City has been implementing the housing programs as noted above. Flyers/brochures are provided by Fair Housing and displayed in the lobby at City Hall. The City holds a yearly "First-Time Homebuyer" workshop, except in 2020 due to Covid-19, and other workshops are held as needed.	implement the housing program and provide materials for fair housing services at the City Hall and library during the 6th cycle.

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APPENDIX B: ADEQUATE SITES

CANDIDATE SITES ANALYSIS OVERVIEW

The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Menifee's ability to develop housing at the designated income levels within the planning period (2021-2029). These sites are either residentially zoned, within a specific plan entitled for residential development or identified for rezone to a residential use from a predominately commercial use.

A summary of this information is included within the Housing Resources section (Section 3) of the City's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within Appendix B shows that the City of Menifee has the capacity to meet its 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of additional capacity on existing, residentially zoned sites and specific plans
- Identification of predominately commercial property for rezone to residential primary use
- Future development of accessory dwelling units (ADUs)

WATER, SEWER, AND DRY UTILITY AVAILABILITY

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

SUMMARY OF RHNA OBLIGATION

Table B-1 below displays the City of Menifee's total RHNA allocation obligations for the years 2021-2029. This appendix outlines the City's ability to accommodate the 2021 to 2029 RHNA allocation utilizing:

- Existing Residentially Zoned Properties
- Existing Residential Specific Plans
- Rezoning Commercial Sites to Accommodate Residential

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Table B-1: Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low-Income	**Low-Income**	**Moderate-Income**	**Above Moderate-Income**	**Total**
2021-2029 RHNA	1,761 units	1,051 units	1,106 units	2,691 units	6,609 units
Units built within the projection period	TBD	TBD	TBD	TBD	TBD
Total RHNA Obligations	**1,761 units**	**1,051 units**	**1,106 units**	**2,691 units**	**6,609 units**

ACCESSORY DWELLING UNITS (ADUS)

HCD guidance states that ADUs may be calculated based on the City's production from January 1, 2018, through December 31, 2020. To calculate the total number of ADUs assumed to be produced from 2021-2029, the average of all ADUs developed from 2018 to 2020 was calculated then multiplied by two for each year of the 6th cycle, shown in **Table B-2** below. Through this method, the City projects a total of 43 ADUs to be built in the next 8 years.

Table B-2: Accessory Dwelling Unit Projection 2021-2029	
Year	**ADU Permitted and Projected**
Projection Period Total:	**43**
2028 Projected	*5*
2027 Projected	*5*
2026 Projected	*5*
2025 Projected	*5*
2024 Projected	*5*
2023 Projected	*5*
2022 Projected	*5*
2021 Projected	*5*
2020 Actual	2
2019 Actual	2
2018 Actual	4

Of the 43 ADUs (ADUs and JADUs) projected over the next 8 years, a portion are anticipated to be affordable. The affordability assumptions for ADUs are based on a SCAG regional analysis of current ADU market rents used to assign ADUs to income categories in sixth cycle housing elements. The analysis: (1) surveyed, market rents of 158 existing ADUs in the region; (2) determined the proportion of ADUs within each income

category for both one-person and two-person households; (3) made assumptions for what percentage of ADUs are rented for free based on existing literature and allocated those towards Extremely Low-Income; and (4) combined rented and non-rented ADUs into single affordability breakdown by county.

Utilizing SCAG's affordability assumptions for ADUs in Riverside County, the breakdown of ADU affordability levels for Menifee are as follows:

Table B-3: Accessory Dwelling Unit Projections by Income Category

Income Category	Units
Low and Very Low-Income	24 units
Moderate-Income	15 units
Above Moderate-Income	4 units
Total	**43 units**

In accordance with State law, ADUs are allowed in all zones that allow for a single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in zones where a single-family dwelling unit is allowed. The City has identified programs within the **Section 4: Housing Plan** to encourage the production of ADUs in Menifee.

VERY LOW- AND LOW-INCOME SITES INVENTORY

This section contains a description and listing of the candidate sites identified to meet Menifee's very low and low-income RHNA need. A full list of these sites is presented in **Table B-6 and B-7** below.

The City of Menifee has identified sites with capacity to accommodate the City's 2021-2029 RHNA. This capacity is based on existing zoning of High-Density Residential (HDR) at 24 dwelling units an acre. The City has identified 51 parcels within the HDR zone to accommodate the RHNA allocation for low and very low-income units. The City has also identified 8 parcels within Economic Development Corridor (EDC) zones for rezone to HDR.

DEFAULT DENSITY

The HDR zone permits residential as a standalone use. Government Code Section 65583.2(c)(3)(B) establishes densities considered feasible to accommodate low and very low-income housing in cities, they are considered "default densities." The default density option was adopted in 2003. The default density is established using population and other details as follows:

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)

- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban Jurisdiction (20 units or more per acre)
- Metropolitan Jurisdictions (30 units or more per acre)

For the City of Menifee, the default density is 30 dwelling units per acre. The City's highest permitted density is 24 dwelling units per acre, within the HDR zone. While the HDR zone does not meet the default density of 30 dwelling units per acre, as detailed in Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing of this Housing Element, the City of Menifee has a history of developing residential at this density.

Existing affordable developments in the City have shown that affordable housing at 24/du per acre is feasible (example projects listed below). **Table B-4** below uses current market listings to show the average cost of land in Menifee relative to surrounding jurisdictions. The average lot size, land cost, and cost per square foot were calculated for **all** vacant properties for sale in their respective Cities. The data shows that the average cost of land is Menifee is higher than both neighboring jurisdictions of Murrieta and Temecula, but lower than Moreno Valley. The market research shows that average cost of land in the City of Menifee is reasonably priced, and ripe for affordable development opportunities.

Table B-4: Average cost of Vacant Land

Jurisdiction	Average Lot Size	Average Land Cost	Average Cost per SF
Menifee	5.95	$ 732,150	$ 2.73
Murrieta	6.72	$ 212,849	$ 1.08
Temecula	10.92	$ 299,337	$ 0.93
Moreno Valley	5.07	$ 242,563	$ 4.55

Source: Zillow.com market search, Access September 2021.
Kimley horn estimates of 30 properties, greater than ¼ acre, in each jurisdiction.

A study done by the City of Citrus Heights and UCLA found that increasing density on the HDR sites could artificially increase the value of the existing vacant land. In doing so, artificially increased density can potentially create a hinderance to the development of affordable housing as market forces and land value may drive up the overall cost of development and be passed on to renters/buyers. The table below compares average rents in a 20 du/acre zone and a 30 du/acre zone and demonstrates that affordability is not always tied to density, especially in cities where the average development size is under 20 du/acre.

Table B-5: Average Housing Price by density Comparison

Unit Type	RD 20	RD 30
Studio	$1,092	$1,103
1-bedroom	$1,294	$1,301
2-bedroom	$1,399	$1,464

Source: City of Citrus Heights, Solid Roots. New Growth, UCLA School of Management. Apatments.com, 2020.

To increase the feasibility of 24 du per acre, incentives and density bonus paired together can create optimal and viable avenues for affordable housing in the HDR zone. The following residential development projects currently provide affordable housing units in the City at 24 du/acre:

- **Vineyards** on 4.81 acres located at 29930 Winterhawk Road, approximately 16.8 du/acre (81 total units / 4.8 acres) – 80 affordable units.
- **Halter Hillside** on 10.4 acres located at 28410 Encanto Drive, approximately 11.3 du/acre (118 total units / 10.4 acres) – 110 affordable units.
- **Avila Apartment Homes** (formerly Encanto Apartment Homes) on 9.89 acres, located at 28155 Encanto, approximately 17.8 du/acre (178 total units / 9.98 acres) – 36 affordable units.

Although these projects were developed prior to the City's incorporation under the County, they demonstrate that the City provides the appropriate market conditions, land values and conditions to continue to encouraging affordable units at this density or lower within the HDR Zone. In total, the City has 226 units affordable to low and very low incomes, 146 of those units are in the HDR zone, totaling 64.6% of affordable development to be in the HDR zone. The **Housing Plan** section (**Section 4)** outlines actions the City will take to promote the development of affordable units within the HDR zones.

Additionally, in the past 10 years the city has permitted one 339 unit project in the HDR zone, at a density of 24 du/acre. Two additional projects within the HDR zone (Antelope Ridge apts., 248 units at approximately 15 du/acre and Cantabria apts., 230 units at approximately 21 du/acre), which were approved by the County in 2007 (within the last 15 years). The average density of these and the more recent City approved project is 20 du/acre (total of three projects with 817 apt. units). Overall, developer interest for housing in Menifee is primarily tied to medium density zoning.

The City has ample land to accommodate future housing, and while the City is not utilizing land at the default density established, the land identified in the HDR zone creates opportunity for variety of affordable housing to be developed. It will be important for the City to create avenues for affordable housing, in addition to providing ample and adequate land. Therefore, the City has identified Program 28 to coordinate and facilitate annual meetings with local affordable housing developers to best understand the market for affordable housing and potential barriers the City may help to mitigate. Additionally, the City has identified Program 29 to explore the feasibility of creating a market study to gather additional insight on barriers to affordable housing in Menifee.

VACANT AND NON-VACANT SITES

There are 19 parcels within the HDR zone that are nonvacant which were identified in the City's 5th Cycle Housing Element for the years 2014 – 2021. Because the sites have not developed to their full capacity, as assumed, pursuant to AB 1397 the City will establish a By-Right program. The program will require objective development standards and will not require discretionary review for proposed projects that include a 20 percent affordable component (20 percent of all units are affordable to low and very low-income households) on each nonvacant site that is reidentified from the 5th cycle. **Table B-6** at the end of this document includes information on the nonvacant sites that are identified in both the 5th and 6th cycle adequate sites analysis and **Table B-6** below displays the total unit count accommodated on vacant and nonvacant land.

Through the use of existing residentially zoned land and ADUs to accommodate the City's low and very low RHNA, a remaining 333 units remain to be accommodated. Additionally, with no land use changes, 50 percent of the low and very low-income sites are not accommodated on vacant land. In order to accommodate the remaining RHNA allocation and provide 50 percent of total RHNA on vacant land, the City has identified 8 vacant parcels to rezone. The 8 parcels are currently zoned Economic Development Corridor McCall Blvd. (EDC-MB), Economic Development Corridor-Newport Road (ECD-NR), and Economic Corridor-Community Core (EDC-CC). These vacant parcels will be rezoned to the High-Density Residential (HDR) zone, as outlined by **Program Action 3** in **Section 4: Housing Plan** of this Housing Element.

Table B-6: 50 Percent Vacant Sites to Accommodate Low and Very Low-Income Allocation

Vacant Sites	Number of Units
Accessory Dwelling Unit Capacity (affordable to lower)	24 units
Capacity on Vacant Sites	1,333 units
Capacity on Vacant Sites for Rezone	882 units
Capacity on Nonvacant Sites	1,115 units
Low and Very Low RHNA allocation	2,812 units
Percentage of Lower-Income RHNA accommodated on Vacant sites	**80%**

(**Table B-10** below details each parcel identified for rezone and **Figure B-2** displays each parcel on a city-wide map.)

CALCULATION OF UNIT CAPACITY

The City identified unit capacity based on the following criteria:

- Vacant vs. Non-Vacant Site

- Density range and assumption of feasible density
- Development standards and regulations

The calculation of unit capacity is detailed below.

VACANT SITES

For vacant sites identified to accommodate the RHNA, HCD considers no existing impediment. Therefore, the City of Menifee identified unit capacity on vacant sites considering development standards for the respective zone, then unit capacity was calculated by multiplying the net acreage of the site (considering existing environmental issues) by an assumed density of 22 du/acre which was established in the City's General Plan Land Use buildout (2013). A sample site calculation for a vacant site is shown below.

- Site # - APN: 372050043
- Zone: HDR, maximum density 24 du/ace
- Assumed Density: 22 du/acre
- Existing use: Vacant
- Acreage: 29.53 acres
- Existing Environmental Considerations: southern portion of parcel has significant slope, half of site removed from unit considerations
- Gross Unit Opportunity: 650 units
- Affordability Assumptions: 100 percent
- Total Net Unit yield: 325 units

NON-VACANT SITES

Nonvacant sites identified to accommodate the RHNA are considered to have an existing impediment by HCD. Therefore, the City of Menifee identified unit capacity on non-vacant sites considering development standards for the respective zone and the remaining acreage after subdivision. Then unit capacity was calculated by multiplying the net acreage of the site (considering existing environmental issues and existing structures) by an assumed density of 22 du/acre which was established in the City's General Plan Land Use buildout (Table B-7). A sample site calculation for a non-vacant site is shown below.

- Site 1.5 - APN: 329050035
- Zone: HDR, maximum density 24 du/ace

- Assumed Density: 22 du/acre
- Existing use: Non-Vacant, Corner lot (Bruner and Watson) mostly vacant opportunity for small lot development
- Acreage: 1.29 acres
- Existing Environmental Considerations: no existing environmental considerations, existing structure
- Gross units: 28
- Affordability Assumptions: 100 percent
- Total Unit yield: 27

Table B-7: City of Menifee, Land Use Build Out Table

Land Use Category	Acres 1	Assumed Density (du/ac) 2,3
Rural Mountainous (RM)	1,306	0.10
Rural Residential 5 ac min (RR5)	910	0.20
Rural Residential 2 ac min (RR2)	1,843	0.50
Rural Residential 1 ac min (RR1)	2,695	1.0
Rural Residential 1/2 ac min (RR1/2)	805	2.0
2.1-5 du/ac Residential (2.1-5R)	6,317	4.0
5.1-8 du/ac Residential (5.1-8R)	639	6.0
8.1-14 du/ac Residential (8.1-14R)	118	10.0
14.1-20 du/ac Residential (14.1-20R)	0	18.0
20.1-24 du/ac Residential (20.1-24R)	298	22.0

Source: City of Menifee General Plan, Land Use Element, Exhibit LU-4 "Land Use Build Out Summary", 2013.

AFFORDABILITY ASSUMPTIONS

The City assumes that projects identified for low and very low-income housing may develop with 100 percent of the units affordable to low and very low-income households. The City has identified Program 28 and Program 29 to increase the feasibility of affordable housing on the identified sites. Program 28 will create a program to proactively advise and educate existing landowners and prospective developers of affordable housing development opportunities available within City of Menifee and within sites identified as candidate sites. Program 29 will explore the feasibility of performing a housing market and impact study to evaluate the housing impacts and barriers to affordable housing in the City of Menifee. The goal of the 6th Cycle Housing Element is to create more opportunity for affordable housing and to work with the affordable housing development community to bring low and very low income housing opportunities to the City. The following projects in the City were developed with an affordable housing component:

- Vineyards on 4.81 acres located at 29930 Winterhawk Road, approximately 16.8 du/acre (81 total units / 4.8 acres) – 80 affordable units.
- Halter Hillside on 10.4 acres located at 28410 Encanto Drive, approximately 11.3 du/acre (118 total units / 10.4 acres) – 110 affordable units.
- Avila Apartment Homes (formerly Encanto Apartment Homes) on 9.89 acres, located at 28155 Encanto, approximately 17.8 du/acre (178 total units / 9.98 acres) – 36 affordable units.

The City does not have an inclusionary ordinance; however, the City will be preparing an Inclusionary Housing Feasibility Study. The Study will provide quantitative data for the City to determine the appropriate method or approach to consider the adoption of an Inclusionary Ordinance. The analysis will assess and consider the feasibility of various levels of inclusionary requirements, success with inclusionary ordinances in other jurisdictions, their housing market conditions compared to market conditions in Menifee. The report will compare vacant land use against the City Regional Housing Needs Assessment numbers and provide inclusionary and in-lieu options to consider. The City will also work with affordable housing developers to identify strategies to implement affordable housing options.

The City has identified sufficient land, including land identified for rezones, to accommodate the 2021-2029 RHNA in full, including an additional unit buffer of 20 percent. To support the assumption that projects will develop fully affordable units, the City has identified programs and policies to encourage affordable developer interest and feasibility. These programs are detailed in **Section 4: Housing Plan** and include:

- **Program Action 3**: Rezone Program to Accommodate Low and Very Low RHNA
- **Program Action 5:** Candidate Sites Used in Previous Housing Element
- **Program Action 10**: Financial Incentives Program
- **Program Action 16**: Lower-Income Housing
- **Program Action 13**: Compliance with SB 35 Provisions
- **Program Action 31:** Density Bonus

SELECTION OF SITES

Sites identified to meet the City's very low and low-income RHNA were selected based on AB 1397 site/parcel size requirements of at least 0.5 acres but not greater than 10 acres. While the sites identified in the City's sites analysis do not meet the default density of 30 dwelling units per acre, the City has a demonstrated history of developing residential uses, specifically affordable units at this density, and often

at a lower density (as noted above). This supports the viability of these sites for affordable housing development.

Sites shown in **Table B-9**, sites were selected based on their realistic viability to accommodate lower-income housing within the 2021-2029 planning period. This includes an evaluation of vacant land within the City as well as underutilized sites that may provide the potential for redevelopment to accommodate residential at higher densities. Vacant land is available throughout the City and has been identified along or near primary corridors in the City such as Newport Road, McCall Boulevard, and near the Menifee Towne Center where existing higher density development densities and ample infrastructure exists. The sites identified, are close to services, and amenities, including shopping, schools, parks and healthcare.

Sites were also evaluated based on access to resources, proximity to additional residential development, transportation and major streetway access, and resources and opportunity indicators. While some existing HDR zoned sites from 5th Cycle inventory are located in Romoland, an ethnically concentrated area, predominately lower income Hispanic population living near an older industrial area of the City, new sites for rezoning improve conditions as they are purposely located in higher resource areas near newly built residential communities such as the Menifee Towne Square, Audie Murphy Ranch, (premier single-family and multi-family residential development).

All sites to be rezoned to HDR to accommodate the lower income portion of the RHNA are within "High Resource" or "Highest Resource" areas (3 sites in High) and (5 sites in Highest) according to the California Tax Credit Allocation Committee (CTCAC) 2021 TCAC/HCD Opportunity maps (shown in Section 3: Affirmatively Furthering Fair Housing). In addition, the rezone sites are all vacant sites accommodating up to 80 percent of the lower income need that encourage a mix of higher density development in proximity, and adjacent to new communities as well as near or within well maintained existing established neighborhoods. The rezone sites are ideal for accommodating meaningful, quality affordable housing as most are situated between commercial and single-family residential development, where higher density multi-family residential provides a logical transition from commercial to single-family residential uses. They are also in proximity to amenities and community services (i.e., new shopping centers, medical facilities and schools such as the Menifee Town Center, Countryside Marketplace, Menifee Global Medical Center, Santa Rosa Academy, and Mt. San Jacinto College).

Section 3: Housing Constraints, Resources and Affirmatively Furthering Fair Housing, outlines all fair housing, opportunity indicators, and environmental resources in the City of Menifee.

Figure B-1 shows the locations of all parcels identified to meet the City's lower-income RHNA need. A detailed map and list of candidate sites can be found on the City's website.

IDENTIFICATION OF LARGE SITES

In addition to the sites identified to meet the City's RHNA allocation which fall within AB 1397 sizing criteria, the City has identified a total of two parcels which are larger than 10 acres. The total assumed yield of both sites is 715 affordable units. Menifee is a recently incorporated City with many large parcels that are not subdivided. The City has a history of approving large residential developments as shown below in **Table B-8**. As the city continues to grow, it is anticipated that interest in development will continue to come on sites larger than 10 acres.

Appendix B indicates there are two (2) sites in the lower income sites inventory that are over 10 acres. Out of a total of 59 sites that would accommodate 3,330 units, these two sites account for 715 units (approximately 21 percent). Site 1.63, APN 331-250-019) is 17.75 acres of vacant land, a 5th Cycle HE Site currently zoned HDR with a potential capacity of 390 units. As a 5th Cycle HE, this site will be subject to a by-right program (i.e., ministerial review) for projects with 20 percent of units affordable lower income housing units as required by AB1397. The California Tax Credit Allocation Committee (CTCAC) 2021 TCAC/HCD Opportunity maps shows this site within a "High Resource" Area (Section 3: Affirmatively Furthering Fair Housing).

The second site (Site 4.20, APN 372-050-043) is 29.53 acres of vacant land to be rezoned to HDR with a potential capacity of 325 units. Roughly half of the actual site area (approximately 15 acres) is being counted towards the potential site capacity, given existing site constraints including a watercourse/drainage feature traversing the westerly and southerly portions of the site, and given anticipated future dedications of right-of-way and improvements for a freeway interchange at Garbani Road and the I-215 Freeway. The California Tax Credit Allocation Committee (CTCAC) 2021 TCAC/HCD Opportunity maps shows this site within a "Highest Resource" Area (Section 3: Affirmatively Furthering Fair Housing).

The City of Menifee is a newer rapidly growing City, with a large portion of the City built within the past 20 years and more recently since incorporation in 2008. The majority of this development has occurred on large parcel over 10 acres in size through master development proposals or specific plan developments and within the high opportunity areas adjacent to service, shopping and parks. With this in mind the City is in the process of performing an Inclusionary Housing Feasibility Study funded by a LEAP grant to evaluate the appropriate method and approach to consider implementing an Inclusionary Housing Ordinance. Housing

Program 30 has been identified in the Housing Plan to increase the feasibility of lower income units on large site in the City.

Future development under 10 acres in size could easily be accommodated on portions of both sites. This could occur in a couple ways: 1) Approval of master plan phased development for the whole site, with smaller phases of development (less than 10 acres) occurring over time. 2) Sites could be split into two or more lots through a Parcel Map application process allowing the remaining undeveloped lot(s) to develop separately in the future. Due to the minor and routine nature of a Parcel Map (a map resulting in four or fewer parcels) the Approving Authority for a Parcel Map is the Community Development Director

In order to further increase the feasibility and probability of lower income units on large sites, the City has also identified Programs 28 and 29 in the Housing Plan. Together these programs will enable the City to work directly with developers and streamline the processes for affordable residential development on the sites identified in this Housing Element. Program 28 will create a program to proactively advise and educate existing landowners and prospective developers of affordable housing development opportunities available within City of Menifee and within sites identified as candidate sites. Program 29 will explore the feasibility of performing a housing market and impact study to evaluate the housing impacts and barriers to affordable housing in the City of Menifee. Therefore, the City reasonably assumes that a variety of residential development types could develop on sites larger than 10 acres, including developments affordable to low-income households or with affordable components.

Table B-8: Large Lot Projects in Menifee

Project Name	Project Address	Project Type	Income Level	Acres	Total Units	Density	Date Approved
Del Oro Apts./Senior Apts.	N. side of Garbani Road east of Antelope Rd. APNs: 364-070-051 364-070-049	Market Rate Apartments (237 units) & Senior Apts. (102 units)	237 units estimated rents: 1 bedroom - 102 du- $2,200-2,250 2 bedroom-117 du-$2,565-2,750 3 bedroom-18 du-$3,125-3,200 Above-Moderate	13.6 ac	339	24 du/acre	10/22/2020
McLaughlin Villages	APN: 331-090-008	Townhomes/ Condominiums	Yet to be constructed – Affordability	14.34ac	126	11.3 du/acre	6/20/2018

Table B-8: Large Lot Projects in Menifee							
Project Name	**Project Address**	**Project Type**	**Income Level**	**Acres**	**Total Units**	**Density**	**Date Approved**
			undetermined. Assumed Moderate or Above-Moderate				
Christensen Ranch TR 32628	Southeast corner of Antelope & Craig APNs: 372-050-041 372-050-042 372-050-039 372-050-037 372-050-040 372-050-038	Multi-family Condominiums	Yet to be constructed – Affordability undetermined. City contacted developer & will not have pricing info. until Nov. 2022. Assumed Moderate or Above-Moderate	30.7 ac	303	9.9 du/acre	11/07/2006
The Townes TTM 37178	27300 Provincetown Way, Menifee, CA 92584	Condominiums	Above Moderate	20.3 ac	218	8-14 du/acre	03/21/2018
Artesa	30414 Town Center Drive, Menifee	Apartments	Above Moderate	15.46 ac	330	21.3 du/acre	06/22/2018
Kensington/ Mariposa Senior Apts. Plot Plan No. 19469	Bavaria Drive, CA APN: 336-090-004	Senior Apartments	Yet to be constructed – Affordability undetermined. Assumed Moderate or Above-Moderate	19.69 ac	221	11 du/acre	10/20/09 Reso No. 09-117
Cantabria Apartments	30951 Hanover Ln, Menifee CA 92584 APN: 364-070-048	Apartments	Moderate Income	10.85 ac	230	21.2 du/acre	12/20/2007
Antelope Ridge Apartments	APN: 333-230-027	Apartments	Above-Moderate Income	17.1 ac	248	15.3 du/acre	6/5/2007 (County Approved)

Figure B-1: Sites to Accommodate Low and Very Low RHNA

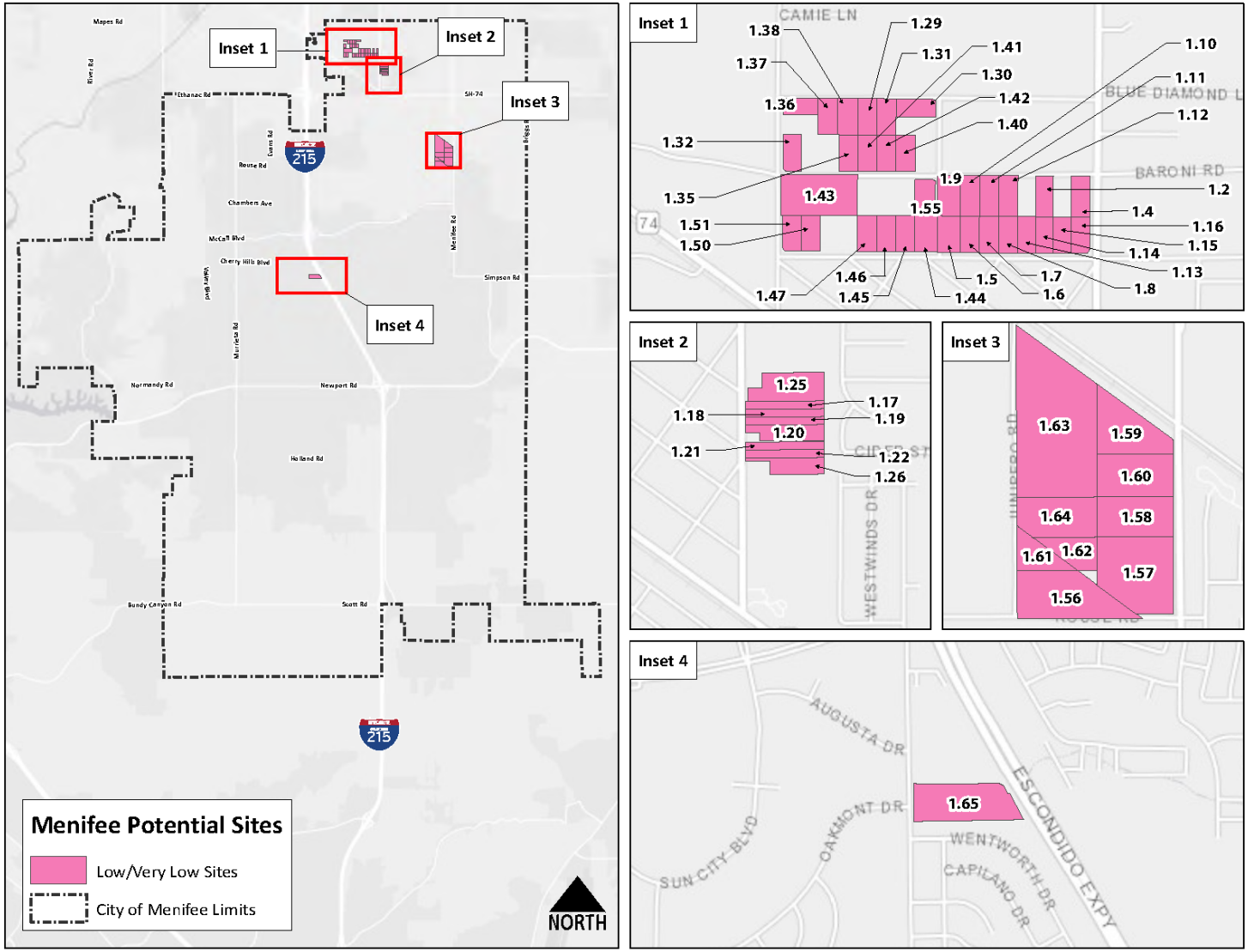

Table B-9: Sites to Accommodate Low and Very Low RHNA														
APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
329050027	1.2	27915 Baroni Rd	Maggie Vinueza Arce	1.10 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	24 units	Low/Very Low-Income	yes	yes	SFR – existing residential with primarily vacant opportunity for subdivision, small lot homes, or redevelopment.
329050029	1.4	27975 Baroni Rd	Harold J. White; Marsheela N Monroe	1.18 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	25 units	Low/Very Low-Income	--	--	SFR - corner lot connected to a vacant parcel, opportunity for redevelopment of vacant portions of land
329050035	1.5	27768 Watson Rd	Ricarda Villagrama	1.29 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	27 units	Low/Very Low-Income	yes	yes	Corner lot (Bruner and Watson) mostly vacant opportunity for small lot development
329050036	1.6	27810 Watson Rd	Daniel Martinez	1.09 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	yes	yes	036 and 036 back half of lots are vacant and are adjacent to another fully vacant lot opportunity to subdivide and redevelop
329050037	1.7	27830 Watson Rd	Rigoberto Sanchez	1.09 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	yes	yes	37 and 036 back half of lots are vacant and are adjacent to another fully vacant lot opportunity to subdivide and redevelop.

Table B-9: Sites to Accommodate Low and Very Low RHNA

APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
329050038	1.8		Magdaleno Ojeda; Margarita Ojeda	1.08 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	23 units	Low/Very Low-Income	yes		Vacant, no existing use
329050039	1.9	27755 Baroni Rd	Larry D. Holloway	1.42 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	30 units	Low/Very Low-Income	yes	yes	Parcels 039,040,041,042 all connect, with street access to Bruner, could subdivide, sell and redevelop for small lot SFR.
329050040	1.10	27815 Baroni Rd	Patricia Hart Harris	1.20 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	26 units	Low/Very Low-Income	--	--	Parcels 039,040,041,042 all connect, with street access to Bruner, could subdivide, sell and redevelop for small lot SFR.
329050041	1.11	27835 Baroni Rd	Ismiel J. Delatorre; Adriana Delatorre	1.20 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	25 units	Low/Very Low-Income	--	--	Parcels 039,040,041,042 all connect, with street access to Bruner, could subdivide, sell and redevelop for small lot SFR.
329050042	1.12	27865 Baroni Rd	Ronald E. Bushner; Gretchen T. Bushner	1.20 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	25 units	Low/Very Low-Income	--	--	Parcels 039,040,041,042 all connect, with street access to Bruner, could subdivide, sell and redevelop for small lot SFR.

Table B-9: Sites to Accommodate Low and Very Low RHNA

APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
329050047	1.13	27880 Watson Rd	Magdaleno Ojeda; Margarita Ojeda	1.02 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	21 units	Low/Very Low-Income	yes	yes	Mostly vacant and connected to a vacant lot
329050048	1.14		General Telephone Co of Calif	1.01 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	yes	yes	paved lot on SW corner – opportunity for complete redevelopment
329050049	1.15	27930 Watson Rd	Marco Antonio C Cedillo	1.03 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	yes	--	Vacant, no existing use
329050050	1.16	27950 Watson Rd	Guillermo J. Gomez; Dorothy A. Gomez	1.03 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	yes	yes	SFR primarily vacant lot, opportunity for duplex/triplex if subdivided. Recommend remaining
329120003	1.17	25630 Antelope Rd	Xochilt Lopez Velazquez; Leonel Saldana	1.00 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	21 units	Low/Very Low-Income	yes	yes	Small SFR on west side of lot, entire back end vacant and connect to Parcels 03,04,05,06,08 - could subdivide and redevelop. Small lot SFR or condos
329120004	1.18	25646 Antelope Rd	Carlos Sanchez	0.95 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	20 units	Low/Very Low-Income	yes	yes	Small SFR on west side of lot, entire back end vacant and connect to Parcels 03,04,05,06,08 - could subdivide and redevelop. Small lot SFR or condos

Table B-9: Sites to Accommodate Low and Very Low RHNA

APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
329120005	1.19	25650 Antelope Rd	Eva J. Martin	0.96 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	21 units	Low/Very Low-Income	yes	--	Vacant and connected to 03,04,05,06,08 - could subdivide and redevelop.
329120006	1.20	25670 Antelope Rd	Glen A. Pipkin; Mary Helen Pipkin	1.75 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	37 units	Low/Very Low-Income	yes	yes	Small SFR on west side of lot, entire back end vacant and connect to Parcels 03,04,05,06,08 - could subdivide and redevelop. Small lot SFR or condos
329120008	1.21	25740 Antelope Rd	Kennie Ott	0.96 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	20 units	Low/Very Low-Income	yes	yes	Small SFR on west side of lot, entire back end vacant and connect to 03,04,05,06,08 - could subdivide and redevelop. Small lot SFR or condos
329120009	1.22	25748 Antelope Rd	Maria G. Arias	0.99 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	21 units	Low/Very Low-Income	--	--	Small SFR on west side of lot, entire back end vacant and connect to 03,04,05,06,08 - could subdivide and redevelop. Small lot SFR or condos
329120028	1.25	25600 Antelope Rd	Aurelio Mendoza; Elizabeth Mendoza	3.02 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	65 units	Low/Very Low-Income	yes	yes	Small SFR on west side of lot, entire back end vacant and connect to 03,04,05,06,08 - could subdivide and redevelop. Small lot SFR or condos

Table B-9: Sites to Accommodate Low and Very Low RHNA														
APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
329120033	1.26	25750 Antelope Rd	Hilario Terrones; Lilia R. Terrones	1.50 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	32 units	Low/Very Low-Income	yes	yes	Existing 1 residential unit and
329290025	1.29	27675 Blue Diamond Ln	Frank L. Lopez; Denise R. Encinas	1.08 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	yes	yes	South end of lot totally vacant and connect to 3 adjacent lots that are either entirely vacant or primarily vacant.
329290028	1.30	27733 Blue Diamond Ln	Charles W. Carroll; Kelly S. Carroll	1.12 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	23 units	Low/Very Low-Income	--	--	Corner street access of Bruner and Blue Diamond. East side has a SFR structure, west portion is vacant, opportunity for subdivision. Vacant portion of parcel is connected to two (2) vacant portions of parcels to the south and west.
329290030	1.31	27695 Blue Diamond Ln	Daniel A. Molina; Lidia Bretado	1.08 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	--	--	SFR on north end of lot, southern end completely vacant and connected to entirely vacant lot
329290031	1.32	25340 Sherman Rd	Jose A. Licea; Isela Marquez	1.04 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	--	--	SFR

Table B-9: Sites to Accommodate Low and Very Low RHNA														
APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
329290034	1.35	27620 Baroni Rd	Miguel Ruiz; Lilia Ruiz	1.05 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	--	--	Southern portion of the lot has one single family home, the northern portion of the lot is vacant and connected to vacant portions of parcels to the west, east, and north.
329290035	1.36	25250 Sherman Rd	James Lynn Sanders	0.89 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	18 units	Low/Very Low-Income	--	--	Mostly vacant with one SFR and street connect.
329290036	1.37	27563 Blue Diamond Ln	Cesario Ramirez; Oralia Ramirez	1.13 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	23 units	Low/Very Low-Income	yes	yes	One SFR connect to the lot to the east,, mostly vacant for both opportunities to redevelop
329290037	1.38	27573 Blue Diamond Ln	Fernando Orozco	1.13 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	23 units	Low/Very Low-Income	--	--	One SFR connect to the lot to the west,, mostly vacant for both opportunities to redevelop
329290039	1.40	27718 Baroni Rd	Ismiel De La Torre; Adriana De La Torre	1.07 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	--	--	Mostly vacant lot connected to the lot to the east which is entirely vacant
329290040	1.41	27630 Baroni Rd	Anotnia Gomez	1.07 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	23 units	Low/Very Low-Income	--	--	shed/mostly vacant parcel with high

Table B-9: Sites to Accommodate Low and Very Low RHNA														
APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
														opportunity for redevelopment
329290041	1.42		Ismiel J. Delatorre; Jose Jaime Chavez; BlanCA Delamora; Adriana Delatorre	1.07 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	23 units	Low/Very Low-Income	yes	yes	Mostly vacant with one SFR and street connect.
329300001	1.43	25450 Sherman Rd	Steven Wessell; Carol Annette Wessell	4.79 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	104 units	Low/Very Low-Income	yes	yes	Large mostly vacant parcels off of Sherman and Baroni, most western portion of the sites has one single family residence. The remaining portions along Baroni are vacant.
329300013	1.44	27740 Watson Rd	Preston Hill; Haydee Hill	1.27 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	26 units	Low/Very Low-Income	--	--	North end of lot vacant and 013,014,015,016 connected
329300014	1.45	27710 Watson Rd	Octaviano Ramirez; Juana Ramirez	1.07 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	--	--	North end of lot vacant and 013,014,015,016 connected
329300015	1.46	27680 Watson Rd	Jesus M. Simental;	1.07 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	--	--	North end of lot vacant and Parcels

Table B-9: Sites to Accommodate Low and Very Low RHNA

APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
			Antonia C. Simental											013,014,015,016 connected
329300016	1.47	27650 Watson Rd	Carlos Serrato; Silvia Guillen	1.06 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	22 units	Low/Very Low-Income	--	--	North end of lot vacant and Parcels 013,014,015,016 connected
329300019	1.50	27566 Watson Rd	Otila Desper	1.04 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	21 units	Low/Very Low-Income	yes	yes	Parcels 001,019,020 all connected with mostly vacat areas, and street connect on sherman
329300020	1.51	27540 Watson Rd	Bartolo O. Orozco	1.03 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	21 units	Low/Very Low-Income	--	--	001,019,020 all connected with mostly vacant areas, and street connect on sherman
329300027	1.55	27735 Baroni Rd	Ismiel Delatorre; Adriana Delatorre	1.15 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	24 units	Low/Very Low-Income	--	--	south end vacant and connect to Parcel 013 with a north end vacant, about 1 acre opportunity for subdivision and development
331250008	1.56		Valle Del Sol Energy	6.93 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	152 units	Low/Very Low-Income	--	--	Vacant, no existing use
331250011	1.57	26805 Menifee Rd	Ldw Rancon	8.23 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	181 units	Low/Very Low-Income	--	--	Vacant, no existing use
331250013	1.58	26785 Menifee Rd	Crossway Christian Fellowship	4.72 ac	NON-VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	103 units	Low/Very Low-Income	--	--	Sheds on the property, opportunity for

Table B-9: Sites to Accommodate Low and Very Low RHNA

APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
														redevelopment, no residential units
331250014	1.59		Valle Del Sol Energy	5.02 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	110 units	Low/Very Low-Income	--	--	Vacant, no existing use
331250015	1.60		Patricia Lowry; Kathy P. Waring; James T. Waring; Orson Gregg Hughes	5.04 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	110 units	Low/Very Low-Income	--	--	Vacant, no existing use
331250016	1.61		Alliance Home Inv Inc	2.10 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	46 units	Low/Very Low-Income	--	--	Vacant, no existing use
331250018	1.62		Valle Del Sol Energy	2.15 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	47 units	Low/Very Low-Income	--	--	Vacant, no existing use
331250019	1.63		Valle Del Sol Energy	17.75 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	390 units	Low/Very Low-Income	--	--	Vacant, no existing use
331250020	1.64		Valle Del Sol Energy	4.84 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	106 units	Low/Very Low-Income	--	--	Vacant, no existing use
336060019	1.65	27885 Baroni Rd	Retirement Housing Foundation	5.71 ac	VAC	HDR	20.1-24 du/ac Residential (20.1-24 R)	24 du/acre	22 du/acre	125 units	Low/Very Low-Income	yes	--	Vacant, no existing use

Table B-9: Sites to Accommodate Low and Very Low RHNA														
APN	ID	Address	Owner	Size (AC)	Vacant	Zone	General Plan	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Identified in 5th Cycle	Rezoned for By Right Development	Notes
			Total	117.77 ac	--	--	--	--	--	2,448 units	--	--	--	--

Figure B-2: Sites for Rezone to Accommodate the Low and Very Low RHNA

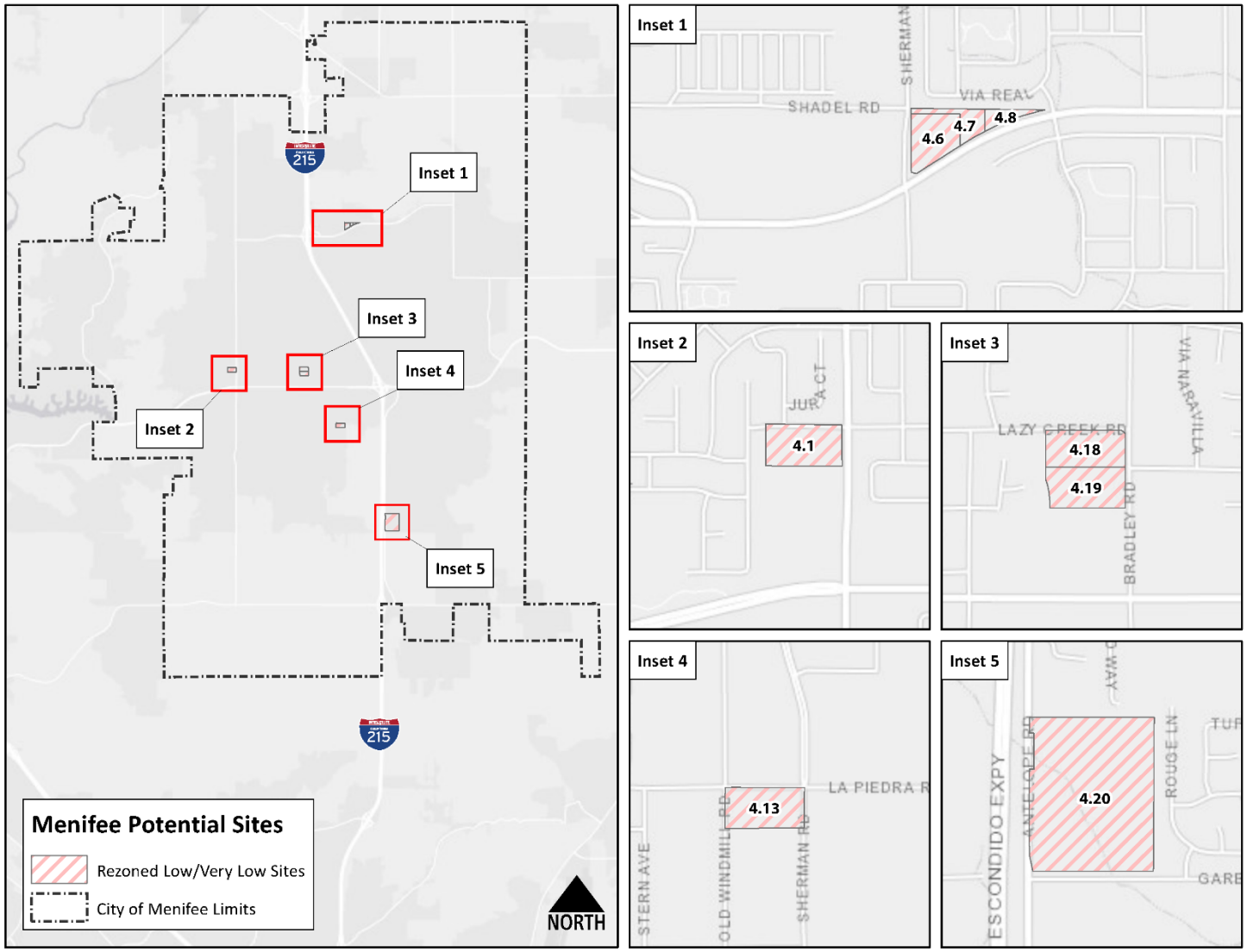

Table B-10: Sites for Rezone to Accommodate Low and Very Low RHNA

APN	ID	Address	Owner	Size (AC)	Vacant	Existing Zone	Existing General Plan	Proposed General Plan	Proposed Zone Code	Maximum Allowed Density	Assumed Density	Potential Capacity (units)	Income Category	Proposed Zone Description
339200008	4.1	29801 Murrieta Rd	Valentin Valencia Gonzalez; Monica Fajardo Torres	4.93 ac	VAC	EDC-NR	Economic Development Corridor (EDC)	20.1-24 du/ac Residential	HDR	24 du/acre	22 du/acre	108 units	Low/Very Low-Income	High Density Residential
333060014	4.6	--	Joseph L P Chen; Elizabeth S. Chen	3.60 ac	VAC	EDC-MB	Economic Development Corridor (EDC)	20.1-24 du/ac Residential	HDR	24 du/acre	22 du/acre	79 units	Low/Very Low-Income	High Density Residential
333060015	4.7	--	Joseph L P Chen; Elizabeth S. Chen	1.53 ac	VAC	EDC-MB	Economic Development Corridor (EDC)	20.1-24 du/ac Residential	HDR	24 du/acre	22 du/acre	33 units	Low/Very Low-Income	High Density Residential
333060002	4.8	--	Joseph L P Chen; Elizabeth S. Chen	0.89 ac	VAC	EDC-MB	Economic Development Corridor (EDC)	20.1-24 du/ac Residential	HDR	24 du/acre	22 du/acre	19 units	Low/Very Low-Income	High Density Residential
360100016	4.13	30520 Old Windmill Rd	Skyridge Partners; David G. Pettigrew	5.02 ac	VAC	EDC-CC	Economic Development Corridor (EDC)	20.1-24 du/ac Residential	HDR	24 du/acre	22 du/acre	110 units	Low/Very Low-Income	High Density Residential
338170007	4.18	--	Corp Presiding Bishop Church Of Jesus	4.61 ac	VAC	EDC-NR	Economic Development Corridor (EDC)	20.1-24 du/ac Residential	HDR	24 du/acre	22 du/acre	101 units	Low/Very Low-Income	High Density Residential
338170020	4.19	--	Bernard Sik Lee; Young Soon Lee	4.92 ac	VAC	EDC-NR	Economic Development Corridor (EDC)	20.1-24 du/ac Residential	HDR	24 du/acre	22 du/acre	108 units	Low/Very Low-Income	High Density Residential

Table B-10: Sites for Rezone to Accommodate Low and Very Low RHNA														
APN	**ID**	**Address**	**Owner**	**Size (AC)**	**Vacant**	**Existing Zone**	**Existing General Plan**	**Proposed General Plan**	**Proposed Zone Code**	**Maximum Allowed Density**	**Assumed Density**	**Potential Capacity (units)**	**Income Category**	**Proposed Zone Description**
372050043	4.20		Sfu Inv Ltd Partnership	29.53 ac	VAC	EDC-CC	Economic Development Corridor (EDC)	20.1-24 du/ac Residential	HDR	24 du/acre	22 du/acre	325 units	Low/Very Low-Income	High Density Residential
			Total	**55.02 ac**	--	--	--	--	--	--	--	**882 units**	--	--

MODERATE AND ABOVE MODERATE SITES INVENTORY

This section contains a description and listing of the candidate sites identified to meet the City of Menifee's moderate and above moderate-income RHNA need.

CALCULATION OF UNIT CAPACITY

The capacity for sites identified to meet the City's above moderate RHNA need was determined by identifying Specific Plans entitled for residential use, that have not yet been built to capacity. Specific plans entitled for densities from 2 dwelling units an acre to 24 dwelling units an acre are identified to accommodate moderate and above moderate-income housing. Specifically, planning areas for residential use with a maximum density of 8 dwelling units per acre are identified to accommodate above moderate-income housing, and remaining capacity of planning areas with a density range from 8.5 to 24 dwelling units per acre are identified to accommodate moderate-income housing. To calculate available capacity, the City identified the maximum units permitted on the specific plan at each density and subtracted all existing residential units and issued building permits. The remaining entitled units (units which are not yet built) were then identified as capacity to accommodate the City's RHNA. The specific plans with remaining unit capacity included in the site identification are the following:

- Cantalena Specific Plan
- Cimarron Ridge Specific Plan
- Menifee North Specific Plan (Amend. 3)
- Rockport Ranch Specific Plan
- Legado Specific Plan
- Audie Murphy Ranch Specific Plan
- Newport Estates

The City is using a conservative methodology which utilizes existing land previously entitled specific plans for residential use and existing development assumptions from the Land Use Element of the City's General Plan for each specific plan. All specific plan parcels identified to accommodate the City of Menifee's 6th Cycle RHNA allocation are vacant and not identified in the 4th and 5th Cycle Housing Elements. Where information is known, acreage has been netted out for potential constraints to development.

SELECTION OF SITES

Table B-11 shows all feasible vacant parcels within the identified specific plans that have high potential to be developed for moderate and above-moderate-income housing. For the purpose of identifying sites with the potential to be developed within the planning period, this analysis considered existing zoned parcels that permit residential as a primary use within the following Specific Plans based on the permitted densities:

- Above Moderate-Income:
  - Cantalena Specific Plan – 295 units
  - Cimarron Ridge Specific – 756 units
  - Menifee North Specific Plan (Amendment 3) - 418 units
  - Rockport Ranch Specific Plan - 305 units
  - Audie Murphy Ranch Specific Plan - 457 units
  - Legado Specific Plan - 1,061 units
  - Newport Estates Specific Plan – 366 units
- Moderate-Income:
  - Cantalena Specific Plan – 639 units
  - Menifee North Specific Plan (Amendment 3) – 874 units

Looking forward to the future, the City anticipates growth and market interest for increased housing along commercial corridors. For this reason, the City will rezone 3 parcels from the Economic Development Zone (EDC) to the Low/Medium Density Residential (LMDR) and Medium Density Residential (MDR) zones. Both zones are suitable to accommodate moderate- and above-income housing. In total, the rezones can accommodate 152 moderate and above moderate units.

For the purposes of this analysis, accessory dwelling unit potential was calculated separately as outlined within the *Candidate Sites Analysis Overview* section above. ADUs represent additional potential units to meet the City's RHNA.

Figure B-3: Sites to Accommodate Moderate and Above Moderate RHNA Allocation

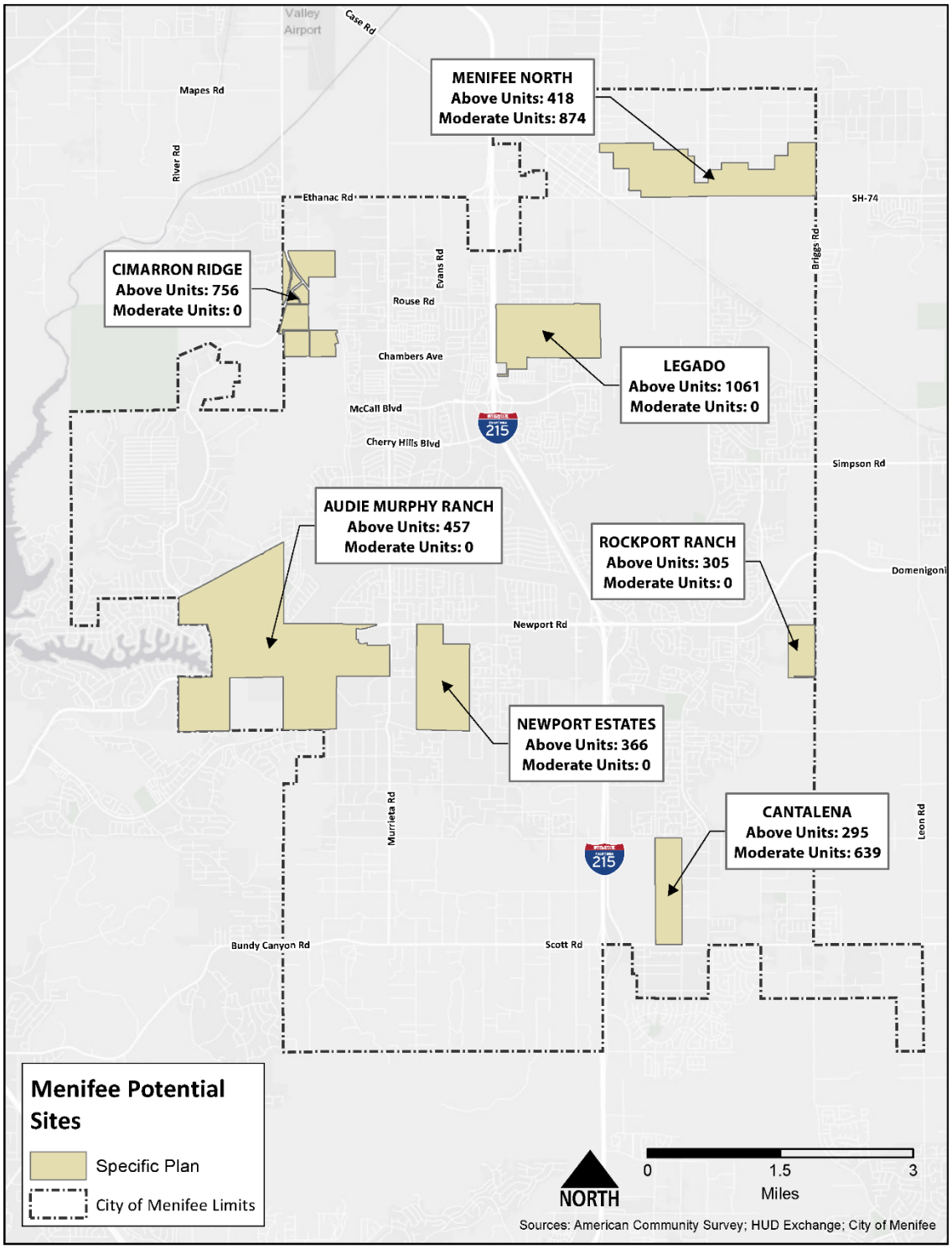

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA

APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
364190004	29875 Newport Rd	Menifee	Ronald F. Abacherli; Frderick Arnold Abacherli; Carol Ann Jones; Jeanette M. Sutherlin	78.66	VAC	8 du/acre	SP	Specific Plan Rockport Ranch	Specific Plan	Above Moderate
333020010	27010 Encanto Dr	Menifee	Blc Fleming	150.1	VAC	5.5 du/acre	SP	Legado Specific Plan	Specific Plan (SP)	Above Moderate
333020011		Menifee	Blc Fleming	157.5	VAC	5.5 du/acre	SP	Legado Specific Plan	Specific Plan (SP)	Above Moderate
341340014	24279 Insignia Dr	Menifee	Sutter Mitland 01	0.13	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340012	24295 Insignia Dr	Menifee	Sutter Mitland 01	0.13	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340013	24287 Insignia Dr	Menifee	Sutter Mitland 01	0.13	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340011	24303 Insignia Dr	Menifee	Sutter Mitland 01	0.13	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331020	24398 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.13	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341023	29847 Broken Bit Way	Menifee	Sutter Mitland 01	0.13	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341021	29863 Broken Bit Way	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340029	24342 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341017	24261 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341022	29855 broken bit way	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341340003	29805 Bridlegate Way	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340030	24350 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340004	29797 Bridlegate Way	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340015	24271 Insignia Dr	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341016	24269 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331019	24390 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340005	29789 Bridlegate Way	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340031	24358 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331018	24382 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341027	24248 Insignia Dr	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340032	24366 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.14	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340002	29813 Bridlegate Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341013	24293 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341014	24285 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341341031	24280 Insignia Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340001	29821 Bridlegate Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341015	24277 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331016	29829 Bridlegate Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341003	29867 Proud Land Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340022	24286 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262027	29608 Caballero Ct	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340016	24263 Insignia Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262012	24923 Benson Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262011	24911 Benson Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341029	24264 Insignia Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340028	24334 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340010	24311 Insignia Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341032	24288 Insignia Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341262014	24947 Benson Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331014	29845 Bridlegate Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262013	24935 Benson Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260010	24963 Destry Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341007	29874 Station Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341020	29871 Broken Bit Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260009	24951 Destry Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260008	24939 Destry Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260007	24927 Destry Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260006	24915 Destry Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331015	29837 Bridlegate Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260005	24903 Destry Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331011	29869 bridlegate way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331013	29853 Bridlegate Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341341002	29875 Proud Land Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340021	24278 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340023	24294 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340019	24262 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331017	24374 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340020	24270 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341028	24256 Insignia Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331010	29877 Bridlegate Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340006	29781 Bridlegate Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262010	24899 Benson Dr	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341030	24272 Insignia Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341005	24341 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262026	29620 Caballero Ct	Menifee	Pulte Home Company	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341033	24296 Insignia Dr	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341331012	29861 Bridlegate Way	Menifee	Sutter Mitland 01	0.15	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262001	29543 Laredo Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341004	29859 Proud Land Dr	Menifee	Sutter Mitland 01	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341018	24253 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260025	29512 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260024	29536 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260023	29548 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260022	29560 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260021	29572 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260020	29584 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331008	29893 Bridlegate Way	Menifee	Sutter Mitland 01	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260019	29596 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262034	24908 Destry Dr	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262023	29649 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341260018	29608 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260011	24975 Destry Dr	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260017	29620 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262002	29555 Laredo Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340027	24326 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260016	29632 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262008	29596 Laredo Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260015	29644 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331009	29885 Bridlegate Way	Menifee	Sutter Mitland 01	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262024	29644 Caballero Ct	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262016	24971 Benson Dr	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262050	29603 Valance Ct	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260004	24891 Destry Dr	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262004	29579 Laredo Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341262022	29637 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341012	24301 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331021	24406 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262003	29567 Laredo Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340008	24327 Insignia Dr	Menifee	Sutter Mitland 01	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262025	29632 Caballero Ct	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262021	29625 Stageline Cir	Menifee	Pulte Home Company	0.16	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262020	29611 Stageline Cir	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262009	24875 Benson Dr	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331007	29901 Bridlegate Way	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262019	29601 Stageline Cir	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341034	24304 Insignia Dr	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341026	24240 Insignia Dr	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262033	24920 Destry Dr	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341370061	29404 Stageline Cir	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262018	29589 Stageline Cir	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260001	24855 Destry Dr	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262051	29615 Valance Ct	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370062	29416 Stageline Cir	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340024	24302 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370004	29410 Laredo Cir	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370060	29392 Stageline Cir	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340017	24255 Insignia Dr	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341371010	24881 Whispering Way	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370059	29380 Stageline Cir	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331022	24414 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370063	29440 Stageline Cir	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262053	29639 Valance Ct	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341260014	29656 Stageline Cir	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262049	29591 Valance Ct	Menifee	Pulte Home Company	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341371011	24869 Whispering Way	Menifee	Sutter Mitland 01	0.17	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261006	24928 Benson Dr	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261007	24916 Benson Dr	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261005	24940 Benson Dr	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370008	29458 Laredo Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340009	24319 Insignia Dr	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370056	29344 Stageline Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370058	29368 Stageline Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370055	29332 Stageline Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360017	24811 Cimarron Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350012	29416 Studio Dr	Menifee	Pardee Homes	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341006	24333 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341371001	24989 Whispering Way	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261009	24892 Benson Dr	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261008	24904 Benson Dr	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350013	29428 Studio Dr	Menifee	Pardee Homes	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340026	24318 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262007	29608 Laredo Cir	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370003	29398 Laredo Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341371009	24893 Whispering Way	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370043	29438 Artillery Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370018	29376 Rockview Ct	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360016	24823 Cimarron Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261010	24880 Benson Dr	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370057	29356 Stageline Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341036	24320 Insignia Dr	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341371007	24917 Whispering Way	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370019	29388 Rockview Ct	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341371008	24905 Whispering Way	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262028	29596 Caballero Ct	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370025	24930 Whispering Way	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370007	29446 Laredo Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370039	29390 Artillery Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370045	29427 Stageline Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260026	29500 Stageline Cir	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262015	24959 Benson Dr	Menifee	Pulte Home Company	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341371005	24941 Whispering Way	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350011	29404 Studio Dr	Menifee	Pardee Homes	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341371006	24929 Whispering Way	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350014	29440 Studio Dr	Menifee	Pardee Homes	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341370040	29402 Artillery Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341371004	24953 Whispering Way	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370044	29439 Stageline Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350004	29439 Studio Dr	Menifee	Pardee Homes	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370067	29488 Stageline Cir	Menifee	Sutter Mitland 01	0.18	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262035	24896 Destry Dr	Menifee	Pulte Home Company	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370064	29452 Stageline Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370049	29379 Artillery Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370050	29367 Stageline Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261011	24868 Benson Dr	Menifee	Pulte Home Company	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350031	29466 Westward Cir	Menifee	Pardee Homes	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370020	29400 Rockview Ct	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341001	29883 Proud Land Dr	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341035	24312 Insignia Dr	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341370047	29403 Stageline Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370038	29378 Artillery Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262046	29555 Valance Ct	Menifee	Pulte Home Company	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370048	29391 Stageline Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260012	24987 Destry Dr	Menifee	Pulte Home Company	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340025	24310 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350032	29467 Kittridge Cir	Menifee	Pardee Homes	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340007	29773 Bridlegate Way	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370002	29386 Laredo Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370005	29422 Laredo Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370027	24954 Whispering Way	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370021	29412 Rockview Ct	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350008	29391 Studio Dr	Menifee	Pardee Homes	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341340018	24254 Fair Oaks Ct	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341370051	29355 Stageline Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262038	29646 Valance Ct	Menifee	Pulte Home Company	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261002	29517 Stageline Cir	Menifee	Pulte Home Company	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262052	29627 Valance Ct	Menifee	Pulte Home Company	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360018	24799 Cimarron Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350033	29455 Kittridge Cir	Menifee	Pardee Homes	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370036	29354 Artillery Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262045	29543 Valance Ct	Menifee	Pulte Home Company	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262044	29531 Valance Ct	Menifee	Pulte Home Company	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350010	29392 Studio Dr	Menifee	Pardee Homes	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370006	29434 Laredo Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350037	29407 Kittridge Cir	Menifee	Pardee Homes	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341371003	24965 Whispering Way	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360013	29528 Kittridge Cir	Menifee	Pardee Homes	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341370046	29415 Stageline Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370066	29476 Stageline Cir	Menifee	Sutter Mitland 01	0.19	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261004	24952 Benson Dr	Menifee	Pulte Home Company	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350036	29419 Kittridge Cir	Menifee	Pardee Homes	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370037	29366 Artillery Cir	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360029	29373 Laredo Cir	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360015	24835 Cimarron Cir	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341371002	24977 Whispering Way	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350016	29464 Studio Dr	Menifee	Pardee Homes	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360012	29516 Kittridge Cir	Menifee	Pardee Homes	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370065	29464 Stageline Cir	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350002	29463 Studio Dr	Menifee	Pardee Homes	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350003	29451 Studio Dr	Menifee	Pardee Homes	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360003	29408 Kittridge Cir	Menifee	Pardee Homes	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341370052	29343 Stageline Cir	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262017	29577 Stageline Cir	Menifee	Pulte Home Company	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350005	29427 Studio Dr	Menifee	Pardee Homes	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350034	29443 Kittridge Cir	Menifee	Pardee Homes	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370017	29364 Rockview Ct	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260003	24879 Destry Dr	Menifee	Pulte Home Company	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370026	24942 Whispering Way	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370041	29414 Artillery Cir	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350030	29454 Westward Cir	Menifee	Pardee Homes	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370001	29374 Laredo Cir	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341024	29839 Broken Bit Way	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370029	29413 Artillery Cir	Menifee	Sutter Mitland 01	0.20	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350015	29452 Studio Dr	Menifee	Pardee Homes	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350007	29403 Studio Dr	Menifee	Pardee Homes	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341262036	24884 Destry Dr	Menifee	Pulte Home Company	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370022	29424 Rockview Ct	Menifee	Sutter Mitland 01	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262047	29567 Valance Ct	Menifee	Pulte Home Company	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350038	29395 Kittridge Cir	Menifee	Pardee Homes	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262031	29611 Caballero Ct	Menifee	Pulte Home Company	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370009	29459 Rockview Ct	Menifee	Sutter Mitland 01	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341010	29881 Station Ct	Menifee	Sutter Mitland 01	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260002	24867 Destry Dr	Menifee	Pulte Home Company	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360023	29397 Laredo Cir	Menifee	Sutter Mitland 01	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350035	29413 Kittridge Cir	Menifee	Pardee Homes	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350001	29475 Studio Dr	Menifee	Pardee Homes	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350006	29415 Studio Dr	Menifee	Pardee Homes	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350017	29465 Westward Cir	Menifee	Pardee Homes	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341011	29873 Station Ct	Menifee	Sutter Mitland 01	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341261001	29505 Stageline Cir	Menifee	Pulte Home Company	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341331024	29876 Proud Land Dr	Menifee	Sutter Mitland 01	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350027	29418 Westward Cir	Menifee	Pardee Homes	0.21	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370024	24918 Whispering Way	Menifee	Sutter Mitland 01	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341261003	24964 Benson Dr	Menifee	Pulte Home Company	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370010	29447 Rockview Ct	Menifee	Sutter Mitland 01	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370030	29401 Artillery Cir	Menifee	Sutter Mitland 01	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350028	29430 Westward Cir	Menifee	Pardee Homes	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370032	29377 Artillery Ct	Menifee	Sutter Mitland 01	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350029	29442 Westward Cir	Menifee	Pardee Homes	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341009	29889 Station Ct	Menifee	Sutter Mitland 01	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360014	24847 Cimarron Cir	Menifee	Sutter Mitland 01	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370031	29389 Artillery Ct	Menifee	Sutter Mitland 01	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360011	29504 Kittridge Cir	Menifee	Pardee Homes	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341331023	29884 Proud Land Dr	Menifee	Sutter Mitland 01	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350026	29406 Westward Cir	Menifee	Pardee Homes	0.22	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350025	29394 Westward Cir	Menifee	Pardee Homes	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360004	29420 Kittridge Cir	Menifee	Pardee Homes	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370033	29365 Artillery Cir	Menifee	Sutter Mitland 01	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370012	29423 Rockview Ct	Menifee	Sutter Mitland 01	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262006	29620 Laredo Cir	Menifee	Pulte Home Company	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360025	24789 Woodley Cir	Menifee	Sutter Mitland 01	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350018	29453 Westward Cir	Menifee	Pardee Homes	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370011	29435 Rockview Ct	Menifee	Sutter Mitland 01	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370013	29411 Rockview Ct	Menifee	Sutter Mitland 01	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262032	29625 Caballero Ct	Menifee	Pulte Home Company	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350019	29441 Westward Cir	Menifee	Pardee Homes	0.23	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360005	29432 Kittridge Cir	Menifee	Pardee Homes	0.24	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341370014	29399 Rockview Ct	Menifee	Sutter Mitland 01	0.24	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370053	29331 Stageline Cir	Menifee	Sutter Mitland 01	0.24	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360006	29444 Kittridge Cir	Menifee	Pardee Homes	0.24	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262037	24872 Destry Dr	Menifee	Pulte Home Company	0.24	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360022	24801 Woodley Cir	Menifee	Sutter Mitland 01	0.24	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350020	29429 Westward Cir	Menifee	Pardee Homes	0.24	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360021	24800 Cimarron Cir	Menifee	Sutter Mitland 01	0.24	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350021	29417 Westward Cir	Menifee	Pardee Homes	0.24	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262040	29622 Valance Ct	Menifee	Pulte Home Company	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341008	29882 Station Ct	Menifee	Sutter Mitland 01	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262005	29591 Laredo Cir	Menifee	Pulte Home Company	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262039	29634 Valance Ct	Menifee	Pulte Home Company	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350022	29405 Westward Cir	Menifee	Pardee Homes	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360007	29456 Kittridge Cir	Menifee	Pardee Homes	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341370042	29426 Artillery Cir	Menifee	Sutter Mitland 01	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370023	29436 Rockview Ct	Menifee	Sutter Mitland 01	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370015	29387 Rockview Ct	Menifee	Sutter Mitland 01	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341019	29879 Broken Bit Way	Menifee	Sutter Mitland 01	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370054	29320 Stageline Cir	Menifee	Sutter Mitland 01	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370035	29342 Artillery Cir	Menifee	Sutter Mitland 01	0.25	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350009	29380 Studio Dr	Menifee	Pardee Homes	0.26	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370028	29425 Artillery Cir	Menifee	Sutter Mitland 01	0.26	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360024	29409 Laredo Cir	Menifee	Sutter Mitland 01	0.26	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262048	29579 Valance Ct	Menifee	Pulte Home Company	0.27	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360002	29396 Kittridge Cir	Menifee	Pardee Homes	0.27	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360020	24788 Cimarron Cir	Menifee	Sutter Mitland 01	0.27	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262030	29589 Caballero Ct	Menifee	Pulte Home Company	0.27	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360009	29480 Kittridge Cir	Menifee	Pardee Homes	0.28	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341350023	29393 Westward Cir	Menifee	Pardee Homes	0.28	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341341025	24232 Insignia Dr	Menifee	Sutter Mitland 01	0.28	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262041	29610 Valance Ct	Menifee	Pulte Home Company	0.28	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360019	24787 Cimarron Cir	Menifee	Sutter Mitland 01	0.28	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262043	29519 Valance Ct	Menifee	Pulte Home Company	0.29	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341260013	24999 Destry Dr	Menifee	Pulte Home Company	0.29	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262029	29584 Caballero Ct	Menifee	Pulte Home Company	0.29	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360028	24814 Woodley Cir	Menifee	Sutter Mitland 01	0.29	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370034	29353 Artillery Cir	Menifee	Sutter Mitland 01	0.29	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341262042	29598 Valance Ct	Menifee	Pulte Home Company	0.30	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360026	24790 Woodley Cir	Menifee	Sutter Mitland 01	0.31	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350039	29383 Kittridge Cir	Menifee	Pardee Homes	0.31	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360030	29361 Laredo Cir	Menifee	Sutter Mitland 01	0.34	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360010	29492 Kittridge Cir	Menifee	Pardee Homes	0.34	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
341360027	24802 Woodley Cir	Menifee	Sutter Mitland 01	0.34	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341370016	29375 Rockview Ct	Menifee	Sutter Mitland 01	0.34	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360001	29384 Kittridge Cir	Menifee	Pardee Homes	0.34	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341350024	29382 Westward Cir	Menifee	Pardee Homes	0.36	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341360008	29468 Kittridge Cir	Menifee	Pardee Homes	0.39	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
341200041		Menifee	Sutter Mitland 01	44.54	VAC	5.2 du/acre	AMR-SP	Audie Murphy Ranch SP	SP ZONE	Above Moderate
360942010	30685 White Pines Dr	Menifee	Pinehurst	0.15	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901009		Menifee	Pinehurst	0.15	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901010		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360941005		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360941006		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950009		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942011	30673 White Pines Dr	Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942007	30721 White Pines Dr	Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360950010		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950017		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961041		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960007		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961012		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960008		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960009		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960010		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961014		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930012	30648 Oak Summit Dr	Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961039		Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930016	26639 Ash Summit Cir	Menifee	Pinehurst	0.16	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910009	26478 Sycamore Pines Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910010	26466 Sycamore Pines Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360961030		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920010	30790 Yellow Poplar Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920009	30802 Yellow Poplar Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920023	30860 Mountain Ash Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961031		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920024	30848 Mountain Ash Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961022		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961021		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961020		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920027	30812 Mountain Ash Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360962004	26534 Mesa Vista Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961023		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961038		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931023	26623 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360931024	26611 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931025	26599 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942018	26530 Ash Summit Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960004	30890 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920022	30872 Mountain Ash Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920026	30824 Mountain Ash Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360943003	26590 Ash Summit	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960003	30878 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931016	26600 Scotch Pine Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932007	30585 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960002	30866 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911005	26464 Coral Berry Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931032	30574 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901003		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360932020	26610 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930011	30636 Oak Summit Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920025	30836 Mountain Ash Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960001	30854 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940007		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961004	26501 Mesa Vista Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950008	30842 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953004		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931026	26587 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900002		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960011		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961032		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360943002	26578 Ash Summit Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932021	26622 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360961007	26465 Mesa Vista Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932017	26574 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932018	26586 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932016	26562 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932015	26550 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932014	26538 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961040		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953011		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961029		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950005	30806 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931019	26636 Scotch Pine Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931015	26588 Scotch Pine Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961033		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911004	26476 Coral Berry Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360932013	26526 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360962002	26510 Mesa Vista Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360962003	26522 Mesa Vista Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930010	30624 Oak Summit Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890030		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960005	30902 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930009	30612 Oak Summit Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950011		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920004	30831 Yellow Poplar Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942009	30697 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930008	30600 Oak Summit Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932019	26598 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931027	26575 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950016		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360942019	26542 Ash Summit Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931028	26563 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930007	30588 Oak Summit Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931029	26551 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930006	30576 Oak Summit Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931021	26659 Penny Hedge Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931017	26612 Scotch Pine Cir	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931031	30562 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930005	30564 Oak Summit Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360941003	30746 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961018		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930004	30552 Oak Summit Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360941002	30734 White Pines Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360952003	30793 Valley Heights Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360940017		Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360963002	30829 Valley Heights Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360952001	30817 Valley Heights Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360952002	30805 Valley Heights Dr	Menifee	Pinehurst	0.17	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930003	30540 Oak Summit Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920028	30800 Mountain Ash Cir	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931034	30602 White Pines Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961013		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360952004	30781 Valley Heights Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931018	26624 Scotch Pine Cir	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930002	30528 Oak Summit Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931030	26539 Penny Hedge Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931035	30614 White Pines Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360941004		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360940016		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940015		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960006	30914 White Pines Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961011		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931009	26553 Scotch Pine Cir	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950006	30818 White Pines Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900012		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931020	26671 Penny Hedge Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953003		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940014		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910011	26454 Sycamore Pines Cir	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951008	26549 Noble Fir Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911003	26488 Coral Berry Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940013		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360900001		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932012	26514 Penny Hedge Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961034		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961043		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953010		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940004	30686 White Pines Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953012		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360943004	26602 Ash Summit Cir	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360921003	26488 Cherry Birch Ave	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360921002	26500 Cherry Birch Ave	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931014	26576 Scotch Pine Cir	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932008	30573 White Pines Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360952007	30745 Valley Heights Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950014		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360950015		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961045		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930015	26651 Ash Summit Cir	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360952006	30757 Valley Heights Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911001	26512 Coral Berry Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360952005	30769 Valley Heights Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961001	30911 White Pines Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890033		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932022	26634 Penny Hedge Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901014		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950007	30830 White Pines Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931022	26653 Penny Hedge Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900013		Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950001	30758 White Pines Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360942017	26518 Ash Summit Cir	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961005	26489 Mesa Vista Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360962001	26488 Mesa Vista Dr	Menifee	Pinehurst	0.18	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900017		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950013		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932006	30597 White Pines Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961003	26513 Mesa Vista Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920008	30814 Yellow Poplar Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932023	26646 Penny Hedge Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360952008	30733 Valley Heights Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930017	26621 Ash Summit Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942008	30709 White Pines Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932009	30561 White Pines Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940001	26605 Ash Summit Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360921004	26476 Cherry Birch Ave	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360921005	26464 Cherry Birch Ave	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930013	30660 Oak Summit Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911002	26500 Coral Berry Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961037		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920017	30843 Mountain Ash Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902010		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932024	26658 Penny Hedge Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920001	30795 Yellow Poplar Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900015		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961028		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900014		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931038	30650 White Pines Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931037	30638 White Pines Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360900003		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890032		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920015	30819 Mountain Ash Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920016	30831 Mountain Ash Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931036	30626 White Pines Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951014	30794 Valley Heights Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951015	30804 Valley Heights Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902006		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951009	26537 Noble Fir Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940003	30674 White Pines Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920013	30795 Mountain Ash Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920014	30807 Mountain Ash Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931008	26565 Scotch Pine Cir	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902011		Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360932025	26670 Penny Hedge Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950002	30770 White Pines Dr	Menifee	Pinehurst	0.19	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950003	30782 White Pines Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910008	26490 Sycamore Pines Cir	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900016		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931002	26626 Ash Summit Cir	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961044		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890031		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931007	26581 Scotch Pine Cir	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901011		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931006	26601 Scotch Pine Cir	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931013	26564 Scotch Pine Cir	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940012		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942006	30733 White Pines Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360901004		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950012		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360950004	30794 White Pines Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961042		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940005	30698 White Pines Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360960012		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932005	26516 Rodin	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360922001	26428 Cherry Birch Ave	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931001	26614 Ash Summit Cir	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920011	30778 Yellow Poplar Cir	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931003	26638 Ash Summit Cir	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951012	30770 Valley Heights Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940002	26587 Ash Summit Cir	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961025		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360942003	26524 Noble Fir Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951013	30782 Valley Heights Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911006	26452 Coral Berry Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932004	26504 Rodin	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961019		Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360962005	26546 Mesa Vista Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961006	26477 Mesa Vista Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931033	30590 White Pines Dr	Menifee	Pinehurst	0.20	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931005	26619 Scotch Pine Cir	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953009		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360943001	26566 Ash Summit	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900004		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931004	26637 Scotch Pine Cir	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890034		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360920003	30819 Yellow Poplar Cir	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920002	30807 Yellow Poplar Cir	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930001	30516 Oak Summit Dr	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900005		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902009		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360963001	30841 Valley Heights Dr	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890024		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961027		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890022		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901012		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890025		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360921001	26512 Cherry Birch Ave	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910002	26471 Sycamore Pines Cir	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890018		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360951011	30758 Valley Heights Dr	Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940010		Menifee	Pinehurst	0.21	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961026		Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951006	30791 White Pines Dr	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902008		Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901007		Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951010	26525 Noble Fir Dr	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901008		Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890023		Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910013	26483 Coral Berry Dr	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961015		Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360941001	30722 White Pines Dr	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910006	26514 Sycamore Pines Cir	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902007		Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360921006	26452 Cherry Birch Ave	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932002	26517 Rodin	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910014	26495 Coral Berry Dr	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910003	26483 Sycamore Pines Cir	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961008	26453 Mesa Vista Dr	Menifee	Pinehurst	0.22	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910012	26471 Coral Berry Dr	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900011		Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951007	30769 White Pines Dr	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953005		Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910001	26459 Sycamore Pines Cir	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920029	30788 Mountain Ash Cir	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951016	30818 Valley Heights Dr	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940006	30710 White Pines Dr	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961017		Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360890019		Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911012	30735 Yellow Poplar Cir	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920021	30884 Mountain Ash Cir	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942004	26536 Noble Fir Dr	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900006		Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911011	30723 Yellow Poplar Cir	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961024		Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910015	26507 Coral Berry Dr	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920012	30783 Mountain Ash Cir	Menifee	Pinehurst	0.23	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953001		Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961010		Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920005	30843 Yellow Poplar Cir	Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901002		Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902005		Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360940008		Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953008		Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931010	26541 Scotch Pine Cir	Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901018		Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953002		Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911010	30711 Yellow Poplar Cir	Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890021		Menifee	Pinehurst	0.24	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961036		Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951002	30837 White Pines Dr	Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901001		Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942013	26519 Ash Summit Cir	Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942012	26529 Ash Summit Cir	Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901005		Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900008		Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360951003	30829 White Pines Dr	Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942005	26548 Noble Fir Dr	Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932003	26505 Rodin	Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931012	26552 Scotch Pine Cir	Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900009		Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961002	30899 White Pines Dr	Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920020	30879 Mountain Ash Cir	Menifee	Pinehurst	0.25	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900007		Menifee	Pinehurst	0.26	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902004		Menifee	Pinehurst	0.26	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942015	26507 Ash Summit Cir	Menifee	Pinehurst	0.26	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940009		Menifee	Pinehurst	0.26	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951004	30815 White Pines Dr	Menifee	Pinehurst	0.26	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920019	30867 Mountain Ash Cir	Menifee	Pinehurst	0.26	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890020		Menifee	Pinehurst	0.26	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360890029		Menifee	Pinehurst	0.27	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901016		Menifee	Pinehurst	0.27	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932011	26502 Penny Hedge Dr	Menifee	Pinehurst	0.27	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360951005	30805 White Pines Dr	Menifee	Pinehurst	0.27	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901019		Menifee	Pinehurst	0.27	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901015		Menifee	Pinehurst	0.28	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942016	26506 Ash Summit Cir	Menifee	Pinehurst	0.28	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901013		Menifee	Pinehurst	0.28	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910016	26519 Coral Berry Dr	Menifee	Pinehurst	0.29	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932001	26529 Rodin	Menifee	Pinehurst	0.29	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902001		Menifee	Pinehurst	0.29	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890027		Menifee	Pinehurst	0.29	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961035		Menifee	Pinehurst	0.29	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911009	30699 Yellow Poplar Cir	Menifee	Pinehurst	0.30	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360951001	30841 White Pines Dr	Menifee	Pinehurst	0.30	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901017		Menifee	Pinehurst	0.30	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360932010	30549 White Pines Dr	Menifee	Pinehurst	0.30	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911013	30747 Yellow Poplar Cir	Menifee	Pinehurst	0.30	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902003		Menifee	Pinehurst	0.31	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920006	30838 Yellow Poplar Cir	Menifee	Pinehurst	0.31	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360961016		Menifee	Pinehurst	0.31	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942002	26512 Noble Fir Dr	Menifee	Pinehurst	0.31	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360891005		Menifee	Pinehurst	0.31	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910007	36502 Sycamore Pines Cir	Menifee	Pinehurst	0.31	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953007		Menifee	Pinehurst	0.32	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360891002		Menifee	Pinehurst	0.32	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360930014	26663 Ash Summit Cir	Menifee	Pinehurst	0.32	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360900010		Menifee	Pinehurst	0.32	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360920018	30855 Mountain Ash Cir	Menifee	Pinehurst	0.32	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910004	26495 Sycamore Pines Cir	Menifee	Pinehurst	0.32	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360891003		Menifee	Pinehurst	0.33	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942014	26511 Ash Summit Cir	Menifee	Pinehurst	0.34	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360953006		Menifee	Pinehurst	0.34	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890017		Menifee	Pinehurst	0.34	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360920007	30826 Yellow Poplar Cir	Menifee	Pinehurst	0.34	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360902002		Menifee	Pinehurst	0.34	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360942001	30721 Valley Heights Dr	Menifee	Pinehurst	0.35	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360940011		Menifee	Pinehurst	0.35	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360891004		Menifee	Pinehurst	0.36	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360931011	26540 Scotch Pine Cir	Menifee	Pinehurst	0.38	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360891001		Menifee	Pinehurst	0.40	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911008	30687 Yellow Poplar Cir	Menifee	Pinehurst	0.41	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
360890026		Menifee	Pinehurst	0.42	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901006		Menifee	Pinehurst	0.44	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360910005	26507 Sycamore Pines Cir	Menifee	Pinehurst	0.46	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890028		Menifee	Pinehurst	0.46	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360901020		Menifee	Pinehurst	0.49	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360890016		Menifee	Pinehurst	0.59	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911007	26440 Coral Berry Dr	Menifee	Pinehurst	0.73	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360911014	30601 Evans Rd	Menifee		5.51	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
360040037		Menifee	Pinehurst	28.55	VAC	3.7 du/acre	NE-SP	Newport Estates SP	SP ZONE	Above Moderate
330230045		Menifee	Cimarron Ridge	7.31	VAC	5 du/acre	CR-SP	Cimarron Ridge SP	Specific Plan (SP)	Above Moderate
330220019		Menifee	Cimarron Ridge	8.03	VAC	5 du/acre	CR-SP	Cimarron Ridge SP	Specific Plan (SP)	Above Moderate
335070057		Menifee	Cimarron Ridge	14.48	VAC	5 du/acre	CR-SP	Cimarron Ridge SP	Specific Plan (SP)	Above Moderate
330230042		Menifee	Cimarron Ridge	15.98	VAC	5 du/acre	CR-SP	Cimarron Ridge SP	Specific Plan (SP)	Above Moderate
335070056		Menifee	Cimarron Ridge	21.95	VAC	5 du/acre	CR-SP	Cimarron Ridge SP	Specific Plan (SP)	Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA

APN	Street Address	City	Owner	Size (AC)	Vacant	Maximum Allowed Density	Zone	Zone Description	General Plan	Income Category
330220017		Menifee	Cimarron Ridge	25.08	VAC	5 du/acre	CR-SP	Cimarron Ridge SP	Specific Plan (SP)	Above Moderate
330220016		Menifee	Cimarron Ridge	33.14	VAC	5 du/acre	CR-SP	Cimarron Ridge SP	Specific Plan (SP)	Above Moderate
335070055		Menifee	Cimarron Ridge	39.01	VAC	5 du/acre	CR-SP	Cimarron Ridge SP	Specific Plan (SP)	Above Moderate
372110005		Menifee	Epc Holdings 781	78.15	VAC	20 du/acre	CA-SP	Catalena SP	Specific Plan (SP)	Moderate/Above Moderate
372100002		Menifee	Epc Holdings 781	79.77	VAC	20 du/acre	CA-SP	Catalena SP	Specific Plan (SP)	Moderate/Above Moderate
329100034		Menifee	Riverside Co Flood Cont & Water Cons Dist	0.91	VAC	40 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
327320017		Menifee	Wsi Desert Prop	1.01	VAC	32 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
327320015		Menifee	Wsi Desert Prop	1.93	VAC	28 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
327320001		Menifee	Wsi Desert Prop	2.00	VAC	27 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329110041		Menifee	John V. Motte; Evelyn E. Motte	2.01	VAC	47 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
327290021		Menifee	Saul Mendez Arreola	4.85	VAC	37 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329110043		Menifee	John V. Motte; Evelyn E. Motte	4.92	VAC	46 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
327310024		Menifee	Crown West Homes	5.01	VAC	26 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329100031		Menifee	Malaga 74	5.03	VAC	42 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate

Table B-11: Sites to Accommodate Moderate and Above Moderate-Income RHNA										
APN	**Street Address**	**City**	**Owner**	**Size (AC)**	**Vacant**	**Maximum Allowed Density**	**Zone**	**Zone Description**	**General Plan**	**Income Category**
329100025		Menifee	Malaga 74	5.04	VAC	38 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329100026		Menifee	Malaga 74	5.08	VAC	39 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329120043		Menifee	John V. Motte; Evelyn E. Motte	5.27			MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329110042		Menifee	John V. Motte; Evelyn E. Motte	7.73	VAC	45 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329100033		Menifee	Romola General Partnership	8.92	VAC	43 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329100030		Menifee	State Of Calif Dept Of Transportation	9.03	VAC	44 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
327320014		Menifee	Wsi Desert Prop	9.59	VAC	25 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
327320020		Menifee	Motte Leon E	10.14	VAC		MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329110024		Menifee	Motte John V; Motte Evelyn E	11.87	VAC	48 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
327320018		Menifee	Wsi Desert Prop	13.31	VAC	24 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
329100010		Menifee	Wsi Land Holdings	29.25	VAC	41 du/acre	MN-SP	Menifee North SP	SP ZONE	Moderate/Above Moderate
Total				**1,073.12**	**--**	**--**	**--**	**--**	**--**	**--**

Figure B-4: Sites for Rezone to Accommodate the Moderate and Above Moderate RHNA

Table B-12: Sites for Rezone to Accommodate Moderate and Above Moderate-Income RHNA													
APN	**ID**	**Owner**	**Size (AC)**	**Vacant**	**Existing Zone**	**Existing General Plan**	**Maximum Allowed Density**	**Assumed Density**	**Potential Units**	**Proposed Land Use**	**Proposed Zone Code**	**Proposed Zone Legend**	**Income Category**
339200013	4.4	Sun City Dev	5.01 ac	VAC	EDC-NR	Economic Development Corridor-Newport Road (EDC-NR)	8 du/acre	6 du/acre	30 units	5.1-8 du/ac Residential	LMDR	Low Medium Density Residential	Above Moderate
339200012	4.5	Sun City Dev	5.11 ac	VAC	EDC-NR	Economic Development Corridor-Newport Road (EDC-NR)	8 du/acre	6 du/acre	30 units	5.1-8 du/ac Residential	LMDR	Low Medium Density Residential	Above Moderate
333050034	4.9	San Marcos Townhomes	9.27 ac	VAC	EDC-MB	Economic Development Corridor-Newport Road (EDC-NR)	14 du/acre	10 du/acre	92 units	8.1-14 du/ac Residential	MDR	Medium Density Residential	Above Moderate
		Total	**19.39 ac**	--	--	--	--	--	**152 units**	--	--	--	--

SUMMARY OF TOTAL AVAILABLE CAPACITY

Table B-13 below, summarizes the City of Menifee's ability to accommodate the total RHNA allocation obligations for 2021 to 2029.

Table B-13: Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low-Income	**Low-Income**	**Moderate-Income**	**Above Moderate-Income**	**Total**
2021-2029 RHNA	1,761 units	1,051 units	1,106 units	2,691 units	6,609 units
Units built within the projection period	TBD	TBD	TBD	TBD	TBD
Total RHNA Obligations	**1,761 units**	**1,051 units**	**1,106 units**	**2,691 units**	**6,609 units**
Sites Available					
Existing Residentially Zoned Properties	2,448 units		--	--	2,448 units
Vacant Residentially Zone Properties	*1,333 units*		--	--	*1,333 units*
Existing Specific Plans	--		1,513 units	3,658 units	5,171 units
Total Potential Capacity Based on Existing GP and Zoning	**2,448 units**		**1,513 units**	**3,658 units**	**7,619 units**
Accessory Dwelling Unit Production	24 units		15 units	4 units	43 units
Capacity of Sites proposed for Rezone	882 units		92 units	60 units	1,034 units
Total Sites Available	**3,354 units**		**1,620 units**	**3,722 units**	**8,696 units**
Potential Unit Surplus	+542 units		+514 units	+1,031 units	+2,087 units

SITES BY INCOME CATEGORY COMPARED TO NET RHNA

Table B-11: Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low-Income	**Low-Income**	**Moderate-Income**	**Above Moderate-Income**	**Total**
Total 2021-2029 RHNA Obligations	1,761 units	1,051 units	1,106 units	2,691 units	6,609 units
Total Sites Available	**3,354 units**		**1,620 units**	**3,721 units**	**8,695 units**
Potential Unit Buffer	19%		46%	38%	32%

APPENDIX C: COMMUNITY ENGAGEMENT

Section 65583 of the Government Code states, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Menifee has conducted extensive public outreach activities beginning in 2020. These recent outreach efforts included presentations, joint City Council and Planning Commission study session, Community Workshops, digital media, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: cityofmenifee.us/658/2021-2029-Housing-Element-Update.

Additionally, at the beginning of the Housing Element outreach effort, the City reached out to several individuals representing lower-income and special needs groups inviting them to serve as stakeholders to attend and participate in the Housing Element workshops/community meetings. Those contacted included: Affordable Housing Developers, Habitat for Humanity, Social Work Action Group (SWAG) – homeless services, senior representative (Senior Advisory Committee), veterans representative, Mt. San Jacinto College, and a youth representative (Menifee Youth Council). Workshop meetings included representation and participation from the City's Senior Advisory Committee, Habitat for Humanity, Affordable Housing Developers (represented by Community Housing Works & National CORE), and the Menifee Youth Council.

Outreach for the 6th Cycle Housing Element to the Menifee community includes the following actions:

- **Housing Element Update Website** – A website developed for public consumption, which can be accessed at cityofmenifee.us/658/2021-2029-Housing-Element-Update. The website provides relevant information about the update process, key features of the housing element, project timeline, and a calendar of events for outreach activities. The website also provides a link to the community survey tool as well as contact information for a city representative who residents and community members can contact to send additional comments or request additional information.

- **Community Workshop #1 –** The City conducted a virtual community workshop on October 22, 2020. The workshop was advertised through a City news release, social media, handouts and flyers as well as the City's website. Workshop information is available for viewing on the City's webpage at cityofmenifee.us/658/2021-2029-Housing-Element-Update. At the workshop, participants were provided with an overview of the planning process and the City's RHNA obligations, and they engaged in an interactive exercise to focus on and identify creative solutions to various housing topics. Participant comments and questions included the following:
  - Will those of us attending today's meeting, receive a copy of the presentation?
  - As far as the RHNA numbers, how are we doing so far?
  - What do you see, is there any activity in Menifee for ADUs?
  - Does the City ever require a developer to allocate X number of units for an income bracket?
  - Habitat for Humanity would partner with a developer because their program is not subsidizing rental, its self-help home ownership – which is a critical tool that cities can use to stabilize families and get people out of subsidies long term.
  - As you look at RHNA sites, are you attempting to align them with High Opportunity census tracts?
  - Will the Housing Element limit local subsidy and leverage state programs to reach different income levels?
  - Will the Housing Element include housing preservation for the existing housing stock?
  - How is that [housing preservation] facilitated? What plan is in play currently?
  - Please describe what does "Affordable Housing" mean?
  - I live in the Audie Murphy Ranch part of Menifee, there are so many new houses being built, but have not seen any retail being built? Is there information on why retail/commercial development has tinkered?
  - Has retail construction stopped where the movie theater is?
- **Online Community Survey** – From September 30, 2020 to November 23, 2020 the City of Menifee launched an online community survey to gather additional feedback regarding the Housing

Element Update. Participants were asked to consider some challenges to finding or creating housing, opportunities for housing, types of housing should be more of in Menifee as well as creative ways to meet the City's housing needs.

- **Community Workshop #2** – The City conducted a virtual community workshop on February 25, 2021. The workshop was advertised through the Press Enterprise, a City news release, social media, handouts and flyers as well as the City's website. Workshop information is available for viewing on the City's webpage at cityofmenifee.us/658/2021-2029-Housing-Element-Update. At the workshop, participants were provided with a recap of the Housing Element Update process, the Community Survey results and provided an overview of the interactive mapping activity that was used to gain public input on the sites analysis. This meeting also served as the City's Public Scoping meeting on the Program Environmental Impact Report (PEIR). A Notice of Preparation of a PEIR, and Notice of Scoping Meeting was provided in compliance with notification requirements of the California Environmental Quality Act (CEQA).

- **Community engagement StoryMap and interactive Web Map** - The City created a StoryMap/interactive web map to allow for feedback on the candidate sites inventory. Residents were able to provide feedback on locations, density, and types of housing, and inform decisions on the sites analyzed for the Housing Element Update. The web map activity was open for community input from March 9, 2021 until June 1, 2021.

- **Community Workshop #3** – The City conducted an in person and virtual community workshop on May 20, 2021. The workshop was advertised through The Press Enterprise, a City news release, social media, handouts and flyers as well as the City's website. Workshop information is available for viewing on the City's webpage at cityofmenifee.us/658/2021-2029-Housing-Element-Update. At the workshop, participants were provided with an overview of the StoryMap outreach results, update on the Candidate Sites analysis, a summary of the Housing Element policies, an update on the Land Use, Safety Element and Environmental Justice component, and an update on the Environmental Review process.

- **Joint City Council and Planning Commission Study Session #1 –** The City held a joint City Council and Planning Commission Study Session on September 30, 2020. During the study session, the project team provided a presentation to the Menifee City Council and Planning Commission with

an overview of the City demographics, the Housing Element update process and the community engagement process. Community members had the opportunity to provide public comments during the study session and several comments were received by the City Council and Planning Commissioners.

- **Joint City Council and Planning Commission Study Session #2** - The City held the second joint City Council and Planning Commission Study Session on May 26, 2021. During the study session, the project team provided a presentation to the Menifee City Council and Planning Commission with an overview of the previous outreach efforts, StoryMap outreach results, update on the Candidate Sites analysis, a summary of the Housing Element policies, an update on the Land Use, Safety Element and Environmental Justice component, and an update on the Environmental Review process. Questions.

- **Community Workshop #4**- The City conducted an in person on Wednesday, June 30, 2021 at the Motte Historical Museum in Romoland. The workshop was advertised through targeted outreach in both English and Spanish in the Press Enterprise and La Prensa,(Spanish publication) on the City's website and social media. Flyers were printed in both Spanish & English and were distributed by hand to residences and businesses in the Romoland community. Flyers were also distributed to the Marion Ashley Community Center serving the Romoland area. Spanish translation was available at the Romoland meeting but not needed. A copy of the presentation was posted to the City website at cityofmenifee.us/658/2021-2029-Housing-Element-Update. The focus of this workshop was to update the community on the Housing Element process, Safety and Land Use Elements of the General Plan and Environmental Justice. Participants had an opportunity to respond to questions regarding the community and future development in the community. The meeting presentation and questions were provided in both English and Spanish.

- **Community Presentations** – A virtual presentation was provided to Menifee Community Partners on June 8, 2021 providing an overview of the Housing Element and the Environmental Justice component and announcing the EJ Survey to invite attendees to share information with the groups they represent. Menifee Community Partners meetings are held bi-monthly and are facilitated by the City's Community Services Department. The Community Partners is a forum for a wide array of community groups discuss issues and events in the Community and is represented by community leaders, faith based organizations, school districts, service organizations, and other organizations

serving special needs, such as the Senior Advisory Committee, Menifee Community Cupboard (food bank) and Thrift store, Social Work Action Group (SWAG) serving the homeless, Hospice of the Valleys, Fair Housing Council of Riverside County, and the Boys and Girls Club of Menifee Valley. In addition, an in-person presentation was provided to the Quail Valley Community Group at the Quail Valley Moose Lodge in Quail Valley on July 13, 2021. The City presented an update on the Housing Element process and the Environmental Justice component. The EJ survey informational flyers were provided in both English and Spanish during the event.

- **Community Workshop #5**- The City conducted an in person and virtual community workshop on Thursday July 15, 2021. The workshop was advertised through The Press Enterprise, La Prensa (Spanish publication), a City news release, social media, handouts and flyers as well as the City's website. A copy of the presentation was posted to the City website at cityofmenifee.us/658/2021-2029-Housing-Element-Update. The focus of this workshop was to update the community on the Housing Element process but was primarily focused on Environmental Justice. This meeting was an interactive engagement workshop with a series of questions that were asked of community in attendance and virtually regarding housing, transportation, and quality of life. The meeting presentation was provided in both English and Spanish.
- **Online Community Survey-** From June 8, 2021 to July 29, 2021 the City of Menifee launched an online community survey to gather additional feedback regarding the Housing Element and Environmental Justice policies. Participants were asked questions about access to housing, access to services, and other factors that impact quality of life in Menifee.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.

C.1 COMMUNITY WORKSHOP #1

This section contains all available public comments provided during the first Community Workshop, as well as provided workshop materials and handouts. Public comments were received in written and oral form.

Community Workshop #1

City of Menifee

2021-2029 Housing Element Update

Time: 6:00pm

Date: October 22, 2020
Location: Virtual

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Agenda

- Overview of the Housing Element
- What is Regional Housing Needs Assessment (RHNA)?
- Housing Element Update Process and Outreach
- Tentative Housing Element Update Schedule
- Next Steps
- Questions

Overview of the Housing Element

What is a Housing Element?

- Required Chapter of the Menifee General Plan
- Provides goals, policies, programs, and objectives to guide future housing growth and address current housing needs
- Identifies future housing growth need by income category
- Requires certification by the State Department of Housing and Community Development (HCD) to show compliance with State housing laws

Why are Housing Elements Updated?

- Ensures the City complies with State housing laws
- Demonstrates Menifee's ability to meet estimated future housing growth need
- To adopt and implement policies addressing local housing issues
- Allows the community to further engage in the planning process

Housing Element Certification

What Does it Mean to Have a "Certified" Housing Element?

- Demonstrates substantial compliance with State law
- State of California officially certifies the City is compliant

Benefits of Certification

- Eligibility for State-sponsored assistance programs
- Demonstrates ability to meet future growth need
- Eligibility for grants and alternative funding sources

Housing Element Content

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites to accommodate the City's Regional Housing Needs Allocation
- Policies, programs and quantified objectives to achieve the City's housing goal

Regional Housing Needs Assessment

What is the Regional Housing Needs Assessment (RHNA)?

- Quantifies housing growth need within each City/County in California
- Based on future growth in population, employment and households

Department of Housing and Community Development (HCD)

HCD determines and distributes the State's housing need to Regional Planning Agencies (MPOs)

Southern California Association of Governments (SCAG)

SCAG develops methodology to determined "fair share" distribution of the region's housing need to local jurisdictions

City of Menifee RHNA 2021-2029

6,594 units

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RHNA Allocation: 6th Cycle (2021 – 2029)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	$37,650	1,756 units
Low Income	51 – 80% MFI	$37,651	$60,240	1,049 units
Moderate Income	81 – 120% MFI	$61,241	$90,360	1,104 units
Above Moderate Income	>120% MFI	$90,361	>$91,361	2,685 units
			Total:	**6,594 units**

*Income range is based on the 2020 HUD Median Family Income (MFI) for Riverside County of $75,300.

Update Process and Outreach

Housing Element Update Process

- Community Workshops
- Online Community Survey
- Update of the City's demographic conditions
- Review of adequate sites to meet RHNA growth need
- Goals, Policies, Programs and Quantified Objectives (GPPOs)
- Public Hearings before Planning Commission and City Council

Next Steps

Tentative Housing Element Update Schedule

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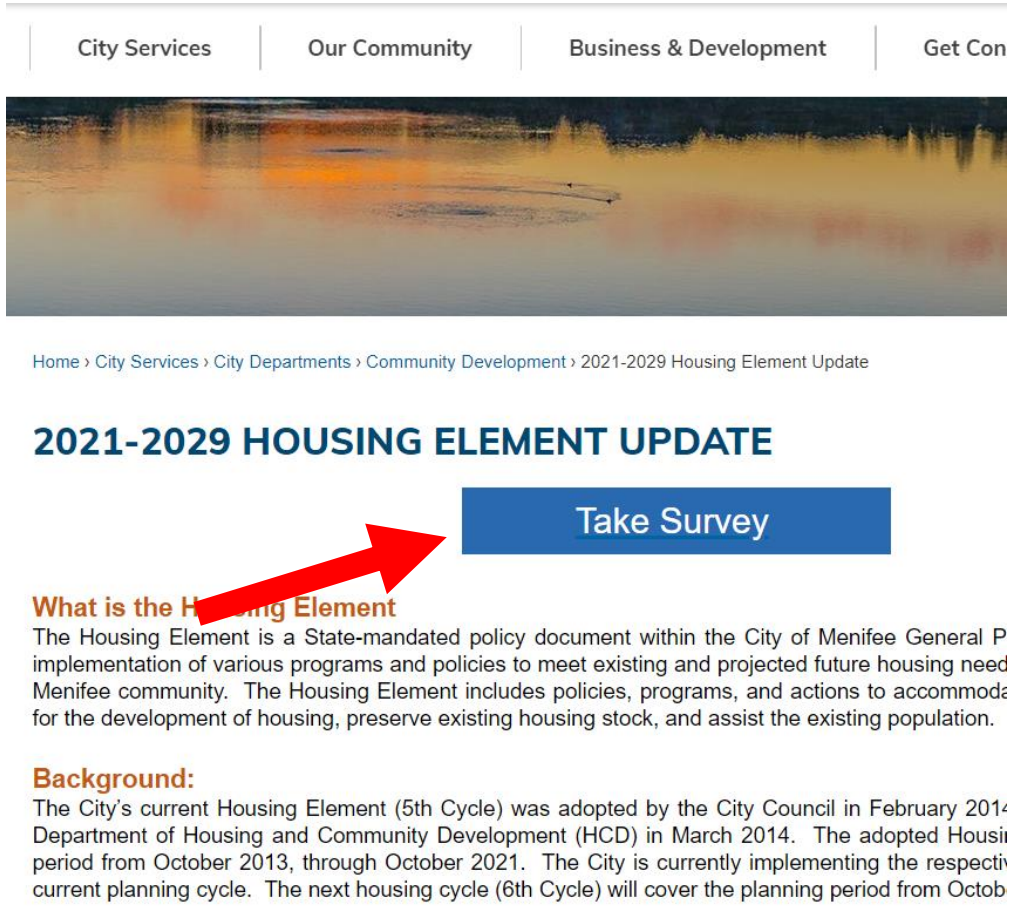
We Want Your Input

Provide your input and comments by taking a quick survey!

Go to: CityofMenifee.us/658/2021-2029-Housing-Element-Update

And click the link titled “Take the Survey” to begin.



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How to Use the Survey

1. Click "*Begin*" to start the survey
2. Carefully read the instructions on each slide
3. Respond to the provided prompts with your ideas and input

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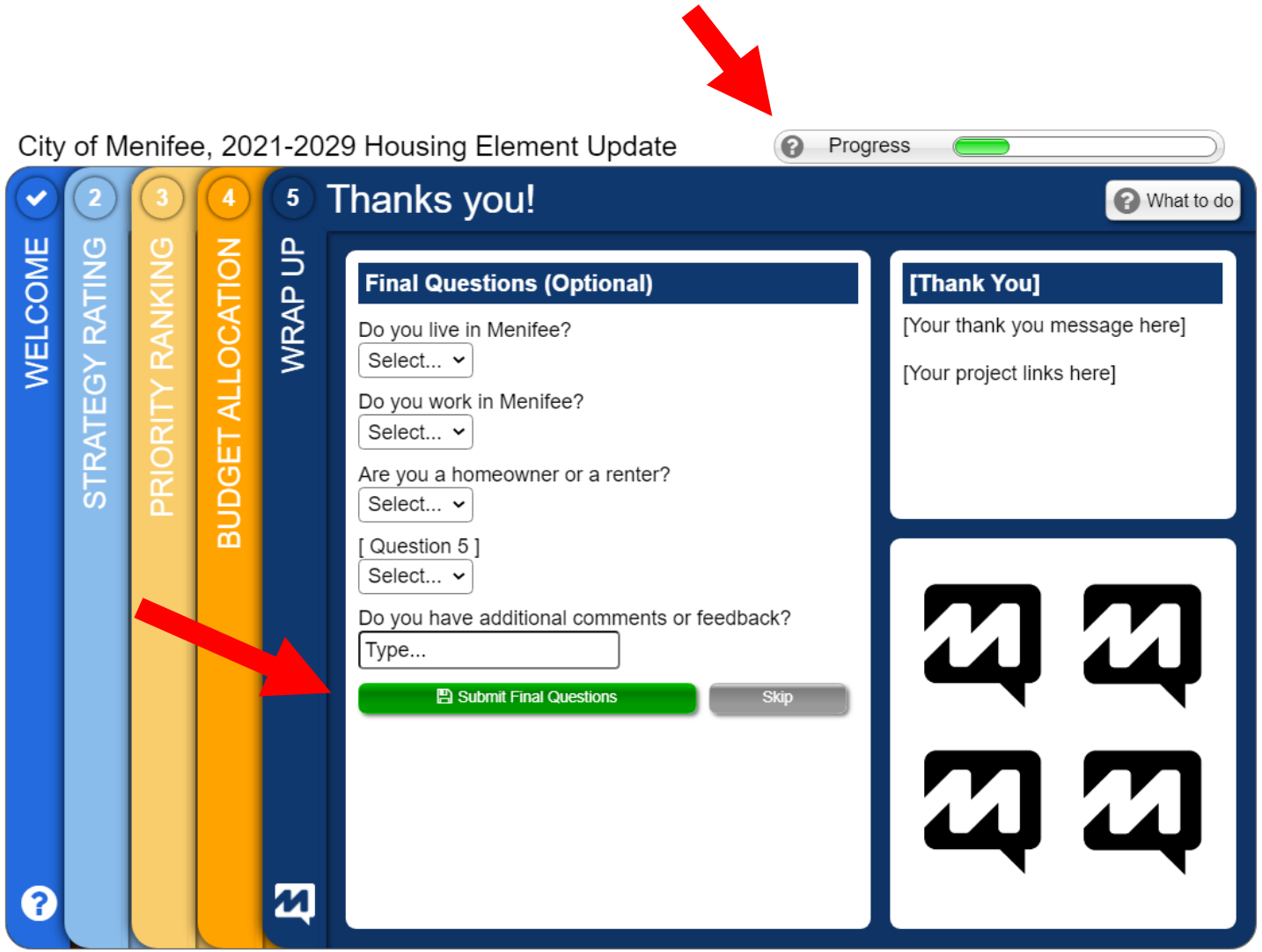
How to Use the Survey

4. Watch your progress on the top right in the “Progress Bar”
5. Complete slide five and click “*Submit Final Questions*” to complete the survey and submit all responses

The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!



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We Want Your Participation!

Please take out your cell phone and go to:

www.Menti.com

Enter the code:

46 97 89 2

Questions

- What are some challenges to finding or creating housing in Menifee?
- What are some opportunities for housing in Menifee?
- What types of housing would you like to see more of in Menifee?
- What are creative ways to meet the City's housing needs?

Thank you!

Questions?

Contact **Doug Darnell**, Senior Planner

By phone at **(951) 723-3744**

Or by email at ddarnell@cityofmenifee.us

For more information, please visit:

CityofMenifee.us/658/2021-2029-Housing-Element-Update

City of Menifee
Community Outreach Summary DRAFT
October 22, 2020

Community Workshop #1

On Thursday, October 22, 2020, at 6 PM, the City of Menifee held a virtual public community workshop for the 2021-2029, 6th Cycle Housing Element Update. The purpose of the meeting was to provide information on the Housing Element update process and to gather input from the public, which will shape the goals, policies, and programs in the Housing Element. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of the Housing Element;
- Why Housing Elements are updated;
- Information on the Regional Housing Needs Assessment and process;
- Overview of the City of Menifee's RHNA allocation by income category;
- Review of the update schedule and Process; and,
- Overview of additional opportunities for community engagement.

Summary of Questions and Comments

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element. Questions and comments from the attendees include the following:

- Will those of us attending today's meeting, receive a copy of the presentation?
- As far as the RHNA numbers, how are we doing so far?
- What do you see, is there any activity in Menifee for ADUs?
- Does the City ever require a developer to allocate X number of units for an income bracket?
    - Habitat for Humanity would partner with a developer because their program is not subsidizing rental, its self-help home ownership – which is a critical tool that cities can use to stabilize families and get people out of subsidies long term.
- As you look at RHNA sites, are you attempting to align them with High Opportunity census tracts?
    - To limit local subsidy and leverage state programs to reach that income level
- Will the Housing Element include housing preservation for the existing housing stock?
    - How is that [housing preservation] facilitated? What plan is in play currently?
- Please describe what does "Affordable Housing" mean?
- I live in the Audie Murphey part of Menifee, there are so many new houses being built, but have not seen any retail being built? Is there information on why retail/commercial development has tinkered?
    - Has retail construction stopped where the movie theater is?

The full presentation in PowerPoint form is available on the City's Housing Element Update webpage here, cityofmenifee.us/658/2021-2029-Housing-Element-Update.

Mentimeter Live Poll

During the workshop the City also provided an anonymous live polling survey to further engage participants, using Menitmeter.com. The poll offered the following questions:

- What are some challenges to finding or creating housing in Menifee?
- What are some opportunities for housing in Menifee?

- What types of housing would you like to see more of in Menifee?
- What are creative ways to meet the City's housing needs?

Below is a summary of workshop participant responses.

What are some challenges to finding or creating housing in Menifee?

Participants were provided three comment boxes in which they could write an open response to the question. Majority of participants noted traffic as a challenge to finding or creating housing, along with location and pricing. Cost and affordability were mentioned by participants as challenges or barriers. Additionally. A number of participants mentioned city processing and regulations as barriers such as, zoning, fees, and environmental red tape. Overall participants were mainly concerned with cost of homes available space and opportunity. **Figure 1** below identifies every response submitted by the workshop participants.

Figure 1: Challenges to Finding/Creating Housing

What are some opportunities for housing in Menifee?

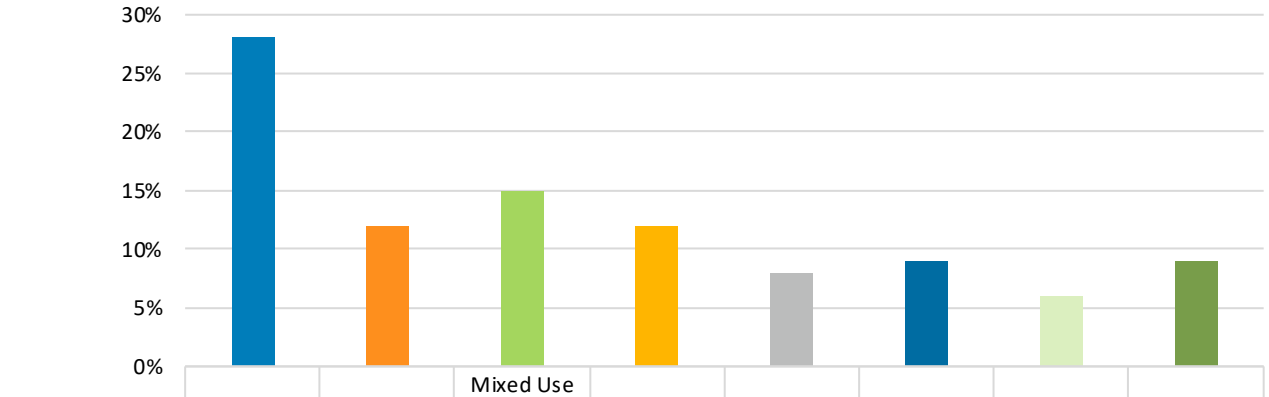
Participants were provided three comment boxes in which they could write an open response to the question. Participants mainly identified a variety of housing types as opportunities for housing in the City of Menifee, such as, apartments, tiny homes, condos, multigenerational housing, and mixed use. Participants also identified funding opportunities such as homeownership assistance programs and state funding opportunities.

Figure 2: Opportunities for Housing in Menifee

What types of housing would you like to see more of in Menifee?

Participants were provided a multiple-choice question including a variety of housing types, as shown in **Figure 3** below. Of the responses received, majority of participants were interested in seeing more single-family residential housing (28 percent). About 15 percent of participants were interested in seeing more mixed-use housing followed by 12 percent who were interested in senior housing and 12 percent who were interested in townhomes or condos.

Figure 3: Interest in Different Housing Opportunities in Menifee



	Single Family Residential	Townhomes or Condos	Mixed Use Housing (Commerical / Retails and Residential combined)	Senior Housing	Student Housing	Multifamily Apartments	Duplexes	Accessory or Secondary Units
Poll Responses	28%	12%	15%	12%	8%	9%	6%	9%

What are creative ways to meet the City's housing needs?

Participants were provided three comment boxes in which they could write a free response to the question. **Figure 4** below identifies all creative housing ideas received from workshop attendees. Participants identified mixed-use housing as a primary opportunity for housing in Menifee. Participants had large variety of ideas, including but not limited to the following:

- Rent control
- Senior housing
- Revitalization and transforming old/underutilized buildings
- Reduced parking and development incentives
- Income flexible housing and affordable housing
- ADUs/ mother in law suites
- Efficient building and use of open space
- Use of commercial or industrial land

Figure 4: Opportunities to Meet Menifee's Housing Needs

Community Survey

The City launched an online community survey on Wednesday, September 30, 2020. During the community workshop and a joint City Council and Planning Commission study session, information regarding access to the survey and instructions for taking the survey were provided. The survey supplied a forum for input on the following topics:

- Affordable Housing
- Community Assistance
- Fair Housing
- Development Processes
- Housing Opportunity Areas
- Barriers or Constraints to Housing
- Additional comments regarding the Housing Element

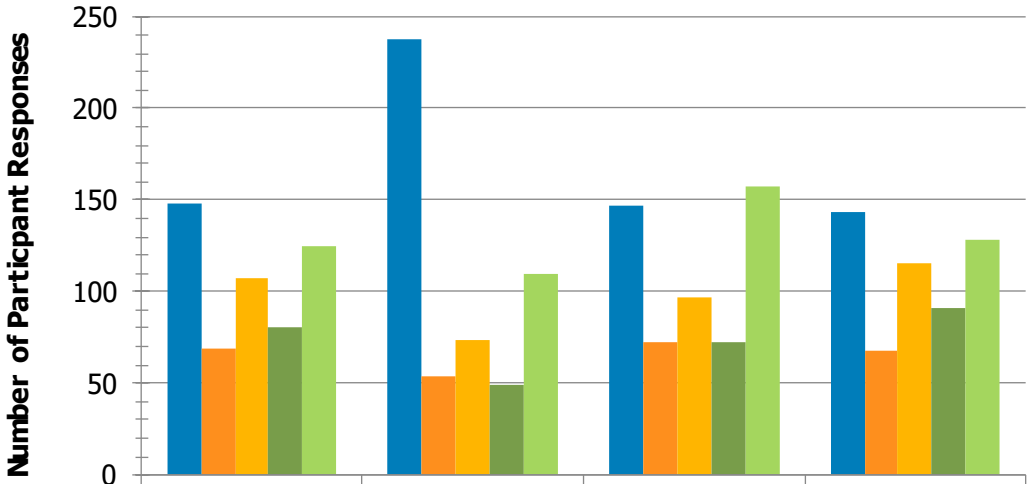
The survey was available through the following direct link, MenifeeHousingSurvey.metroquest.com as well as on the City's Housing Element Update webpage. The City promoted the survey at the workshop and the joint study session and through social media, email and community announcements. The survey was live for public access from September 30, 2020 through November 23, 2020. Feedback from the survey is used to direct policies and programs in the Housing Element. The survey collected a total of 578 survey responses, a summary of the survey's results is below.

Slide 1: Housing Program Opportunities

Participants were provided a variety of housing program opportunities under four main groups: affordable housing programs, community assistance programs, fair housing programs, and streamlining development processes. Participants were asked to rank the potential programs/policies for interest and implementation on a scale from 1 to 5, with 1 signifying least interest and 5 signifying highest interest.

Affordable Housing Programs – Figure 5 displays data results for participant interest in programs and policies to increase and encourage a variety of housing affordable to all incomes. Overall, the data shows that participants had more interest in keeping existing affordable housing than in programs for inclusionary housing. While some participants expressed a high interest in programs to keep or maintain existing affordable housing, a nearly equal number of participants identified less interest in such programs. Participants showed the least interest in programs and policies for inclusionary housing. The figure shows that participants had mixed interest in programs and policies to encourage accessory dwelling units (ADUs), as well as programs and policies to utilize mixed-use areas to create housing opportunities.

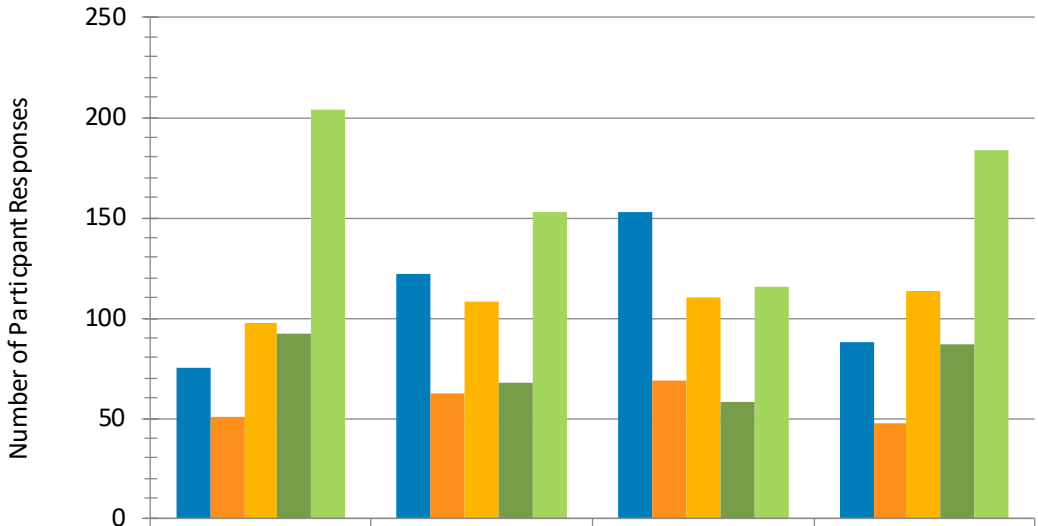
Figure 5: Affordable Housing Program Opportunities



	Accessory Dwelling Units	Inclusionary Housing	Keep Affordable Housing	MixedUse Opportunities
1 - Low Interest	148	238	147	144
2	69	54	72	68
3 - Moderate Interest	107	74	97	115
4	81	49	72	91
5 - High Interest	125	110	157	128

Community Assistance Programs – Figure 6 displays survey results for participant interest in programs to increase or provide additional community assistance, including increased housing information and a variety of funding opportunities. Based on the data, participants were most interested in funding opportunities for homebuyer assistance. Programs to provide access to funding for property maintenance received the second highest interest from participants, followed by a strong interest in increased information regarding housing resources and opportunities provided by the City. The figure also shows that participants had some interest in programs to provide funding for housing rental assistance but overall were primarily uninterested in these programs.

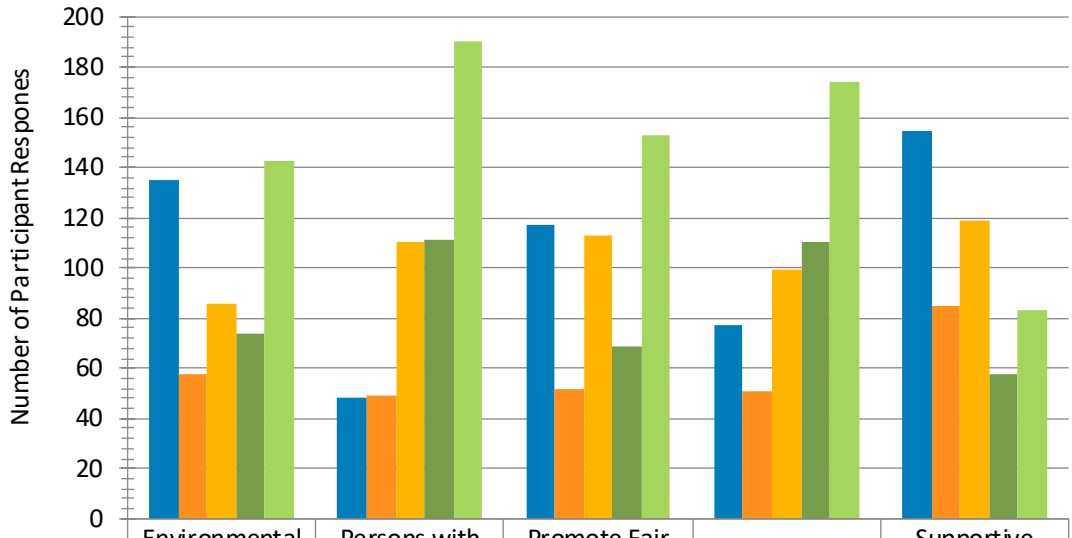
Figure 6: Community Assistance



	Homebuyer Assistance	Housing Information	Housing Rental Assistance	Property Maintenance
1 - Low Interest	75	122	153	88
2	51	62	69	47
3 - Moderate Interest	97	108	110	113
4	92	68	58	87
5 - High Interest	204	153	116	184

<u>Fair Housing Programs</u> – Figure 7 displays survey results for participant interest in programs to promote fair housing in Menifee. Fair housing is the access to housing for all persons in Menifee, regardless of age, disability, race, religion, familial status, or gender. The data shows that participants were most interested in fair housing programs to encourage the development of housing for persons with disabilities and senior housing. Participants also reported high interest in programs and policies to address fair housing issues in Menifee. As shown in the figure, participants showed less interest in programs to provide short and long term supportive or transitional housing, additionally, interest was split between 1, no interest, and 5, high interest, for programs to reduce the health risks in disadvantaged communities through environmental justice policies.

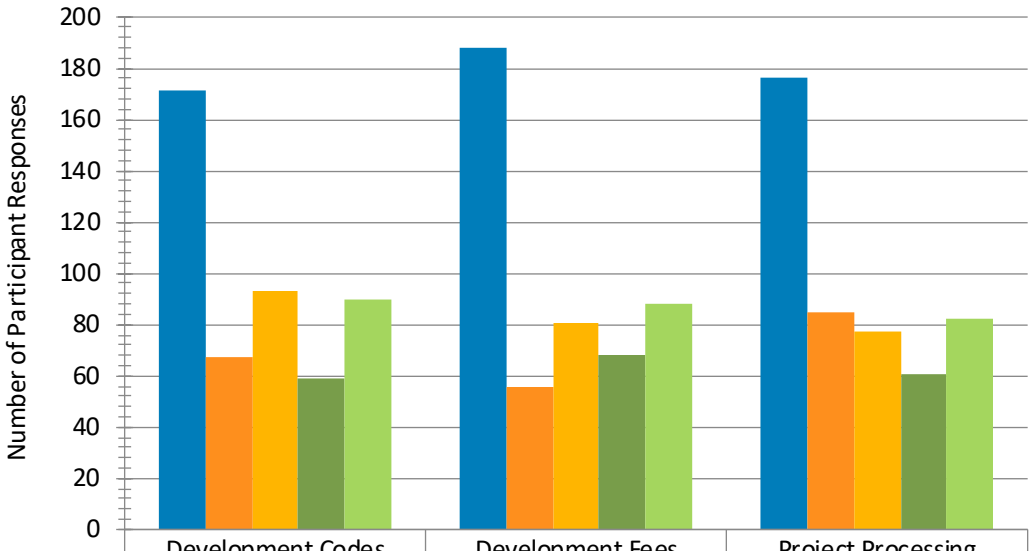
Figure 7: Fair Housing



	Environmental Justice	Persons with Disabilities	Promote Fair Housing	Senior Housing	Supportive Housing
1 - Low Interest	135	48	117	77	155
2	58	49	52	51	85
3 - Moderate Interest	86	110	113	99	119
4	74	111	69	110	58
5 - High Interest	143	190	153	174	83

Streamlining Process – Figure 8 displays survey results for participant interest in programs and policies to streamline the development process to encourage the development of housing in Menifee. The data shows that survey participants have little interest in changing the existing development processes. The majority of survey responses identified the lowest level of interest for each of the potential streamlining programs. Overall participants showed minor interest in adjusting development codes to encourage housing development, followed by some interest in decreasing development fees and adjustments to project and permit processing and review.

Figure 8: Streamlining Processes



	Development Codes	Development Fees	Project Processing
1 - Low Interest	171	188	176
2	67	56	85
3 - Moderate Interest	93	81	77
4	59	68	61
5 - High Interest	90	88	82

Slide 2: Potential Housing Locations

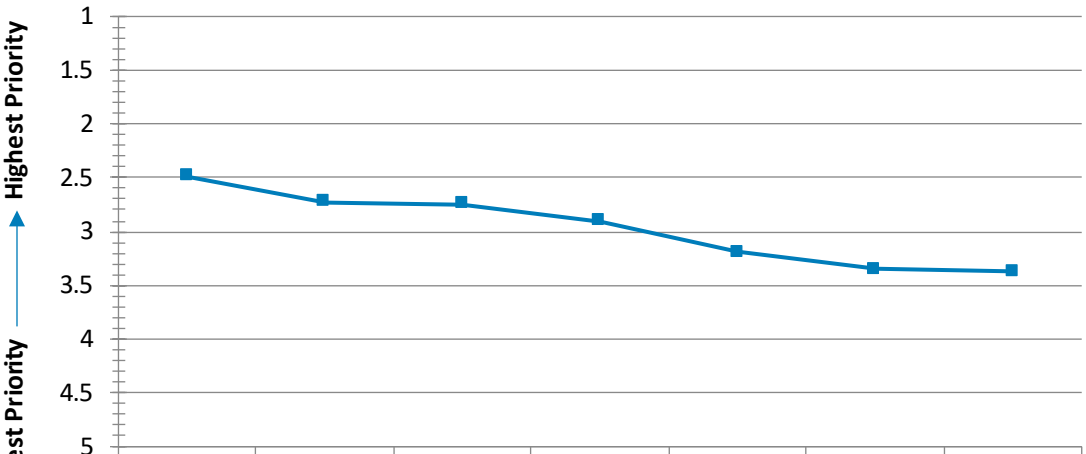
Survey participants were provided with a list of location types for housing opportunities in Menifee and asked to rank each based on where they would most like to see housing in the City. Participants placed their highest priority area as number one at the top of the list, their second priority as number two, and so on. The potential areas included the following:

- **Near Schools and Parks**: Housing development near community facilities and resources such as schools and parks, creates additional access to essential educational opportunities and open space for residents.
- **Accessory Dwelling Units**: Accessory dwelling units (ADUs) are additional smaller units that can be built on existing residential lots in addition to the existing house.
- **Near Shopping/Dining**: Planning for future housing near shopping and dining areas decreases the distance that residents need to go for vital goods and services. (e.g. Countryside Marketplace)
- **Older Commercial**: Aging and underperforming commercial shopping centers within Menifee provide the opportunity to add housing to increase potential customers or replace unused areas with new housing.
- **Vacant Land**: Vacant land creates the opportunity for the development of new housing.
- **Near Health Care Facilities**: Creating the potential for housing development near health care facilities such as emergency rooms, hospitals, or doctors' offices generating additional access to health care resources.

- **Mixed-Use and Live-Work**: Mixed-Use areas provide both housing and retail or commercial uses in the same area. They can also create the opportunity for live-work spaces, where residents have more immediate access to jobs, as well as other essential needs such as food markets, retail, or community services.

Figure 9 displays the data for participant prioritization of potential housing opportunities in Menifee. The line chart shows average priority ranking for each housing location/type. Participants identified highest priority by placing an option in the number one position, therefore, the lower the number (higher priority), the more important it was to participants. The survey results show that the community would like the City to prioritize housing near schools and parks. Vacant land and areas near shopping and dining were the next highest priority areas for housing respectively. Participants had the lowest interest in opportunities for housing near health care facilities and older commercial areas.

Figure 9: Housing Areas, Priority Ranking



	Schools and Parks	Vacant Land	Shopping /Dining Areas	Accessory Dwelling Units	Mixed-Use and Live-Work	Health Care Facilities	Older Commercial Areas
Average Rank	2.49	2.73	2.75	2.9	3.19	3.35	3.37

Slide 4: Priority Programs to Remove Constraints to Housing

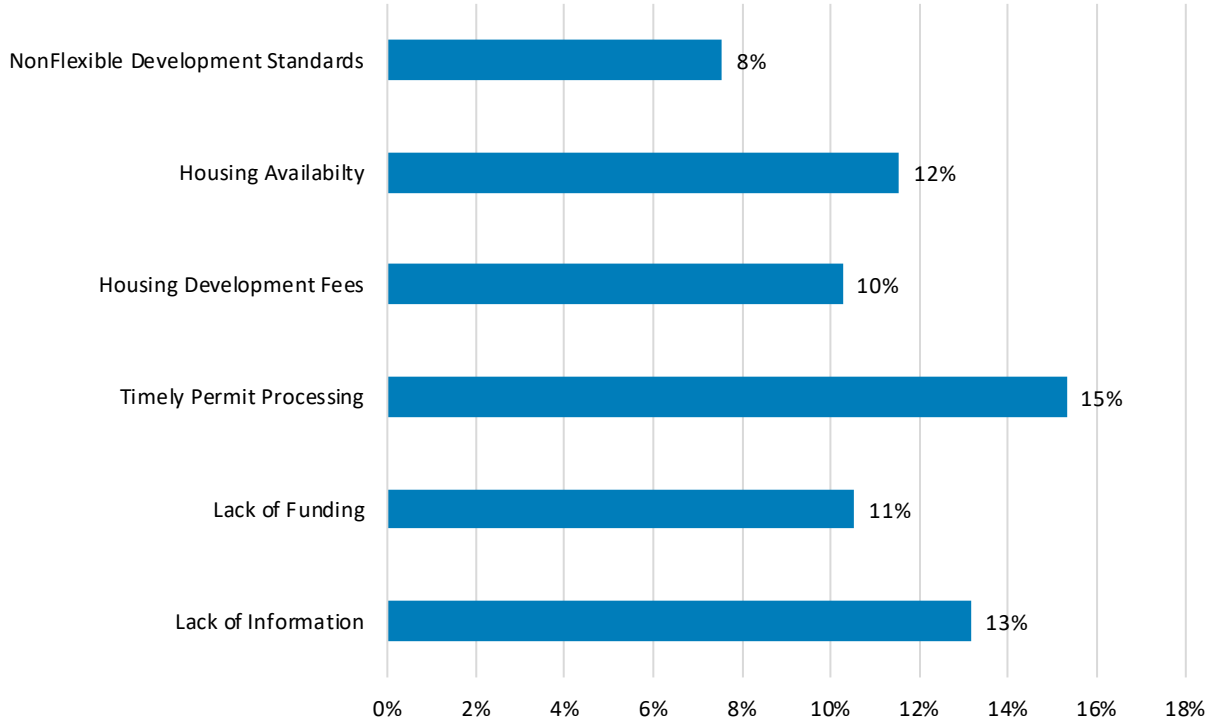
Participants were asked to identify barriers or constraints to the development of and access to housing within the City of Menifee. The following constraints were provided:

- **Lack of Information**: Is there a lack of information available to residents about different housing and housing assistance options?
- **Lack of Funding**: Is there a lack of available funding to assist residents with home ownership, cost of housing/rent, and maintenance?
- **Timely Permit Processing**: Do you believe the current development process could be expedited to encourage the development of housing?
- **Housing Development Fees**: Do you believe lowering housing development fees can encourage an increased production of housing?

- **Housing Availability**: Is it difficult to identify and get access to affordable housing? Is it difficult to find appropriate and safe housing options when moving?
- **Non-Flexible Development Standards**: Could the City's development standards be a constraint to housing? For example, would fewer parking requirements encourage housing development?

Participants were provided stars to allocate among the listed barriers; to prioritize the barriers they would most like the City to focus on removing participants increased the allocation of stars. **Figure 10** displays the results of participant's priorities for removing barriers to housing. According to the data, participants would like the City to adopt programs that prioritize processing permits in a timely manner. While this appears contradictory to previous response data, participants identified a slow permitting process as a barrier to housing however, have little interested in decreasing fees, adjusting development standards, or changing the permitting process. Lack of information and housing availability are also primary constraints which participants would like the City to focus on removing. Nonflexible development standards were reported to be of the lowest priority need.

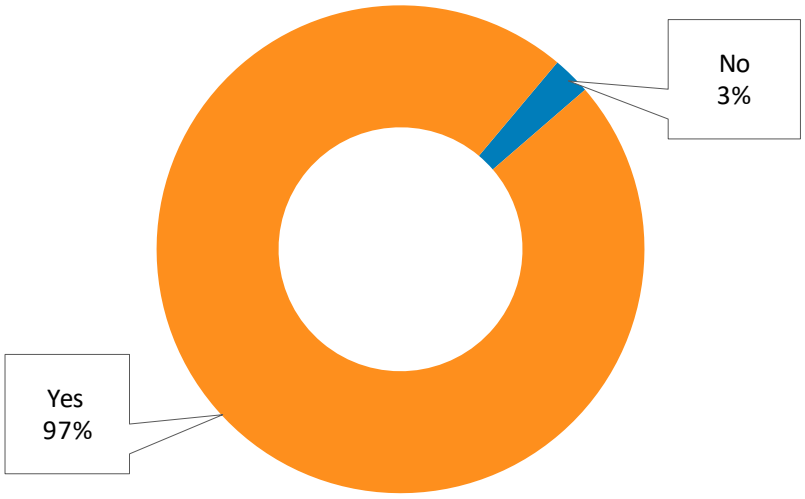
Figure 10: Priority Ranking of Constraints to Housing



Slide 5: Participant Demographics

The final slide included demographic questions to provide a deeper understanding of participants' background. The questions collected information about whether participants live in the City, work or own property in the City, if they rent or own their home (housing tenure), participant age and annual income. **Figure 11** displays the data for participants' who live in the City.

Figure 11: Participants Who Live in Menifee



As shown in the figure above, 97 percent of survey participants live in Menifee. **Figure 12** below displays information about participants affiliation to the City. About 60 percent of participants own property and 6 percent work in the City. A large percent of participants live and work in the City (23 percent), while 11 percent do not live or work in Menifee.

Figure 12: Affiliation to Menifee

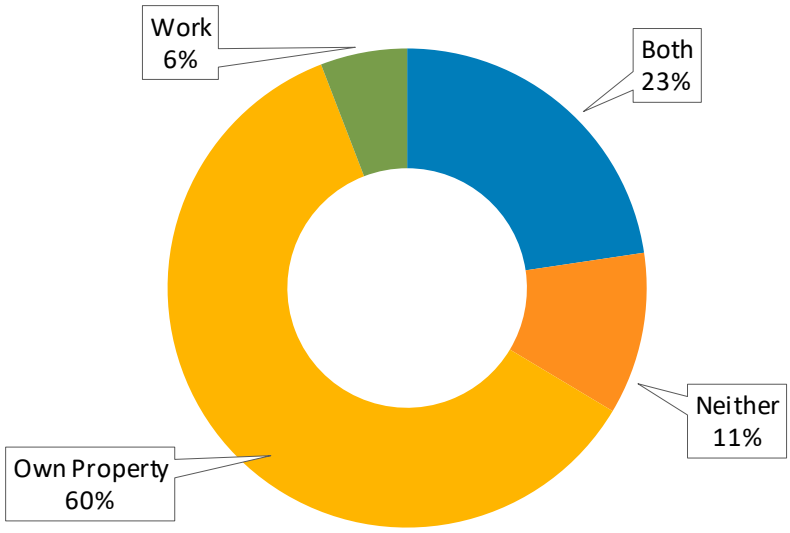


Figure 13 displays survey participants' housing tenure. Of the 578 survey respondents, majority reported being homeowners (83 percent) while 14 percent are renters. Three percent reported neither.

Figure 13: Tenure

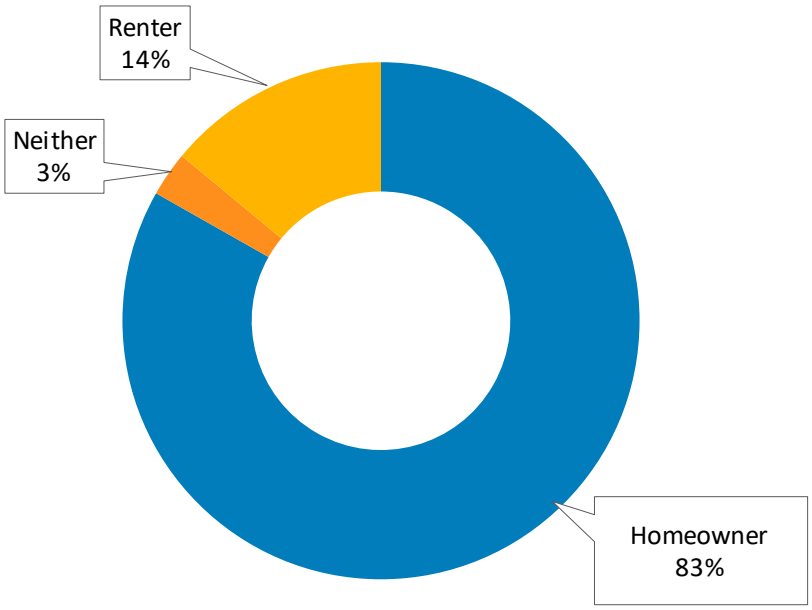


Figure 14 below displays the data for participants' age. Persons age 31 to 45 years represented the largest group of survey particpants (44 percent), followed by those age 45 to 65 years (32 percent). Ten percent reported 19 to 30 years of age and 11 percent reported 65 years or more. There were no participants under the age of 18 years.

Figure 14: Participant Age Comparison

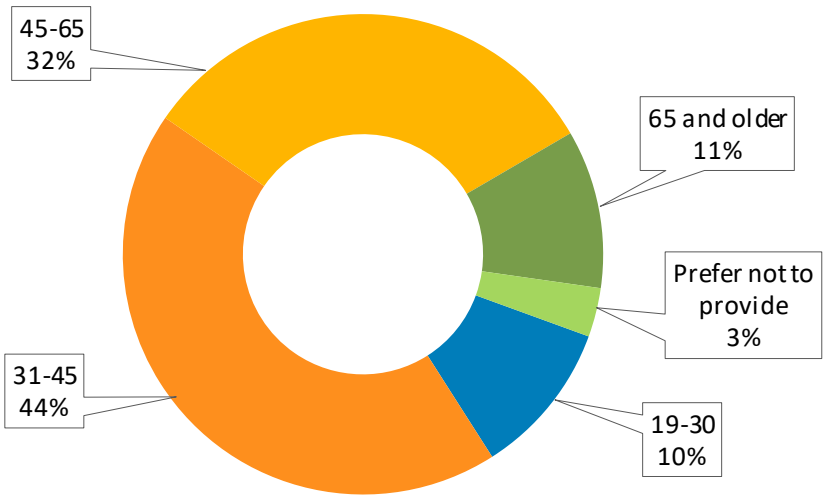
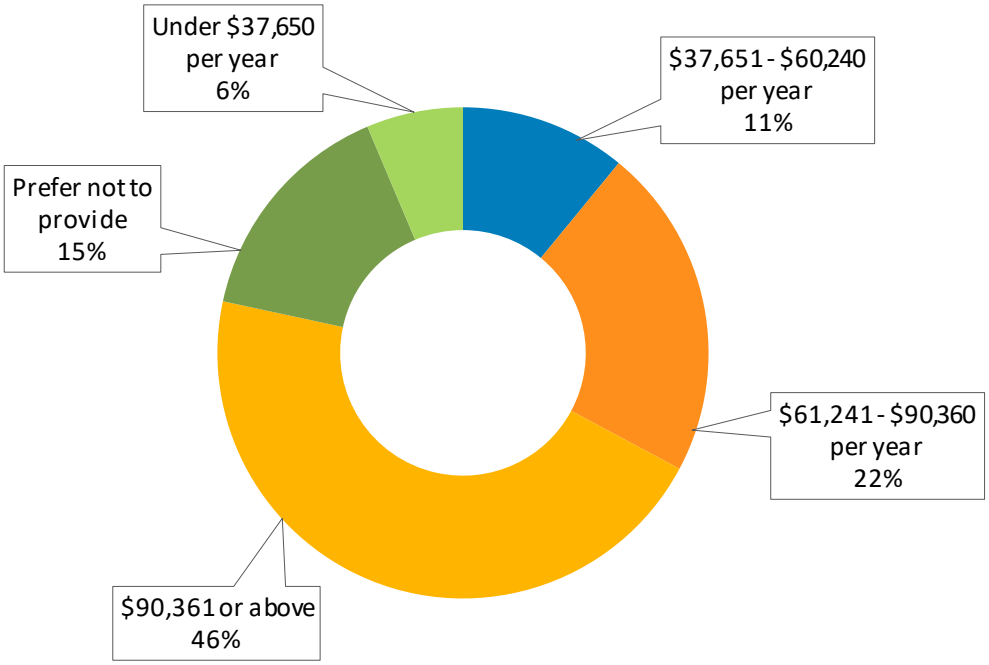


Figure 15 shows most survey participants fell into the above moderate-income group, earning $90,361 or more per year. The second largest income group were of those who earn between $61,241 to $90,360 (the moderate-income group). Those who earn under $60,240, the low and

very low-income group, made up a total of 17 % of all participants. Additionally, 15 percent did not identify their income.

Figure 15: Annual Income



Social Media Public Comments

The City received comments ranging in a variety of topics through social media, including housing opportunities, housing programs, housing suggestions and various improvements to the City. Below is a summary of these comments:

Comment Category	Public Comment
Housing Opportunity Types	Small starter homes rather than huge 6 bedrooms with 4 baths. Something a young couple can afford and start a family (Facebook)
	Multi Acre Parcels (Facebook)
	Affordable housing (Facebook)
	Low- Income housing(Facebook)
	Minimize Lot Sizes (Facebook)
	Higher end homes(Instagram)
	Single family homes (Instagram)
	RV parking (Instagram)
	Another Community like Heritage lake (Instagram)
	Mixed-use at cherry hills plaza
	Rural/equestrian communities
	A high-density multi-family community (max 4 story) possibly west of the Scott Road 215 interchange. Walking paths, parks. Restaurants and commercial nearby to facilitate walking/cycling vs motor vehicles. Transit center with commuter parking lot between this development and 215.
Housing Program Suggestions	Focus on revitalizing your rural and older areas such as Sun City, older Menifee off of Newport Quail Valley (Facebook)
Housing Suggestions	Leave Rural areas. Stop Rezoning commercial (Facebook)
	Stop building new homes focus on existing homes (Facebook)
	Less apartments(Facebook)
	Need a diversity of housing components. Higher $ communities bring only good things and help break up a sea of single-family tile roofs.
Various Improvements Suggestions	Focus less on housing instead on building businesses and road infrastructure (Instagram)
	Improve residential areas that already exist (Facebook)
	Fix Traffic (Facebook/Instagram)
	Have open space (Instagram)
	Bigger parking lots and exits on interstate widen (Instagram)
	Bring Tech (Instagram)
	Fix Newport street (Instagram)
	Add stop light at Bradly and Lazy Creek (Instagram)
	Focus on creating local culture (Twitter)
	Provide more care for the rural communities – Sun City, Quail Valley (Facebook)
Additional Comments	No more housing (Facebook)
	No more new homes (Facebook)
	If more homes are built, traffic will be much worse (Facebook)

	Losing horse trails and open space (Facebook)
	Over development of housing without supportive infrastructure in place (Twitter)
	More open fields with animals (Facebook)
	Prefer that Menifee does not build more housing
	State is requiring so much new housing (Facebook)

C.2 COMMUNITY WORKSHOP #2

This section contains all available public comments provided during the second Community Workshop and PEIR Public Scoping Meeting, as well as provided workshop materials and handouts. Public comments were received in written and oral form for items on the workshop and PEIR.

CITY OF MENIFEE

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2021-2029 HOUSING ELEMENT UPDATE & PUBLIC SCOPING MEETING

The City of Menifee is preparing the draft 2021-2029 Housing Element Update. The public is invited to attend this workshop to learn about the Housing Element Update and provide feedback.

This Community Workshop will discuss an overview of the Housing Element Update. There will be a brief recap on previous community outreach, sharing of Community Survey Results and an intro to an interactive mapping activity to gain public input (StoryMap). This meeting will also serve as the City's Public Scoping meeting on the Program Environmental Impact Report (PEIR) that is being prepared for the Housing Element Update and will include an overview of the California Environmental Quality Act (CEQA) and issues to be covered in the PEIR. Please plan to join us virtually and provide your input!

Please visit the Housing Element Update website for more information at:
https://cityofmenifee.us/658/2021-2029-Housing-Element-Update

WHEN: Thursday, February 25, 2021

TIME: 6 pm

WHERE: https://cityofmenifee-us.zoom.us/j/7172119849?pwd=UWIwZjVJWEx4MmNoMWpMamlFZDUvQT09

Meeting ID: 717 211 9849

Passcode: 164671

To participate by phone, dial: 1-669-900-6833

For questions, please contact Doug Darnell, AICP , Senior Planner at (951)-723-3744 or ddarnell@cityofmenifee.us

Community Workshop #2 and EIR Public Scoping Meeting

City of Menifee
2021-2029 Housing Element Update

Time: 6:00

Date: February 25, 2021

Location: Virtual

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Agenda

I. Overview of the Housing Element and Regional Housing Needs Assessment (RHNA)
II. Overview of Land Use Element, Safety Element, and Environmental Justice Policies
III. Overview of Previous Community Outreach
IV. Community Survey Results
V. Overview of Candidate Sites Analysis
VI. Environmental Review Process and Public Scoping Meeting
VII. Notice of Preparation/Scoping Comments
VIII. Next Steps and StoryMap Introduction

Overview of the Housing Element and RHNA

What is a Housing Element?

- Required Chapter of the Menifee General Plan
- Provides goals, policies, programs, and objectives to guide future housing growth and address current housing needs
- Identifies future housing growth need by income category
- Requires certification by the State Department of Housing and Community Development (HCD) to show compliance with State housing laws

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Housing Element Contents

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites to accommodate the City's Regional Housing Needs Allocation
- Policies, programs and quantified objectives to achieve the City's housing goal

Why are Housing Elements Updated?

- Ensures the City complies with State housing laws
- Demonstrates Menifee's ability to meet estimated future housing growth need
- To adopt and implement policies addressing local housing issues
- Allows the community to further engage in the planning process

What is the Regional Housing Needs Assessment (RHNA)?

- Quantifies housing growth need within each City/County in California
- Based on future growth in population, employment and households

Department of Housing and Community Development (HCD)

HCD determines and distributes the State's housing need to Regional Planning Agencies (MPOs)

Southern California Association of Governments (SCAG)

SCAG develops methodology to determined "fair share" distribution of the region's housing need to local jurisdictions

City of Menifee RHNA 2021-2029

6,609 units

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RHNA Allocation: 6th Cycle (2021 – 2029)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	$37,650	1,761 units
Low Income	51 – 80% MFI	$37,651	$60,240	1,051 units
Moderate Income	81 – 120% MFI	$61,241	$90,360	1,106 units
Above Moderate Income	>120% MFI	$90,361	>$91,361	2,691 units
			Total:	**6,609 units**

*Income range is based on the 2020 HUD Median Family Income (MFI) for Riverside County of $75,300.

Overview of Land Use Element, Safety Element, and Environmental Justice Policies

Other Element Updates in the General Plan

- Land Use Element Update
  - Identify and develop patterns for future growth
  - Evaluate uses to ensure land for residential, commercial, industrial and public facilities
  - Review LU policies for conflicts with new housing legislation and Zoning standards
- Safety Element Update
  - Identify relevant safety issues that must be updated consistent with State and Federal requirements
  - Insure consistency between LU, Environmental Justice and the Housing Element
- Environmental Justice Policies –Identifies disadvantage communities with the City of Menifee
  - Incorporate policies and goals to advance equity and protect human health

Overview of Previous Community Outreach

Joint City Council and Planning Commission Meeting (September 2020)

- An overview of the City of Menifee's current demographic composition and housing distribution was presented.
- The Housing Element and associated General Plan Element Updates were also presented.
- The Regional Housing Needs Assessment (RHNA) process was explained along with the City's 6,609-unit RHNA allocation.
- The Community Survey Tool was launched

Community Workshop #1 (October 2020)

- The City's Housing Element and RHNA allocation were summarized.
- A live Menti.com Survey was performed during the workshop
- The Housing Element Update Schedule and directions on how to participate in the City's Community Survey Tool was presented
  - The survey period ended in November 2020.
  - The community survey received 578 responses.

Community Survey Results

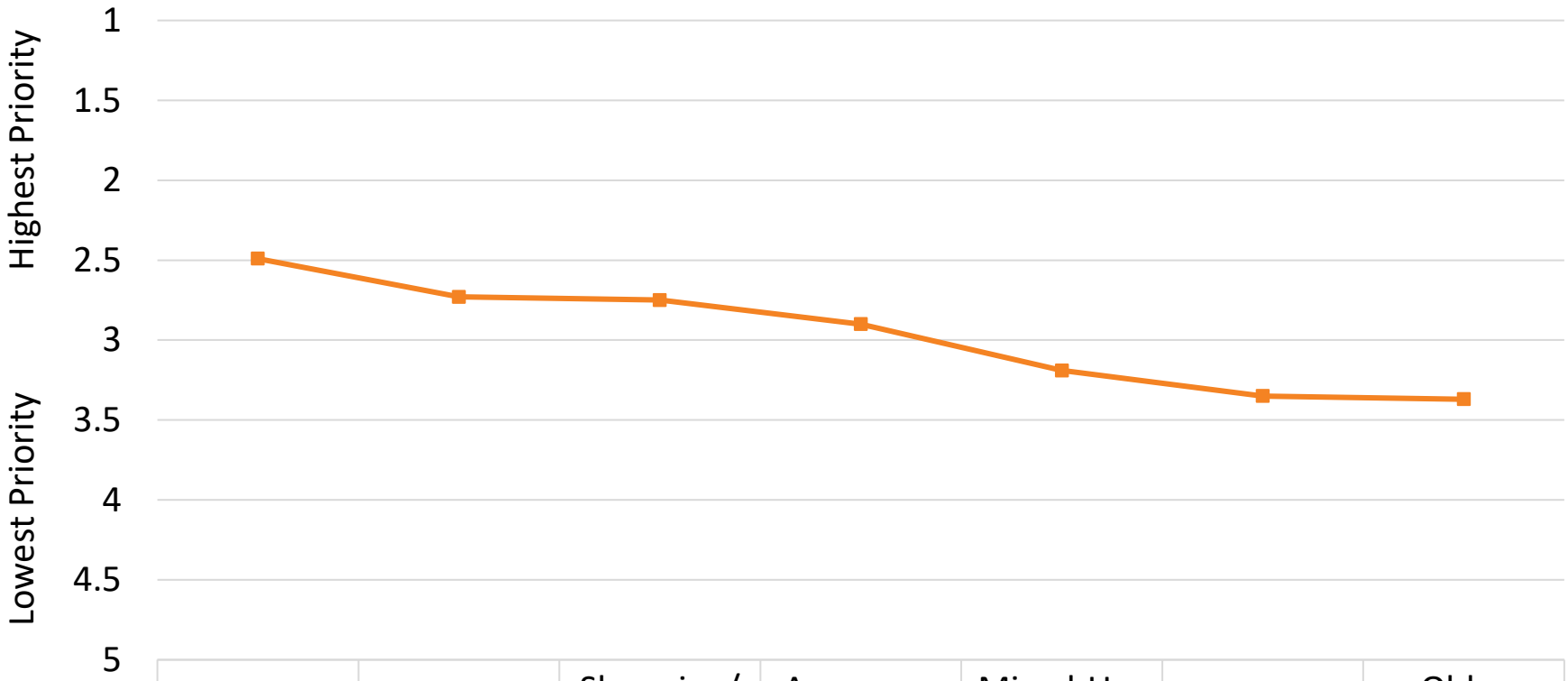
Community Survey Results

- Housing Program Opportunities
- Opportunities Locations
- Removing Constraints to Housing
- Participant Demographics

Housing Program Opportunities

- Increasing ADUs
- Maintaining existing affordable housing
- Programs to offer housing assistance and increased access to housing information
- Increasing housing accessibility

Opportunities Areas for Housing



	Schools and Parks	Vacant Land	Shopping/ Dining Areas	Accessory Dwelling Units	Mixed-Use and Live-Work	Health Care Facilities	Older Commercial Areas
Average Rank	2.49	2.73	2.75	2.9	3.19	3.35	3.37

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Removing Constraints to Housing

Increasing the permit processing timeline

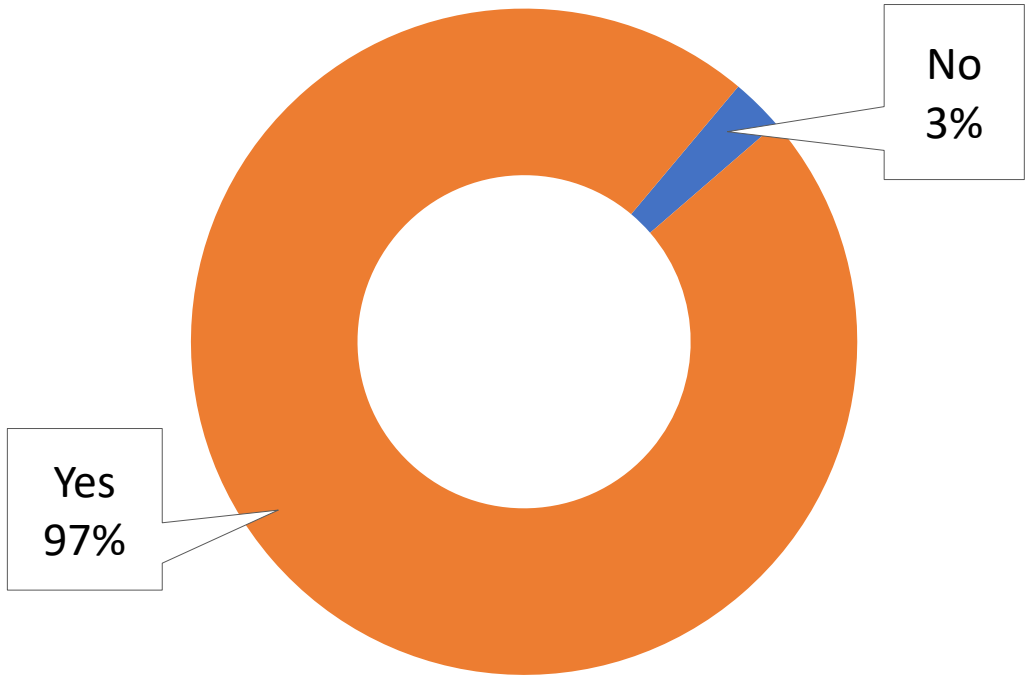
Focus on increased housing availability and variety of opportunities

Creating more available housing information

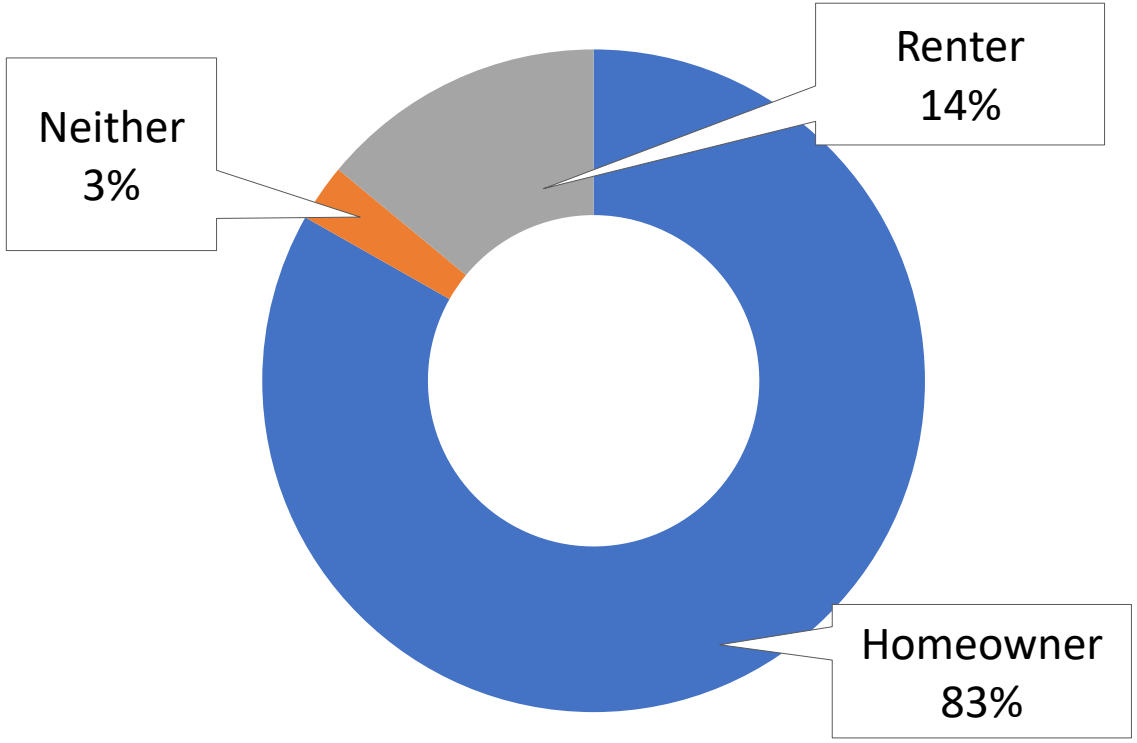
Pursue opportunities for funding assistance programs

Participant Demographics

Are you a Menifee Resident?



Do you own or rent your home?



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Overview of Candidate Sites Analysis

Adequate Sites Analysis

Why is an Adequate Site Analysis required?

- The City of Menifee must demonstrate the ability to accommodate RHNA
  - Adequate sites to meet the RHNA- 6,609 units
- Sites accommodate units affordable to different household incomes
  - Very low, Low, Moderate, Above Moderate Income
- Sites must meet statutory requirements – AB 1397
  - 50% of the Low and Very Low need accommodated on vacant land
  - Meet size requirements
  - Served by utilities

Adequate Sites Analysis

RHNA Allocation for Menifee:

6,609 units

The City evaluates sites based on zoning that permits residential use, vacancy, land not developed at its full capacity (underutilized), opportunities for infill, opportunity access (transportation, retail)

Moderate and Above Moderate-Income Sites

The City must accommodate **1,106** units affordable to Moderate Income households and **2,691** units affordable to Above Moderate-Income households.

Specific Plans include:

- Cantalena Specific Plan
- Cimarron Ridge Specific Plan
- Menifee North Specific Plan (Amend. 3)
- Newport Estates Specific Plan
- Rockport Ranch Specific Plan
- Legado Specific Plan
- Audie Murphy Ranch Specific Plan

Above Moderate Income	Minimum 3 du/acre Maximum 8 du/acre
Moderate Income	Minimum 8.5 du/acre Maximum 24 du/acre

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Low and Very Low Income Sites

- The City must accommodate **2,812** units affordable to Low and Very Low Income households.
- Evaluation of residentially zoned properties, which can accommodate 24 du/acre
  - <.5 acres and >10 acres
  - Vacant vs. nonvacant
  - Access to opportunities
- Accommodating the remaining need
  - Rezoning specific sites to accommodate 24 du/acre may be considered to adequately meet RHNA allocations.

Environmental Review Process and Scoping Meeting

Environmental Review Process

- Preparation of an Environmental Impact Report (EIR)
- An EIR allows for an in-depth analysis of the potential environmental impacts of a proposed project.
  - Any Identified areas of significant impact
  - Provides mitigation measures to reduce impact effects
  - Provides potential alternatives that could reduce or remove significant impacts
- Public commentary is built into the process
  - Notification of available documents and information
  - Multiple periods of review for EIRs
  - Public meetings
  - A Final EIR created based on comments received from the initial Draft EIR

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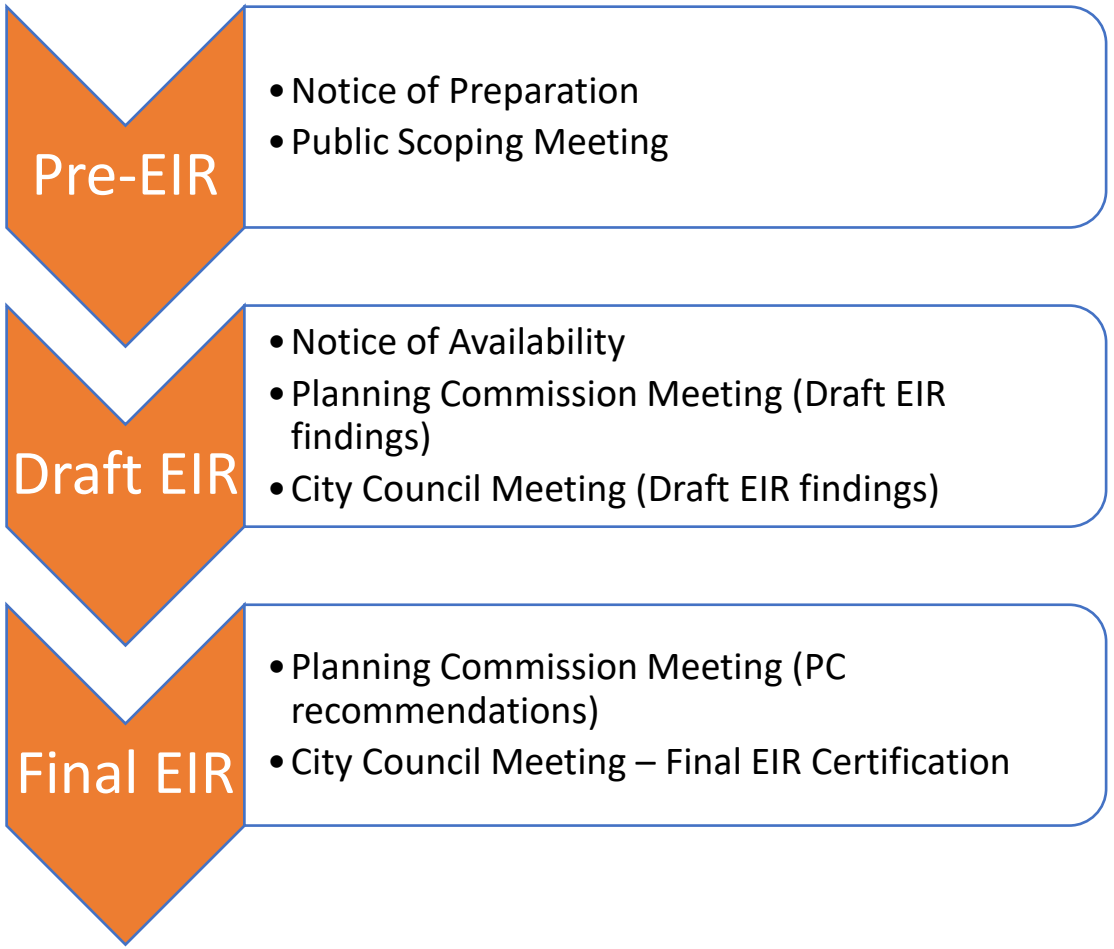
Environmental Review Process

- EIR noticing schedule
  - **Notice of Preparation – February 3, 2021**
    - **30-day review period ends March 5, 2021**
  - Notice of Availability of Draft EIR – Spring/Summer 2021
    - 45-day review period ends Summer/Fall 2021
- Public meeting schedule
  - Public Scoping Meeting – February 25, 2021
  - 3rd Community Workshop
    - Spring 2021
  - Planning Commission Meetings
    - Summer 2021
  - City Council Meetings
    - Summer 2021



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Environmental Review Process

Scope of analysis typically included in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

Any technical studies conducted for environmental analyses will be included as an appendix of the EIR

Notice of Preparation Scoping Comment

NOP Comments

- **Environmental Information and Analysis** to be included in the EIR
- **Environmental Issues** to consider
- **Alternatives** to the project to assess

Scoping Session is <u>not</u> a review of the Project; it is a review of the prospective EIR content.

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NOP Comments

- Speakers are invited to raise their hand (through zoom) to speak and inform the City of issues to be considered in the PEIR

- Written comments may also be submitted
  - Please write down any comments relating to issues that should be considered in the PEIR and submit comments to City staff through the email provided at the end of this presentation
  - Additional written comments will be accepted through March 5, 2021 by 5:00 pm.

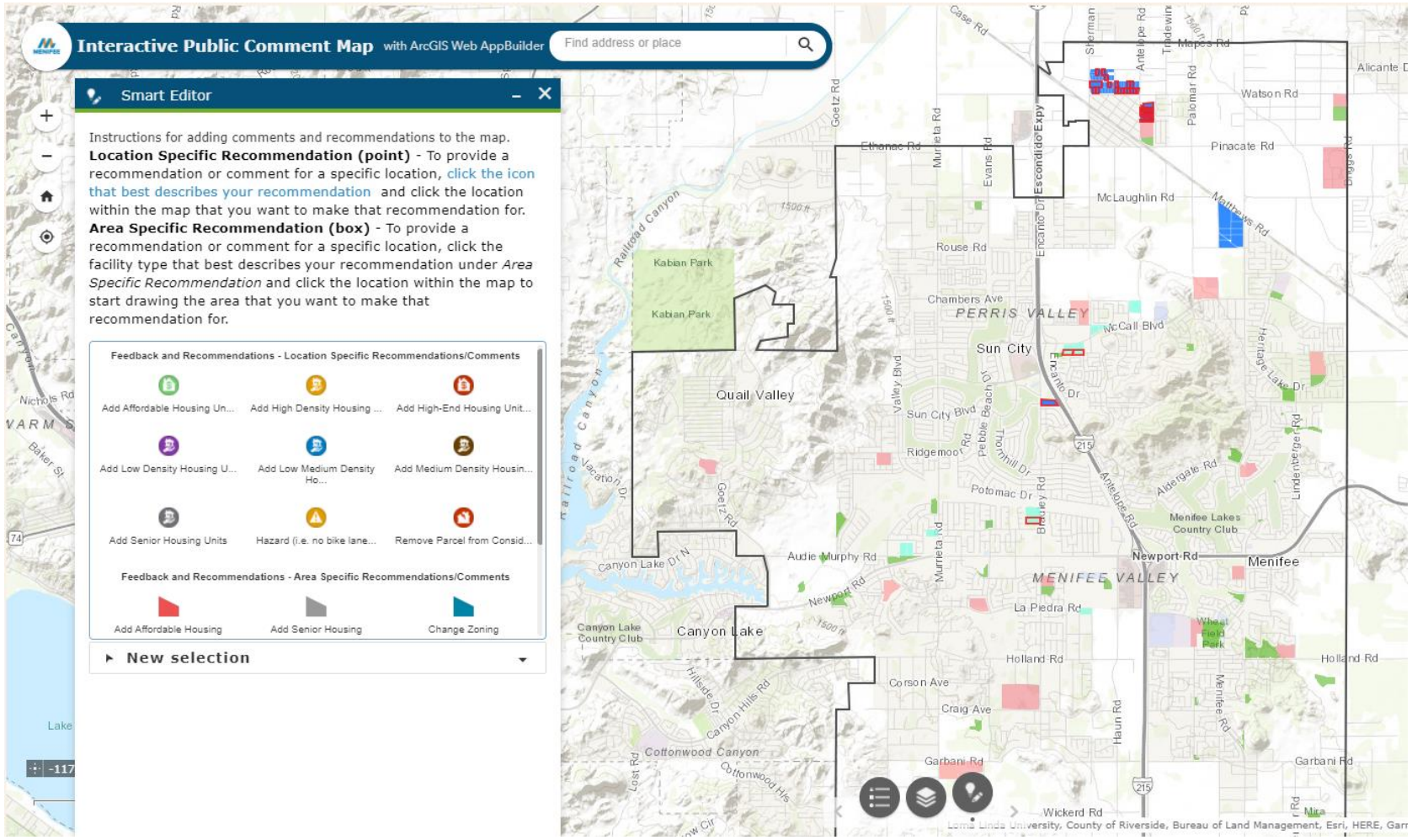
Next Steps

StoryMap and Interactive Web Map

- The City has created an interactive web map that will allow for continued community feedback.
- Residents will be able get information on the housing element update and provide feedback through the site.

StoryMap and Interactive Web Map

- An interactive map will allow residents to see the locations of candidate sites
  - Participants can offer feedback on the sites and provide annotations directly onto the map.
  - The feedback will help inform decision on sites analyzed in the Housing Element Update.



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StoryMap and Interactive Web Map

- Provides community members and stakeholders with the ability to provide feedback at their convenience
- The Map will allow the community the ability to:
  - Identify locations for potential housing
  - Include density of housing
  - Add comments in the text boxes
  - Identify locations where housing may not be appropriate
  - Provide comments/question to the Housing Element team

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Interactive Map Tutorial

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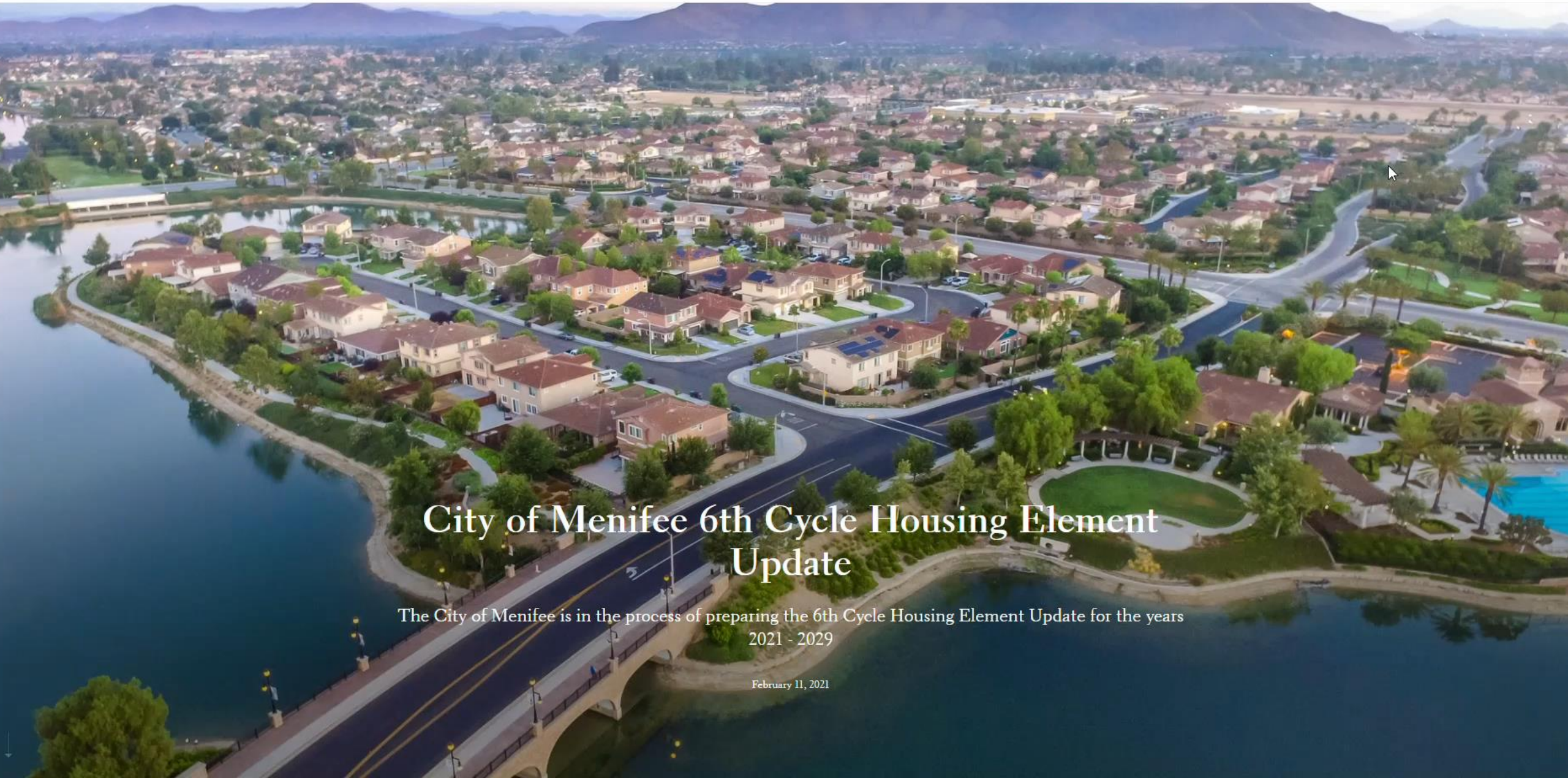

City of Menifee 6th Cycle Housing Element Update

The City of Menifee is in the process of preparing the 6th Cycle Housing Element Update for the years 2021 - 2029

February 11, 2021

Tentative Housing Element Update Schedule

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Thank you!

Questions?

Contact **Doug Darnell**, Senior Planner

By phone at **(951) 723-3744**

Or by email at ddarnell@cityofmenifee.us

NOTICE OF SCOPING MEETING & PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

Date: February 3, 2021

To: State Clearinghouse, Responsible and Trustee Agencies; Property Owners; and Interested Individuals and Organizations.

Subject: A Notice of Scoping Meeting and a Notice of Preparation (NOP) for the City of Menifee 6th Cycle Housing Element Update Project, Program Environmental Impact Report (PEIR) and related Planning Application Nos. General Plan Amendment No. (GPA) PLN21-0022, and Change of Zone No. (CZ) PLN21-0021.

Scoping Meeting: To be held virtually via ZOOM on February 25, 2021 at 6 p.m. with Meeting ID: 717 211 9849 and Passcode: 164671. Further information provided below.

Comment Period: February 3, 2021 through March 5, 2021

Notice of Preparation of a Draft PEIR:

The City of Menifee (City) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will be responsible for the preparation of a Draft PEIR for the City of Menifee 6th Cycle Housing Element Update Project (Project) referenced above. The PEIR will evaluate the potential significant environmental impacts that may result from implementation of an updated Housing Element and expanded housing potential. Additionally, the PEIR will evaluate the related General Plan Land Use Element, Safety Element, and Environmental Justice component updates that will be evaluated to ensure consistency with the new laws and regulation, General Plan, and updated Housing element policies.

Project Setting and Location:

The Project encompasses the entire City, which is located in the western portion of Riverside County (County). The City is directly north of Murrieta; south of Perris; east of Canyon Lake, Lake Elsinore, and Wildomar; and west of unincorporated County land. The City is characterized by its mixture of residential, commercial, and industrial uses distributed to create an eclectic, diverse community. The City fosters a cohesive range of activity for its residents and visitors which vary from rural uses to urban uses. The City is also poised for continued growth through 2040 in both population and job availability as the Menifee community continues to develop and expand.

Project Description:

The 6th Cycle Housing Element Project includes the following:

<u>Housing Element Update</u>

The Housing Element is a California (State)-mandated policy document within the Menifee General Plan that provides direction for the implementation of various programs to meet existing and projected future housing needs for all income levels within the City. The Housing Element provides policies, programs, and actions that accommodate growth, produce opportunity for the development of new housing units, preserve existing housing stock, and assist the existing population.

California Government Code §§65580–65589.8 requires that jurisdictions evaluate and update their Housing Elements every eight years. The current statutory update in the SCAG region covers the eight-year 5th Cycle

Housing Element (2013-2021). The City of Menifee 2021-2029 Housing Element is proposed to ensure consistency with current State Housing laws and cover the 6th Cycle Housing Element Update (2021-2029). The Project represents a comprehensive update to the City's last adopted Housing Element (i.e., the 5th Cycle). The Project will include revised goals and policies, and new, modified, and continuing implementation programs.

The Housing Element will provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The Housing Element Update will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029.

The statutory deadline for adopting the Housing Element is October 15, 2021. The City's goal is to complete the approval process by August 31, 2021. Regularly scheduled meetings with the Planning Commission, Joint City Council and Planning Commission, and workshops, may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

6th Cycle Housing Element Update Components

The 6th Cycle Housing Element update will consist of five main components:

1. Assessment of City-wide Housing Needs and Opportunities;
2. Drafting of Goals, Policies, Programs, and Objectives (GPPOs);
3. Preparation of CEQA - Environmental Review Documents;
4. Preparation of the Sixth Cycle Housing Element; and
5. Coordination with HCD to Obtain State Certification

Completion of these five components and local adoption process are currently underway and are expected to continue through August 2021, and will include additional public engagement opportunities, such as public workshops and meetings, and public hearings before the City Council and Planning Commission.

Regional Housing Needs Assessment Allocation (RHNA)

The RHNA is a State Housing law requirement that is part of the periodic process of updating local General Plan Housing Elements. The RHNA allocation process is conducted by regional planning agencies every eight years. On September 3, 2020 the Southern California Association of Governments (SCAG) adopted the final draft RHNA allocations and distributed the RHNA allocation to all local jurisdictions. The City is a member city of SCAG, which allocates to the Riverside County cities and unincorporated areas their fair share of the total RHNA housing needed for each income category. The RHNA quantifies the housing need within each jurisdiction for all economic segments of the community in four income categories: very low, low, moderate, and above moderate. Each jurisdiction must demonstrate within its Housing Element that it can accommodate its RHNA at all income levels. The City's RHNA allocation is as follows:

City of Menifee Final Draft RHNA Allocation: 6th Cycle (2021 – 2029)			
Income Category	**Income Range***		**RHNA Allocation (Housing Units)**
	Min	Max	
Very Low (31% to 50% MFI)	--	$37,650	**1,756 units**
Low (51% to 80% MFI))	$37,651	$60,240	**1,049 units**
Moderate (81% to 120% MFI))	$61,241	$90,360	**1,104 units**
Above Moderate (120% MFI) or more)	$90,361	> $91,361	**2,685 units**
		TOTAL	**6,594 units**

*MFI= Median Family Income. Income ranges are based on the 2020 HUD Median Family Income (MFI) for Riverside County of $75,300

Available Sites and Capacity Analysis

To comply with Housing Element law, the City must identify candidate housing sites that can accommodate their 2021-2029 RHNA allocation. This may include the identification of current vacant land that can accommodate residential use or infill sites that permit residential development. If the City cannot identify enough sites/parcels appropriately zoned to accommodate RHNA allocations, then the City must identify additional candidate housing sites. Approved specific plans containing entitlements for residential uses were found to accommodate a large portion of the required moderate and above moderate housing units. These specific plans include:

- Cantalena Specific Plan;
- Cimarron Ridge Specific Plan;
- Menifee North Specific Plan;
- Newport Estates Specific Plan;
- Legado Specific Plan;
- Audie Murphy Ranch Specific Plan; and
- Rockport Ranch Specific Plan.

The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. The Housing Element will explore opportunities to accommodate the RHNA through current production, entitled units, or the availability of properly zoned land that can accommodate additional growth. The Housing Element will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels.

The City can also accommodate very low- and low-income housing development through the utilization of existing high-density residential zones as well as specific plan areas. To fully generate adequate potential for very low- and low-income housing units, the City proposes to rezone select residential parcels to higher density zones in order to further accommodate the required RHNA units.

Land Use Element Update

In coordination with the Housing Element update, the General Plan Land Use Element will be evaluated to identify future growth and development patterns. The analysis will outline the existing land uses with undeveloped and underutilized parcels to ensure adequate land for housing, commercial, industrial and public facility uses within the City limits and sphere of influence. The analysis will help identify potential land use conflicts and will be an opportunity to address amendments necessary as part of the Housing Element Update. This will ensure consistency with the Housing Element Update. General Plan land use amendments and rezoning of land may be required as necessary to support the policies of the Housing Element Update.

Safety Element Update

The General Plan Safety Element will be updated to be consistent with Government Code Section 65302 (g) and to address any relevant safety issue to reduce the potential short and long-term risk to the public from fires, floods, droughts, earthquakes, landslides, climate changes and other hazards. The Safety Element must identify hazards and hazard abatement as well as methods of minimizing risks to guide local decisions related to zoning, subdivisions and entitlement permits and economic disruptions.

The Safety Element shall address at a minimum, seismic, slope instability, flooding, fire, and climate change hazards and create a set of feasible mitigation measures. As the Safety Element directly relates to the topics in the Land Use Element and proposed Environmental Justice policies, any relevant policy will also be updated in applicable elements for consistency. The fire hazard goals and policies of the Safety Element will include input from the Fire Department/CalFire and will identify Fire Hazard Severity Zones based on the latest updated California Department of Forestry High Fire Hazard Severity Zone Maps. Finally, State law requires the Draft Safety Element to be submitted to the State Board of Forestry and Fire Protection for review 90 days prior to adoption.

Environmental Justice

Under Senate Bill 1000 (SB 1000), cities are required to incorporate environmental justice goals and policies into the General Plan if they have disadvantaged communities within their jurisdiction and when updating/revising two or more elements of the General Plan. CalEnviroScreen 3.0 is an online Global Info Systems (GIS) mapping tool used to identify disadvantaged communities in the State. While this tool does not show any disadvantaged communities (DACs) for the City of Menifee (i.e., DACs as defined by SB 535), the Governor's Office of Planning and Research (OPR) guidance recommends that identification of DACs involve mapping of areas of the City with household incomes that are at or below 80 percent of the area median income, to comply with SB 1000.

For disadvantaged communities identified within the City, the City will analyze existing policies and programs to help identify and develop policies directing resources to disadvantaged communities to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education and employment. This will help inform more equitable development and design to improve community resilience. Environmental justice policies will be located in various Elements of the General Plan, where appropriate.

Potential Environmental Effects:

The City, as the lead agency for the proposed 6th Cycle Housing Element and PEIR, is responsible for environmental review under CEQA. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an PEIR will need to be prepared based on the Project's potential to create short-term, long-term, and cumulative impacts. Therefore, a PEIR will be prepared to fully evaluate the potential impacts of the Project. The PEIR will be comprehensive in nature evaluating all identified issues from the 2019 CEQA Initial Study Checklist.

The City will address the following potentially significant impacts in the PEIR: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; Tribal Cultural Resources; Utilities and Service Systems; Wildfire Hazards; and Mandatory Findings of Significance.

The PEIR will address the short-term and long-term effects of the Project on the environment. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated based on their ability to reduce impacts that are determined to be significant in the PEIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring and reporting program (MMRP) will also be developed as required by §15097 of the CEQA Guidelines. The environmental determination in this NOP is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Menifee in the PEIR.

Agency/Public Comments:

This transmittal constitutes the official NOP for the proposed Project PEIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed PEIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency's statutory responsibilities in connection with the proposed Project.

PEIR Public Scoping Meeting:

Notice is hereby given that the City of Menifee, Community Development Department will hold a Scoping meeting for the general public and any interested agencies regarding the PEIR addressing the proposed Project. The Scoping meeting will be held on Thursday, February 25, 2021 at 6:00 p.m. The Scoping meeting will be held virtually on ZOOM.

To join the ZOOM meeting please follow this link:

https://cityofmenifee-us.zoom.us/j/7172119849?pwd=UWIwZjVJWEx4MmNoMWpMamlFZDUvQT09

Meeting ID: 717 211 9849
Passcode: 164671

To participate by phone, dial: 1-669-900-6833
Meeting ID: 717 211 9849
Passcode: 164671

Purpose of the Notice of Preparation:

The purpose of this NOP is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that an EIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed Project at the Project location. CEQA encourages early consultation with private persons and organizations that may have information or may be concerned with any potential adverse environmental effects related to physical changes in the environment that may be caused by implementing the Project. Responses to the NOP that specifically focus on potentially significant environmental issues are of particular interest to the City of Menifee. All written responses to this NOP will be included in the appendices to the PEIR. The content of the responses will help guide the focus and scope of the PEIR in accordance with State CEQA Guidelines.

Public Comment Period:

Based on the time limits defined by CEQA, the 30-day public review/comment period on the NOP will commence on February 3, 2021 and conclude on March 5, 2021 at 5:00 p.m. Further information regarding the City's 6th Cycle Housing Element Update and PEIR is available on the City's website:

https://cityofmenifee.us/658/2021-2029-Housing-Element-Update

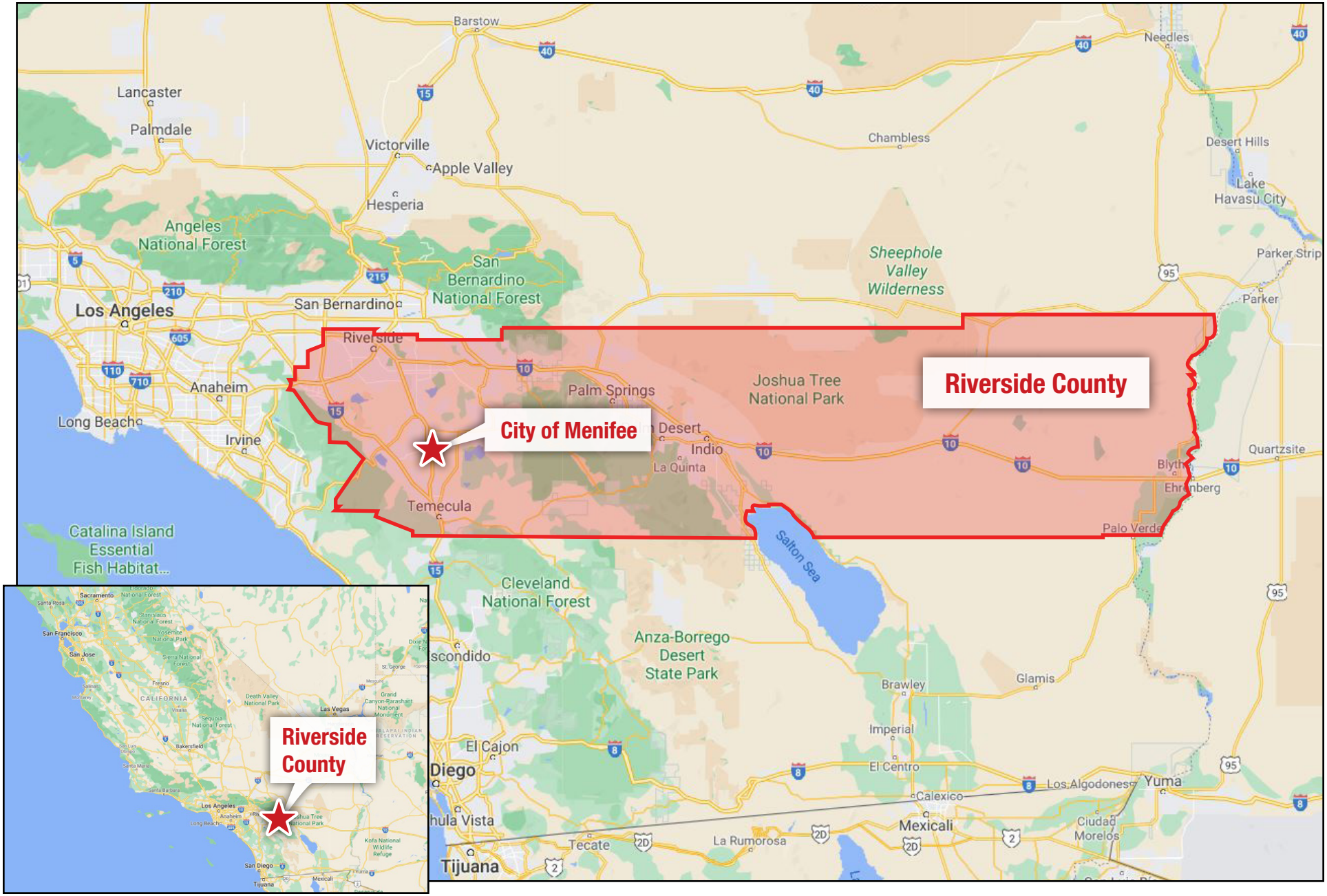
Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than the March 5, 2021 deadline. Comments must be submitted in writing, or via email, to:

Douglas A Darnell, Senior Planner
City of Menifee, Community Development Department
29844 Haun Road
Menifee, CA 92586
(951) 723-3744
ddarnell@cityofmenifee.us

AS A RESULT OF THE COVID-19 VIRUS, AND RESULTING ORDERS AND DIRECTION FROM THE PRESIDENT OF THE UNITED STATES, THE GOVERNOR OF THE STATE OF CALIFORNIA, AND THE RIVERSIDE COUNTY PUBLIC HEALTH DEPARTMENT, AS WELL AS THE CITY OF MENIFEE EMERGENCY DECLARATION, THE PUBLIC WILL NOT BE PERMITTED TO PHYSICALLY ATTEND THE MENIFEE MEETING TO WHICH THIS NOP APPLIES. YOU MAY PARTICIPATE IN THE MEETING VIRTUALLY (SEE MEETING PARTICIPATION INFORMATION PROVIDED ABOVE).

Attachments:

Exhibit 1 – Regional Map
Exhibit 2 – City Map



Source: Google Maps, 2021

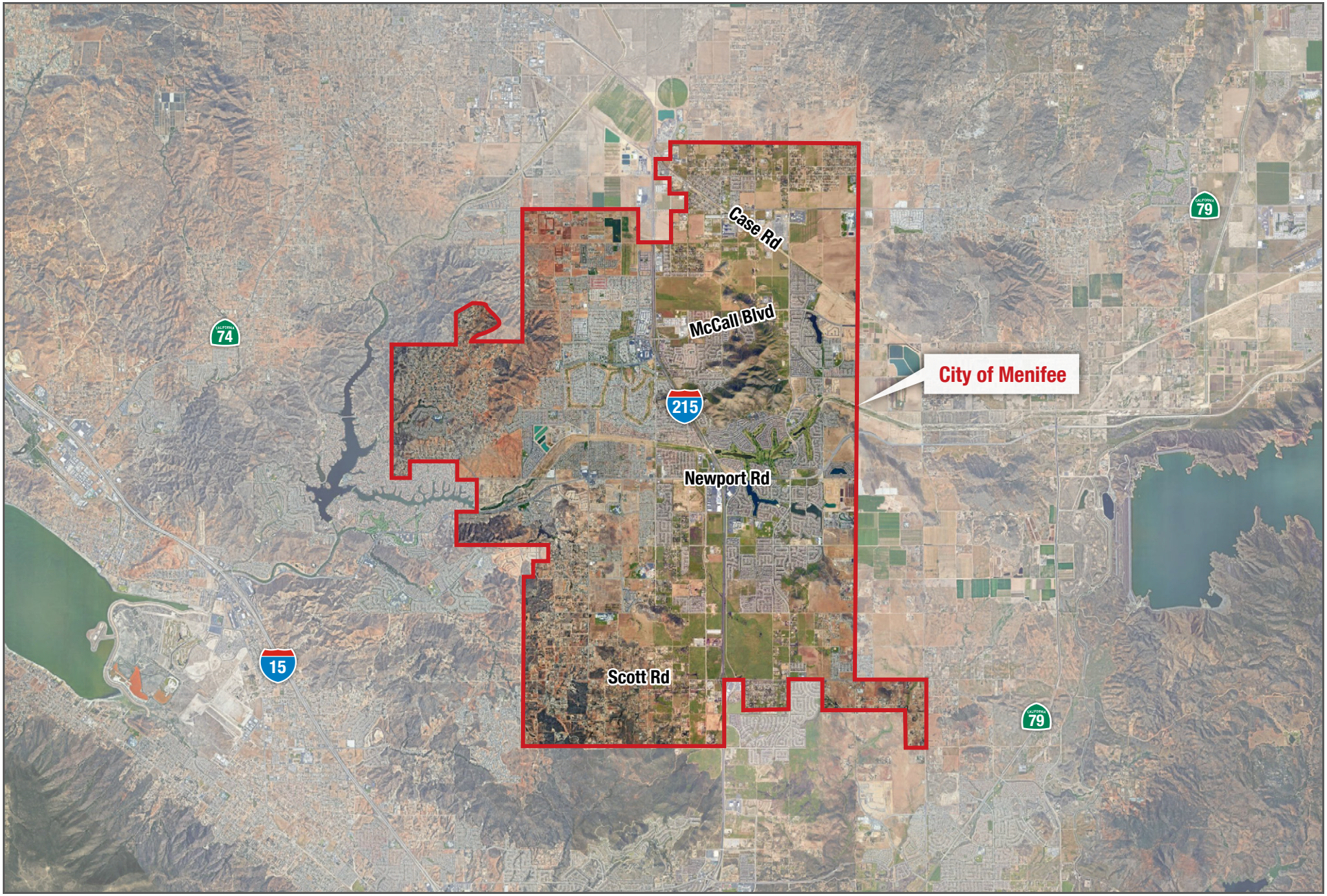
EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee

Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee

Not to scale

Kimley»Horn

Community Workshop #2

On Thursday, February 25, 2021, at 6 PM, the City of Menifee held the second virtual public community workshop for the 2021-2029, 6th Cycle Housing Element Update and Public Scoping Meeting on the Program Environmental Impact Report. The purpose of the meeting was to provide an overview of the Housing Element update process and to gather input from the public, which will shape the goals, policies, and programs in the Housing Element. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of the Housing Element;
- Overview of the Sites Analysis;
- Results on the Community Survey;
- Overview on the interactive mapping activity and StoryMap; and,
- Public Scoping meeting on the Program Environmental Impact Report (PEIR)

Summary of Questions and Comments

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element and Public Scoping for the PEIR. Questions and comments from the attendees include the following:

- How did the City send out the survey?
- Are there CEQA exemptions?
- If the land is available does that mean we are in compliance with RHNA?
- Are there programs (federal or state) available to help meet these [RHNA] numbers?
- What was the age group of the survey?
- The list of CEQA – there was no category for "flood"?

The full presentation in PowerPoint form is available on the City's Housing Element Update webpage here, cityofmenifee.us/658/2021-2029-Housing-Element-Update.

Below is a summary of workshop participant responses.

The City passed the 100,000-resident mark – how did the City push out the survey?

The City used social media, and through the first workshop. The survey was out for 6 weeks. There was a lot of data and a lot of free form feedback.

Are there CEQA exemptions?

There are legislative provisions that can facilitate development, i.e. Senate Bill 330 –that help speed up the process on residential projects. SB330 can be a fast track for development. Additionally, a lot of the streamlining processes are aligned with affordable housing.

If the land is available does that mean we are in compliance with RHNA? Yes.

Are there programs (federal or state) available to help meet these [RHNA] numbers?

Yes, there is a number of state and federal opportunities for first time home buyers. It varies by state and year. There are VA and FHA loans. In some cases, there may be regional and local programs. The policies will be discussed in this element.

Include a map that shows where there RHNA numbers are. Something visual.

Maps will be included in the Housing Element.

What was the age group of the survey? [Not answered]

Additional comments:
Very low and low housing: The ADUs and Jr ADU are being analyzed for low and very low. Doug: The RHNA numbers are being looked at through all types of housing – looking at higher density zones for very low and low housing. The City is working with a consultant for permit ready ADU plans. The ADU project will be a program in the Housing Element.

As shown in the list for CEQA– there was no category for "flood"?
Yes, flood hazards are included.

C.3 COMMUNITY SURVEY

The City conducted a community survey which launched on October 15, 2020. This section contains a summary of the survey results as well as all survey response data. The report is attached with Workshop 1 summary above.

C.4 JOINT CITY COUNCIL AND PLANNING COMMISSION STUDY SESSION NOTES

The City held a Joint City Council and Planning Commission Study Session on September 30, 2020. This section contains all associated materials of the study session.

Presentation to City Council and Planning Commission

City of Menifee
2021-2029
Housing Element Update

Time: 6 P.M.

Date: September 30, 2020

Location: Virtual

MENIFEE
CALIFORNIA

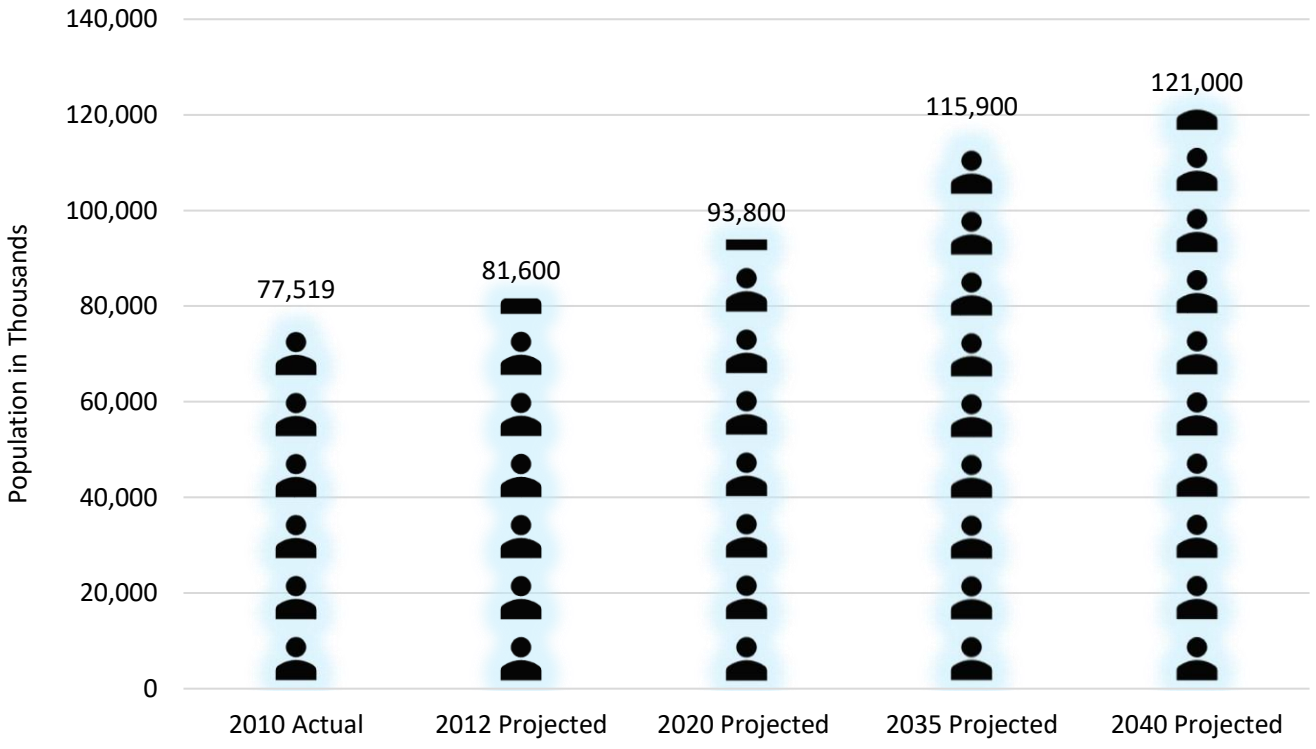
Agenda

- Background
  - City of Menifee Demographics
  - Housing Element 101
  - Certified Housing Element
  - Regional Housing Needs Assessment (RHNA)
- Housing Element Update Process
  - Community Outreach and Engagement
  - Contents of the Housing Element
- Additional Updates
- Next Steps
  - Tentative Housing Element Update Schedule
- Discussion

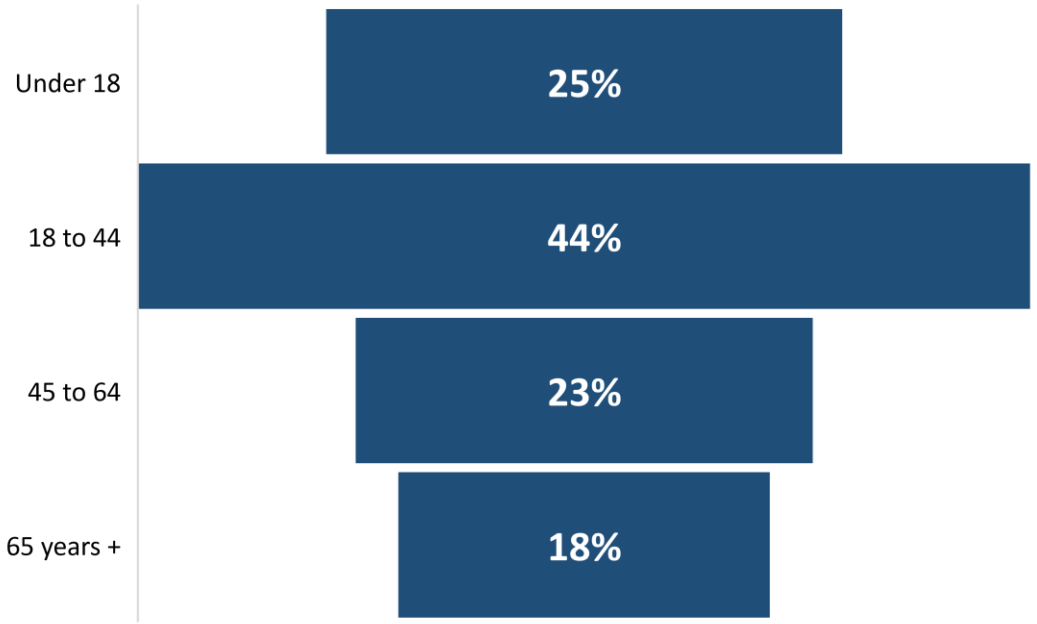
City of Menifee Demographics

City of Menifee

Population Growth in Menifee, 2010-2040



Age Characteristics in Menifee, 2018

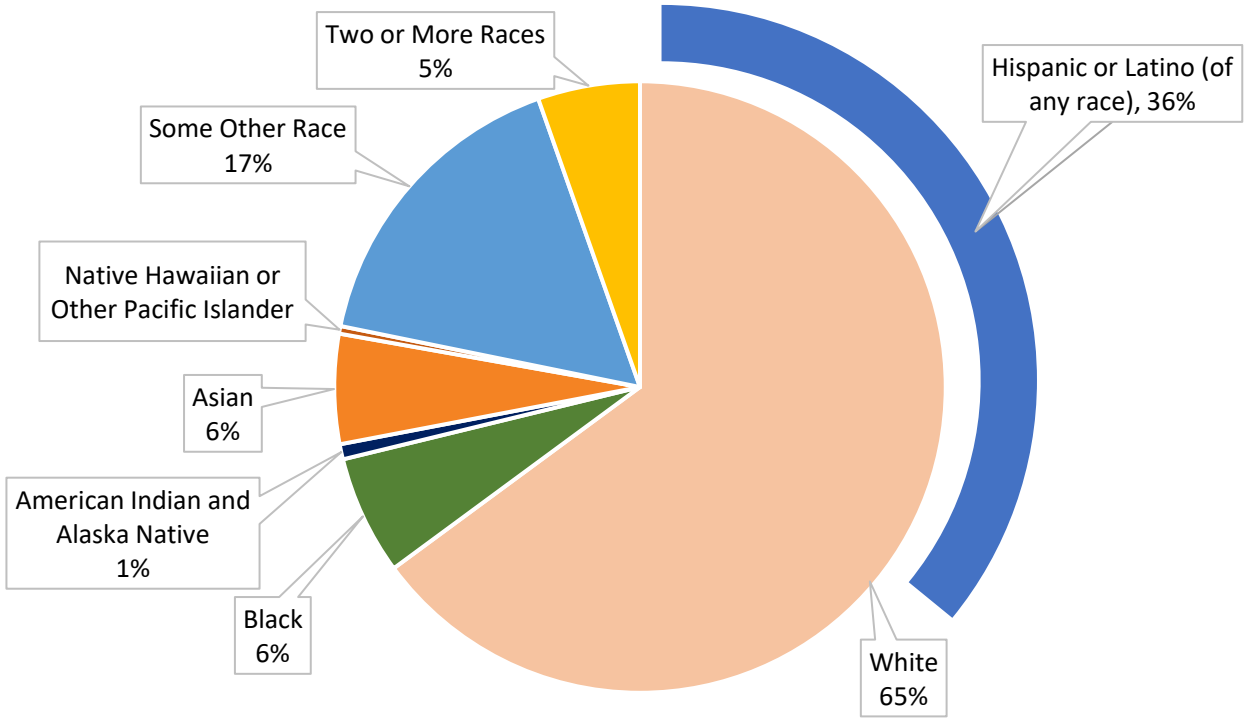


Source: American Community Survey, 5-Year Estimates, 2018

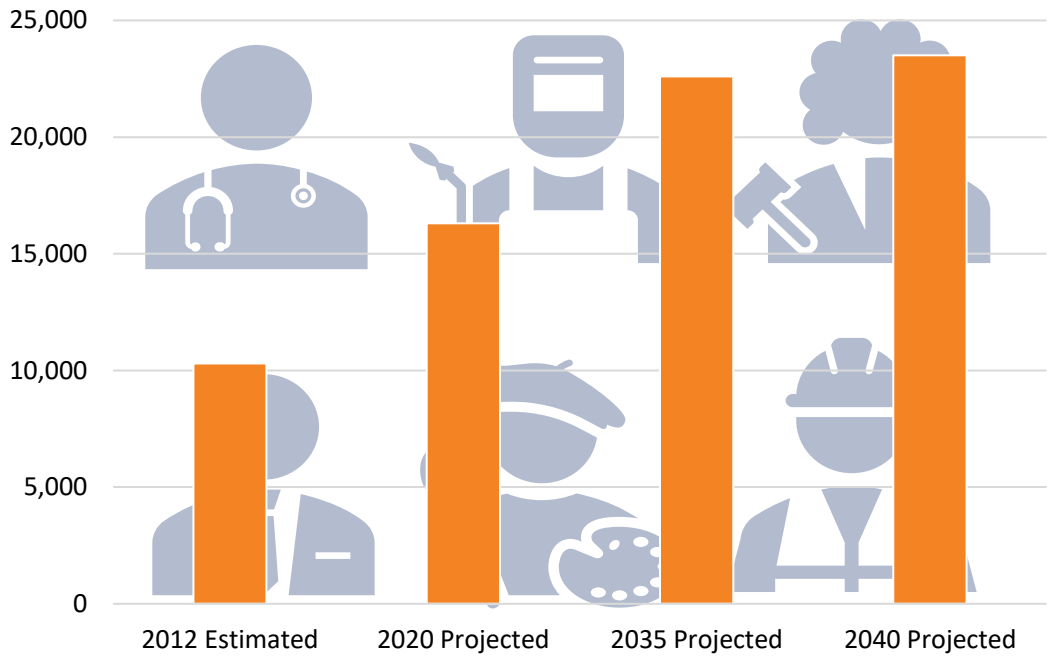
MENIFEE CALIFORNIA

City of Menifee

Population by Race and Ethnicity in Menifee, 2018



Employment Growth in Menifee, 2012-2040

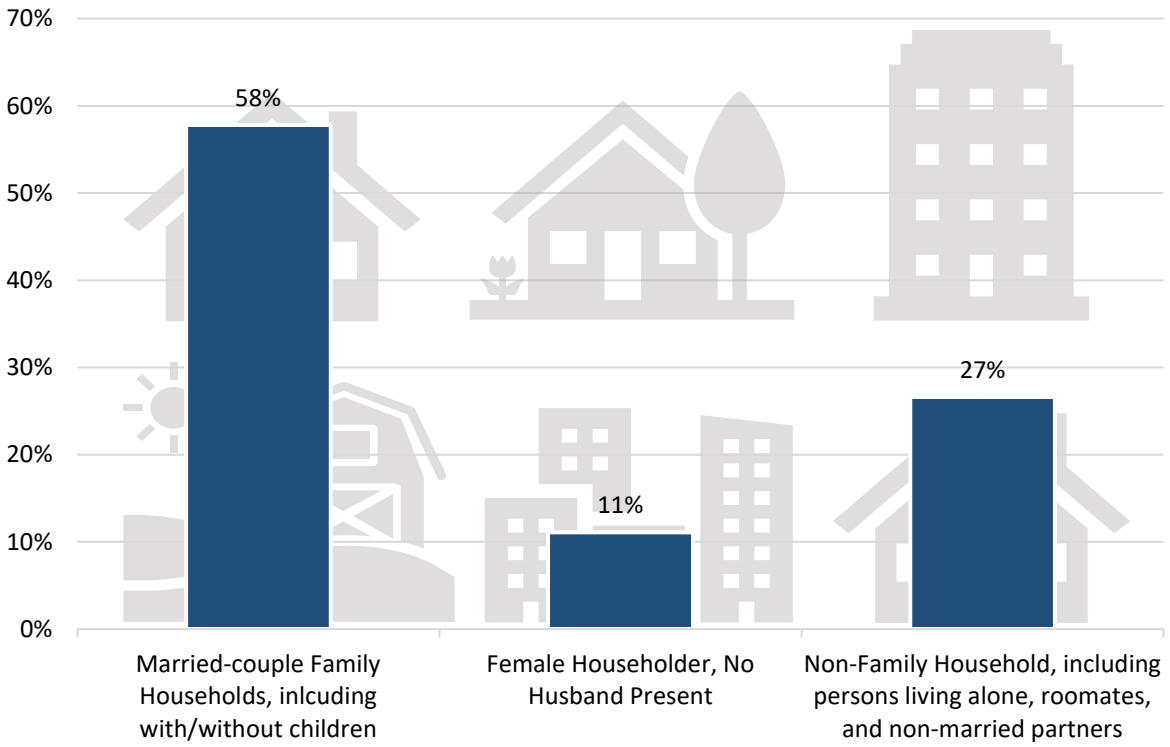


Source: American Community Survey, 5-Year Estimates, 2018

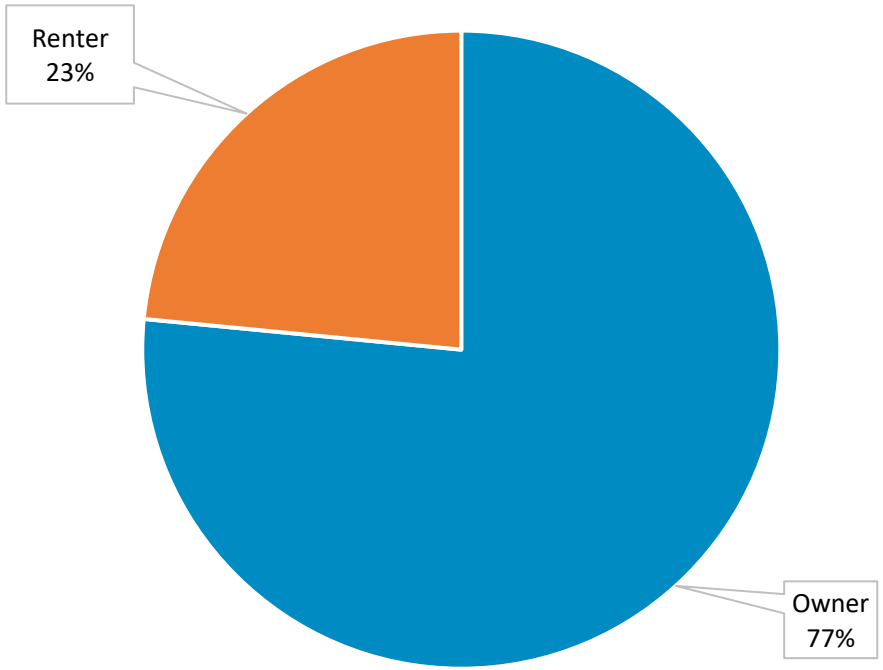
MENIFEE CALIFORNIA

Housing in Menifee

Prominent Household Types in Menifee, 2018



Owner vs. Renter (occupied units) in Menifee, 2018



Source: American Community Survey, 5-Year Estimates, 2018

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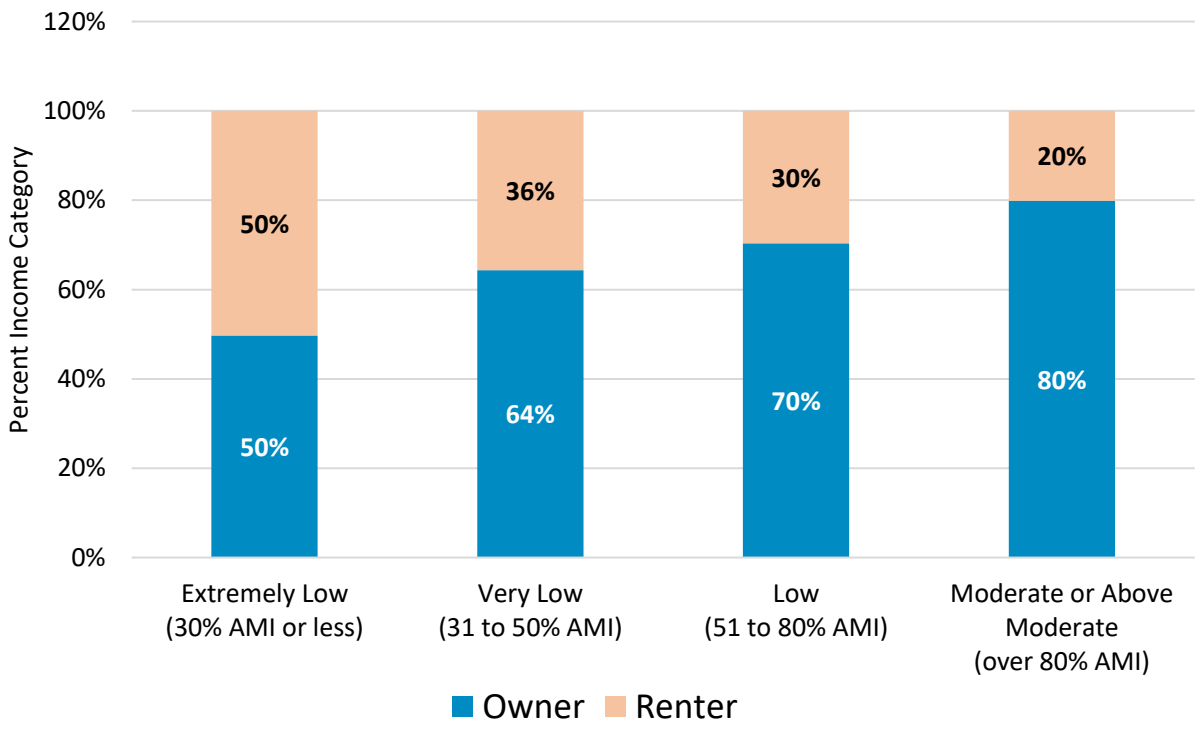
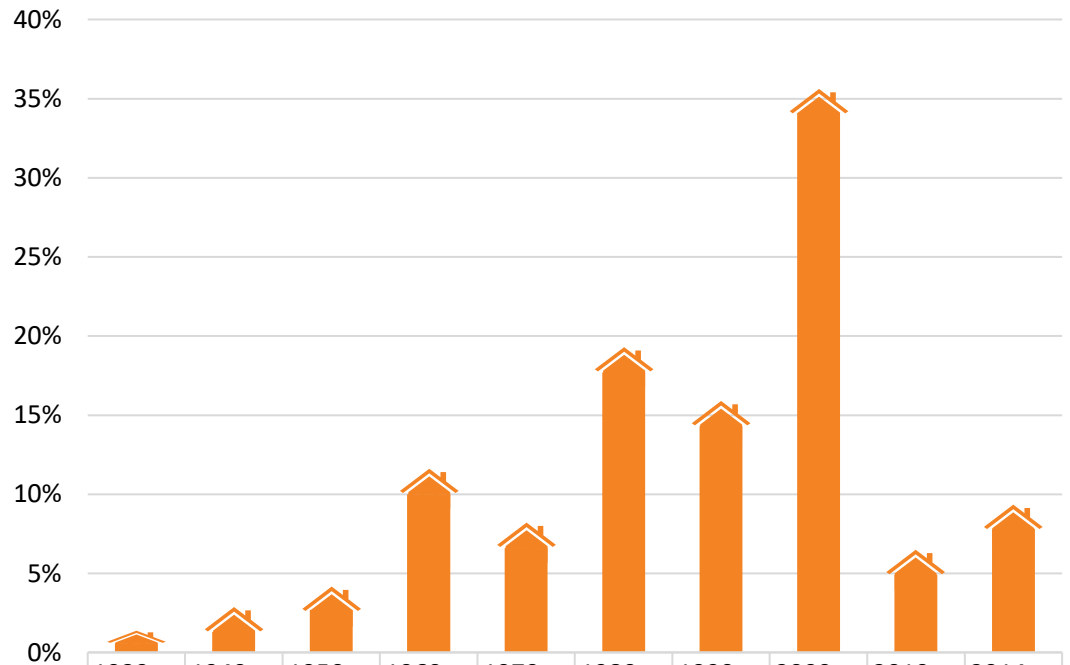
Housing in Menifee

Owner/Renter by Income Category



Housing Units by Year Built in Menifee, 2018



	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 to 2013	2014 or later
Menifee	0.6%	1.3%	2.7%	10.0%	6.6%	17.7%	14.3%	34.1%	4.9%	7.8%

Source: American Community Survey, 5-Year Estimates, 2018

MENIFEE CALIFORNIA

Housing Element 101

What is a Housing Element?

- Required Chapter of the Menifee General Plan
- Provides goals, policies, programs, and objectives to guide future housing growth and address current housing needs
- Identifies future housing growth need by income category
- Requires review and certification by the State Department of Housing and Community Development (HCD) to show compliance with State housing laws

Key Features of the Housing Element

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites appropriate to accommodate the City's Regional Housing Needs Allocation
- Policies, programs and quantified objectives to achieve the City's housing goal

Why are Housing Elements Updated?

- Ensures the City complies with State housing laws
- Demonstrates Menifee's ability to meet estimated future housing growth need
- To adopt and implement policies addressing local housing issues
- Allows the community to further engage in the planning process

Housing Element Certification

What Does it Mean to Have a "Certified" Housing Element?

- Demonstrates substantial compliance with State law
- State of California officially certifies the City is compliant

Benefits of Certification

- Eligibility for State-sponsored assistance programs
- Demonstrates ability to meet future growth need
- Eligibility for grants and alternative funding sources

Alphabet Soup of ABs and SBs

- Increasing Density and Housing Opportunities
  - AB 293
  - AB 2753
  - AB 2372
  - SB 1227
  - AB 2797
  - SB 2 / SB 3
  - AB 1521
  - AB 571
- Streamlining and Removing Barriers to Housing Production
  - AB 3194
  - SB 765
  - AB 2263
  - AB 2162
  - AB 829
  - SB 35

Alphabet Soup of ABs and SBs

- Planning, Zoning, RHNA and Fair Housing Goals
  - SB 828
  - AB 1771
  - AB 686
  - SB 1333
  - AB 73
  - SB 540
  - AB 1505
- Accountability and Enforcement, Other
  - AB 1919
  - AB 2913
  - AB 678
  - AB 1515
  - AB 72
  - AB 1397
  - SB 166
  - AB 879

Regional Housing Needs Assessment

What is the Regional Housing Needs Assessment (RHNA)?

- Regional Housing Needs Assessment
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households

MENIFEE CALIFORNIA

What is the RHNA Process>

Department of Housing and Community Development (HCD)

HCD determines and distributes the State's housing need to Regional Planning Agencies (MPOs)

Southern California Association of Governments (SCAG)

SCAG develops methodology to determined "fair share" distribution of the region's housing need to local jurisdictions

City of Menifee RHNA 2021-2029

6,594 units

MENIFEE CALIFORNIA

RHNA Allocation: 6th Cycle (2021 – 2029)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	$37,650	1,756 units
Low Income	51 – 80% MFI	$37,651	$60,240	1,049 units
Moderate Income	81 – 120% MFI	$61,241	$90,360	1,104 units
Above Moderate Income	>120% MFI	$90,361	>$91,361	2,685 units
			Total:	**6,594 units**

*Income range is based on the 2020 HUD Median Family Income (MFI) for Riverside County of $75,300.

Change in 6th Cycle RHNA Allocations

- Higher RHNA count for the County as a whole compared to 5th Cycle
- Equity Adjustment Calculations
- Weighting Factor

	Very Low Income	Low Income	Moderate Income	Above Moderate	Total RHNA
5th Cycle RHNA	1,488	1,007	1,140	2,610	6,245 units
6th Cycle RHNA	1,756	1,049	1,104	2,685	6,594 units

5th Cycle Housing Production

Income Level	RHNA Allocation by Income Level	Total Units Built 2013-2019	Total Remaining RHNA by Income Level
Very Low	1488	11	1477
Low	1007	17	990
Moderate	1140	1263	
Above Moderate	2610	2671	
Total RHNA	**6245**		
Total Units		**3962**	**2467**

*Total units built as of January 1, 2020

MENIFEE CALIFORNIA

Update Process and Outreach

What is Included in the Update Process?

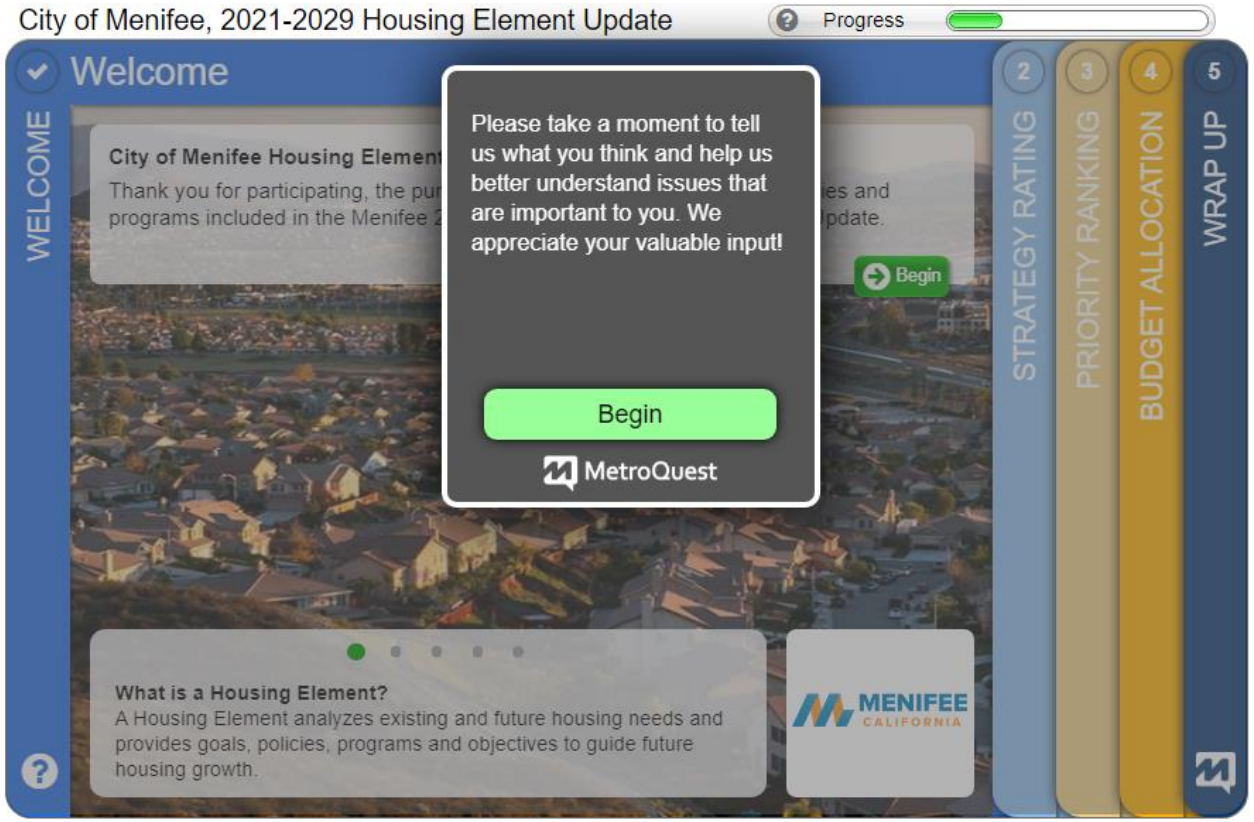
- Community Workshops
- Online Community Survey
- Update of the City's demographic conditions
- Review of adequate sites to meet RHNA growth need
- Goals, Policies, Programs, and Quantified Objectives (GPPOs)
- Public Hearings before Planning Commission and City Council

Community Workshops and Outreach

- Two Community Workshops
  - First Community Workshop: Wednesday, October 22
  - Second Community workshop (Date and Time TBD)
- Community Survey Tool
- City Informational Website
  - https://www.cityofmenifee.us/658/2021-2029-Housing-Element-Update

Community Survey Tool (MetroQuest)

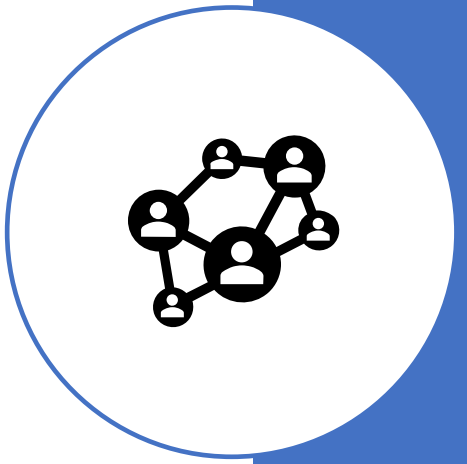
- Provides community members and stakeholders with the ability to provide feedback at their convenience
- Ability to:
  - Review informational material on Menifee's Housing Element
  - Answer open-ended questions
  - Participate in prioritization exercises
  - Provide comments/questions to the Housing Element team



MENIFEE CALIFORNIA

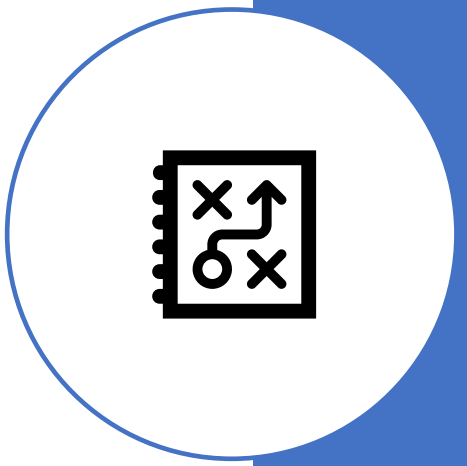
Community Profile

- Based on most recently available demographic data (Census, American Community Survey (ACS) estimates, CHAS, and SCAG Local Housing Data)
- Forms the basis for future policy decisions in the housing element
- Contains the following information:
  - Population/Economic/Household characteristics
  - Housing problems
  - Special needs populations
  - Housing stock characteristics
  - Assisted housing



Housing Needs, Constraints, and Resources

- Housing needs and resources addresses:
  - Publicly assisted housing
  - Resources for preserving affordable units
  - Tenant-based rental assistance
- Governmental (Land use controls, permit process, development standards) vs Non-governmental (Economic factors, land costs, financing) Constraints
- Environmental and infrastructure constraints



Adequate Sites Analysis

- RHNA Allocation for Menifee is 6,594 units
- Initial assessment reviews sites with the potential ability to accommodate RHNA need
- Parcels are then evaluated included vacant lands, underutilized lands, infill properties, and commercially-zoned properties permitting residential uses

Housing Plan

- Policies and programs to achieve the City's housing goal and ensure that:
  - There is a broad range of housing types to meet existing and future community housing needs
  - Housing is safe and sound for occupants
  - Existing housing stock is maintained and preserved
- Creates Quantified objectives for the City of Menifee
  - Programs are specific to addressing housing conditions within Menifee
- Uses input gathered at all outreach events and the Community Survey

Additional Updates

Additional Updates

- Land Use Element Update
- Safety Element Update
- Environmental Justice Policy Update

California Environmental Quality Act

CEQA

- Preparation of an Environmental Document (EIR or EIR Addendum as appropriate)
  - Will analyze the potential effects of the Housing Element, Land Use Element, Safety Element, and Environmental Justice Element Update on the environment.

Next Steps

Tentative Housing Element Update Schedule

- Joint City Council/Planning Commission Study Session September 30, 2020
- Virtual Workshop #1 October 22, 2020
- Community Survey Fall 2020
- Community Workshop #2 Winter 2020
- Joint City Council/Planning Commission Study Session Early 2021
- Public Review Draft Spring 2021
- Public Hearings Summer 2021
- Community Workshop #3 Spring 2021

MENIFEE CALIFORNIA

Discussion

Discussion

- What information do you want the Housing Element Team to discover throughout the Outreach Process?
- What is most important in understanding the needs of the Menifee community during the Outreach Process?
- What is most important to you in providing housing opportunities in the community?
- What type of housing is missing in the City of Menifee?
- Are there partnership opportunities to create housing?

C.5 STORYMAP AND INTERACTIVE WEB MAP

The City launched a virtual public outreach tool through an online StoryMap and interactive Web Map which launched on March 9, 2021. This section contains a summary of the engagement activity results, as well as all questions/responses received. This section will be updated when activity closed.

C.6 COMMUNITY WORKSHOP #3

This section contains all available public comments provided during the third Community Workshop, as well as workshop materials and handouts. Public comments were received in written and oral form.

CITY OF MENIFEE

2021 - 2029 Housing Element Update

Join us for a Community Workshop

The City of Menifee is in the process of updating the 2021-2029 Housing Element. Please join us **remotely or in person** to learn more about the City's housing efforts. The update helps set goals, policies, and programs to achieve the housing needs of the community.

The community workshop will focus on the following:

- Housing Element Policies
- Results from the interactive mapping activity (Menifee's Story Map)
- 3D Housing Element Visuals
- 6th Cycle Housing Sites
- Overview of General Plan Land Use and Safety Element Updates and Environmental Justice policies

WHEN: Thursday, May 20, 2021

TIME: 6:00 PM

WHERE: Virtual Zoom meeting or in person at the City of Menifee Council Chambers located at 29844 Haun Road, Menifee, CA 92586

ZOOM ACCESSS:
https://cityofmenifee-us.zoom.us/j/86947988321
Meeting ID: 869 4798 8321
To participate by phone, dail: 1-669-900-6833

Attending in Person? Please note, there is limited seating to observe social distancing regulations.

Reserved Seating: Prior to the meeting, email Valerie Mendoza at **vmendoza@cityofmenifee.us** to inform her that you would like to reserve a seat for the Housing Element Workshop.

Non-Reserved Seating: Seating is available on a first come, first serve basis. The public may begin lining up 30 minutes prior to the start of the meeting.

For questions, please contact Doug Darnell, AICP, Senior Planner at (951) 723-3744 or ddarnell@cityofmenifee.us
Please visit the Housing Element website for more information at:
https://www.cityofmenifee.us/658/2021-2029-Housing-Element-Update

MENIFEE
CALIFORNIA

CITY OF MENIFEE

2021 - 2029 Elemento de Vivienda

Acompáñanos para una Reunion de la Communidad

La Ciudad de Menifee está en proceso de actualizar el Elemento de Vivienda 2021-2029. Únase con nosotros de forma **remota o en persona** para obtener más información sobre el Elemento de Vivienda. La actualización ayudara a establecer metas y programas para satisfacer las necesidades de vivienda actuales y proyectadas.

La reunion de la communidad se enfocara en lo siguiente:

- Estrategias del Elemento de Vivienda
- Resultados de la actividad interactiva (Menifee's Story Map)
- Mostrar viviendas visuales en 3D
- Mostrar los sitios de viviendas del 6to ciclo
- Resumen sobre los elementos del Plan General que incluye: el elemento de seguridad, el elemento de uso de la tierra y el elemento de la justicia ambiental

CUÁNDO: Jueves, 20 de mayo del 2021

HORA: 6:00 PM

DÓNDE: Reunión de Zoom Virtual o en persona en la Ciudad de Menifeee en la ubicación: 29844 Haun Road, Menifee, CA 92586

ACCESO ZOOM:
https://cityofmenifee-us.zoom.us/j/86947988321
ID de reunión: 869 4798 8321
Para participar por teléfono: 1-669-900-6833

¿Asistirás en persona?

Hay asientos limitados para cumplir con las regulaciones de distanciamiento social por COVID

Asientos reservados: Antes de la reunión, regístrese para reservar un asiento. Envíe un correo electrónico a Valerie Mendoza a **vmendoza@cityofmenifee.us** si desea reservar un asiento para la reunion del Elemento de Vivienda.

Asientos no reservados: Habrá asientos disponibles por orden de llegada. El público puede comenzar a hacer fila 30 minutos antes del inicio de la reunión.

Si tiene preguntas, comuníquese con Orlando Hernandez, Planning Manager al (951) 723-3737 o al correo electrónico ohernandez@cityofmenifee.us

Para obtener más información, visite el sitio web: https://www.cityofmenifee.us/658/2021-2029-Housing-Element-Update

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Community Workshop #3

City of Menifee

2021-2029 Housing Element Update

Time: 6:00

Date: May 20, 2021

Location: In person and Virtual

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Agenda

I. Summary of the StoryMap Outreach Results
II. Update on the Candidate Sites Analysis
III. Housing Element Draft Policy Review
IV. Overview of Land Use Element, Safety Element, and Environmental Justice Update
V. Update on Environmental Review Process
VI. Next Steps

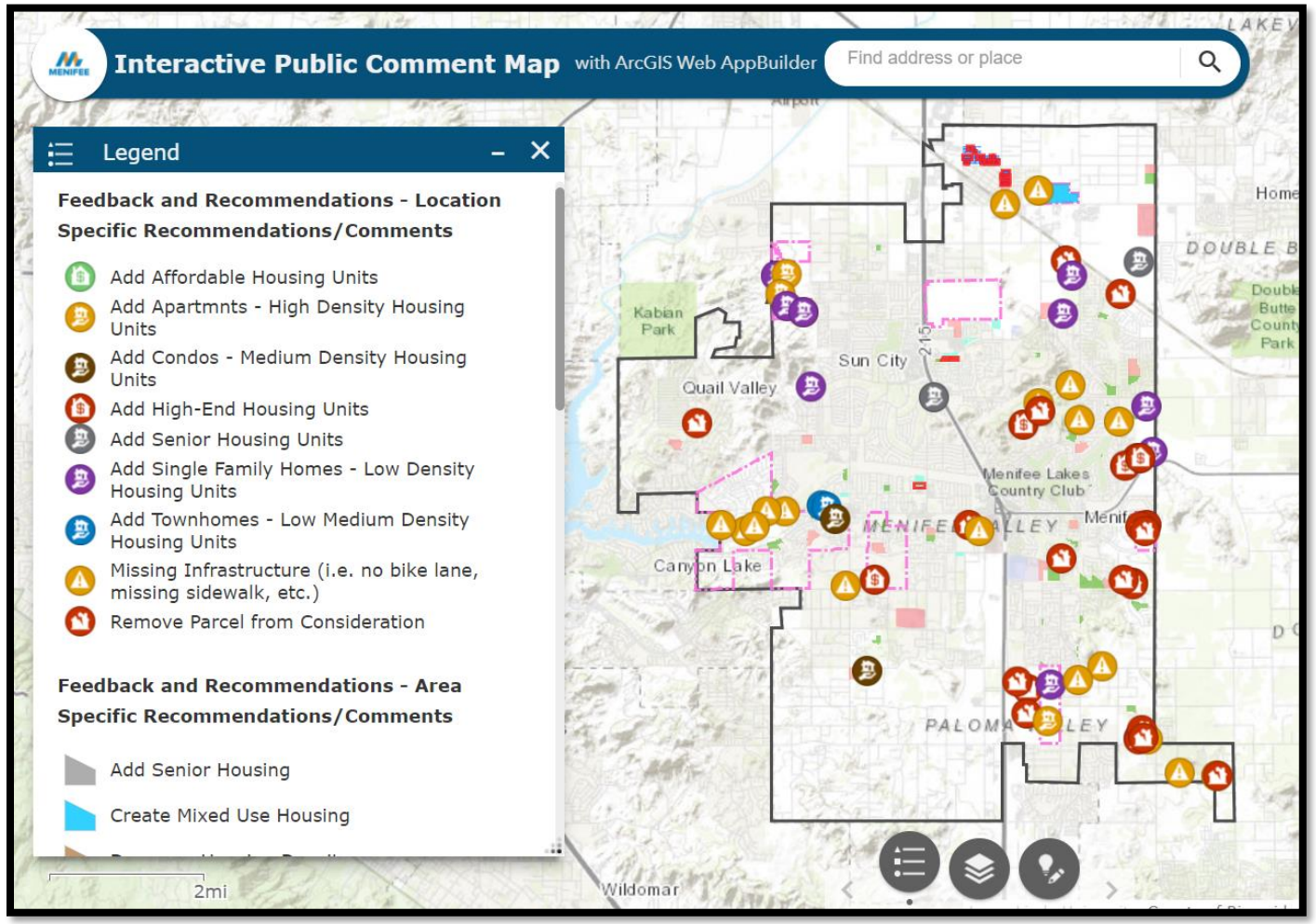
StoryMap Updates

6th Cycle Housing Element StoryMap

- Residents were able get information on the Housing Element Update and provide feedback through the website.
- Housing Element Update webpage
  - https://cityofmenifee.us/658/2021-2029-Housing-Element-Update
- Or directly through the url:
  - https://storymaps.arcgis.com/stories/2580a24f64864ef1887d002a21926725

Interactive Web Map

- Interactive map allowed residents to see the locations of candidate sites.
  - Participants were able to offer feedback on the sites and provide annotations directly onto the map.
  - The feedback helped inform decision on sites analyzed in the Housing Element Update and sites analysis.



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Interactive Web Map Results

- 66 commenters have left suggestions on the interactive map, currently.

18 commenters	Identified missing infrastructure hazards within the City.
3 commenters*	Requested the removal of specific parcels from consideration.
10 commenters	Requested the creation of low density housing units.
9 commenters	Requested the creation of senior housing units.
5 commenters	Requested the creation of high density housing units.
2 commenters	Requested the creation of low medium density housing units.
2 commenters	Requested the creation of medium density housing units.
1 commenter	Identified an opportunity for mixed use housing.

*Note: The Story Map reflects 17 comments requesting removal of sites but only 3 of the 17 comments were for are sites identified for Housing Element Sites Inventory)

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Candidate Sites Analysis

Adequate Sites Analysis

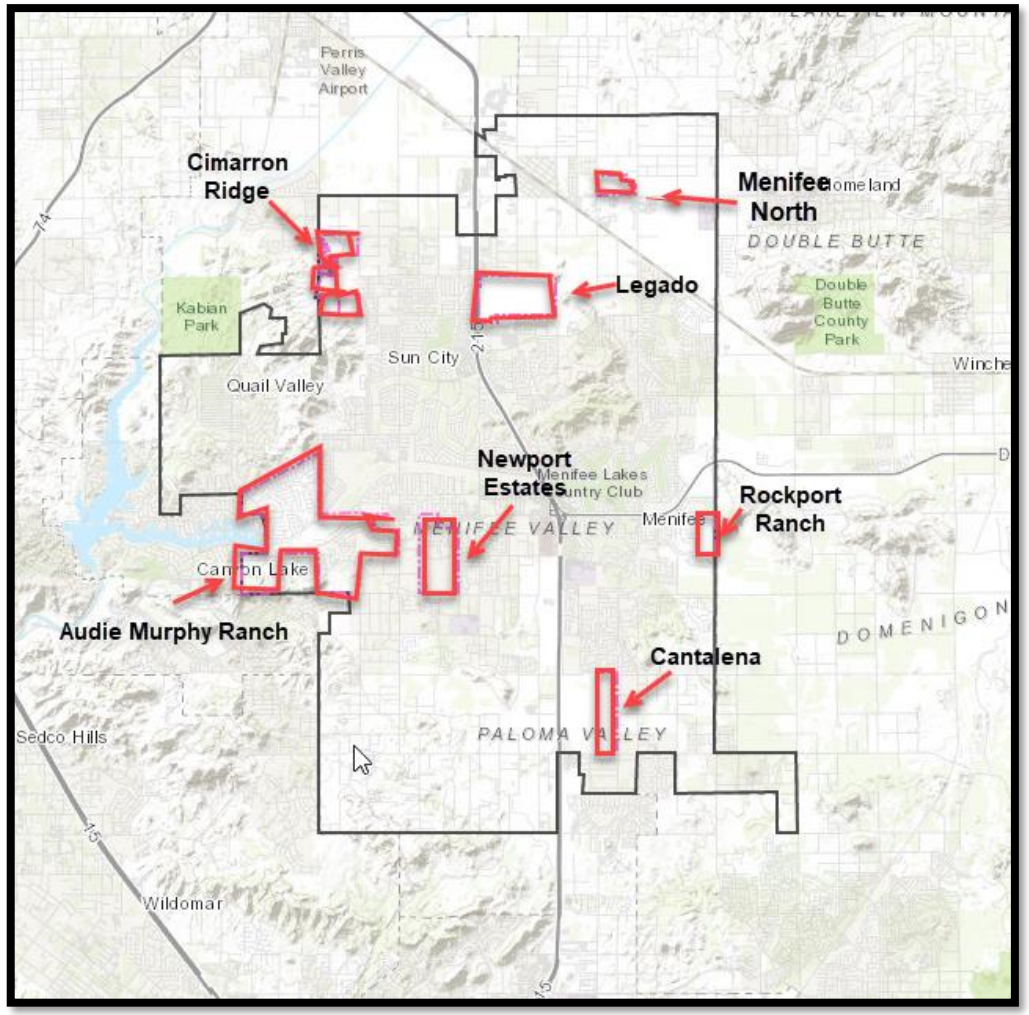
Why is an Adequate Site Analysis required?

- The City of Menifee must demonstrate the ability to accommodate RHNA
  - Adequate sites to meet the RHNA- 6,609 units
- Sites must meet statutory requirements –AB 1397
  - Must be considered “available” (i.e. vacant)
  - Meet size requirements
  - Served by utilities
- Sites must meet income categories
  - Very low, Low, Moderate, Above Moderate Income

Moderate and Above Moderate Income Sites

The City must accommodate **1,106** units affordable to Moderate Income households and **2,691** units affordable to Above Moderate-Income households.

- Above Moderate-income densities included Specific Plans with Planning Areas with densities ranging from 3 du/acre to 8 du/acre.
- Moderate-income densities include Specific Plans with Planning Areas with densities ranging from 8.5 du/acre to 24 du/acre.



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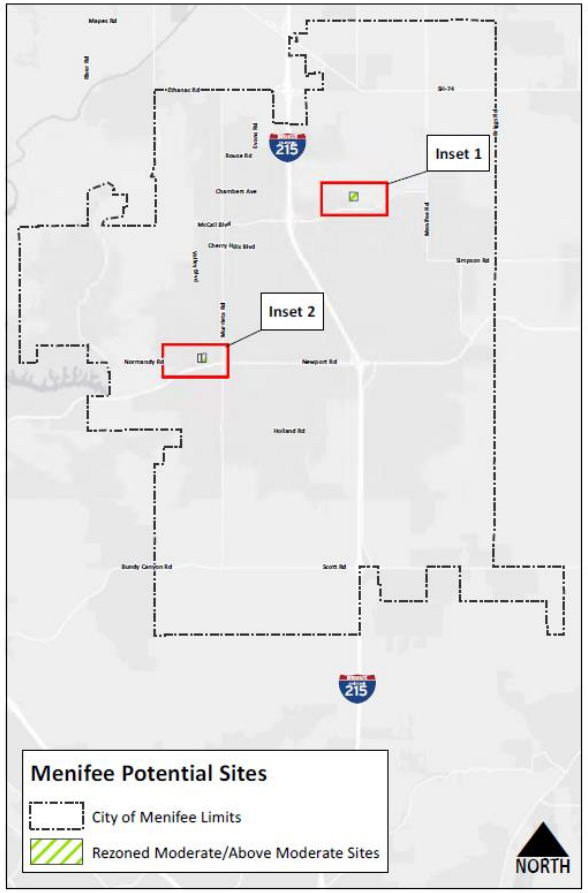
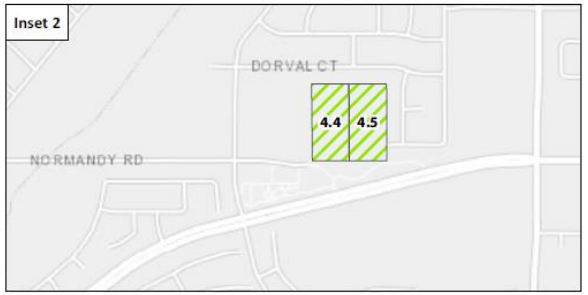
Moderate and Above Moderate Income Sites

The City must accommodate **1,106** units affordable to Moderate Income households and **2,691** units affordable to Above Moderate-Income households.

- Accommodating the remaining need through rezoning:
  - Rezoning specific sites to accommodate LMDR at 5.1-8 du/acre (2 sites) and MDR at 8.1-14 du/acres (1 site) to adequately meet RHNA allocations





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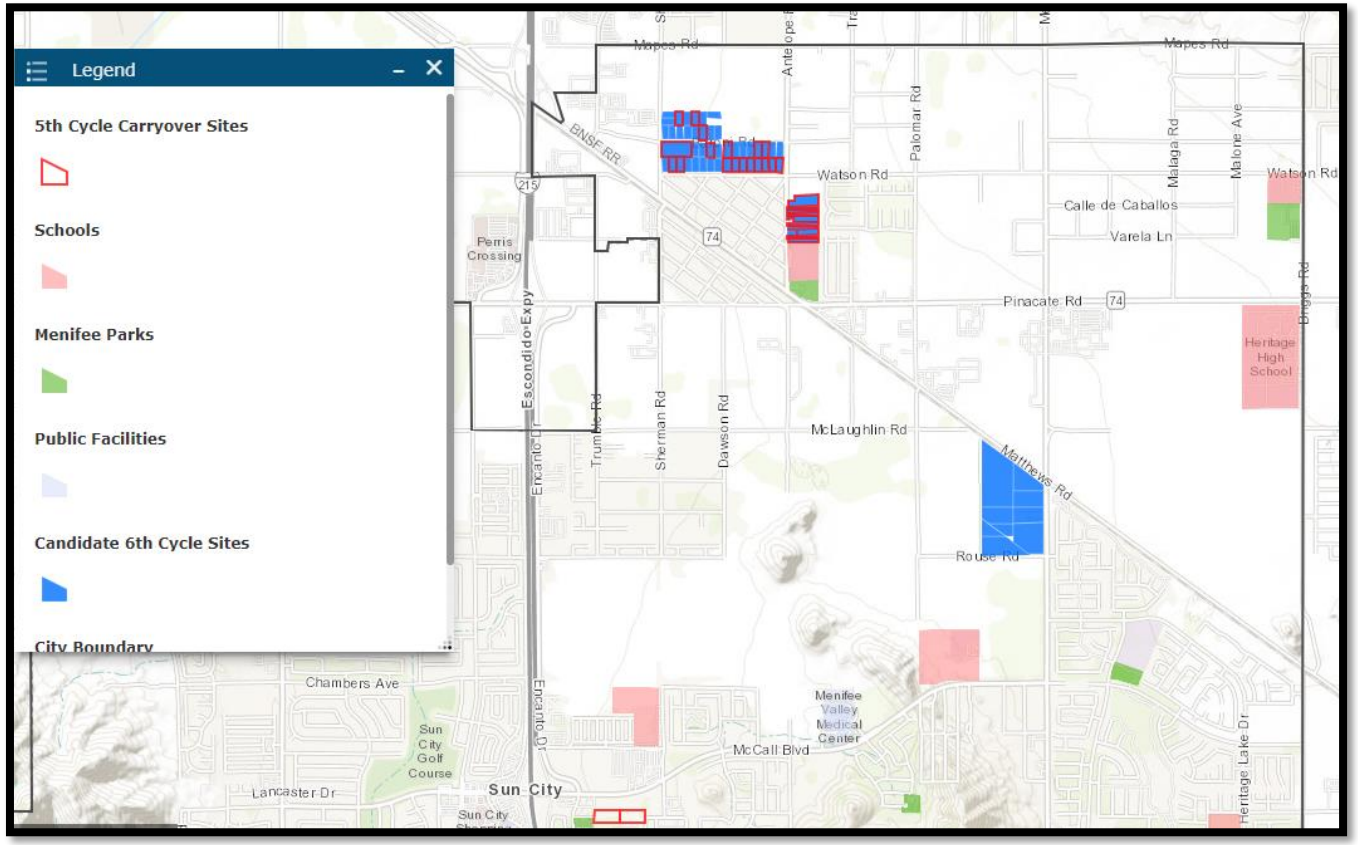
Low and Very Low Income Sites



Low and Very Low income RHNA Methodology

- The City's 5th Cycle identification of Low and Very Low sites on a maximum of 24 du/acre sites
- Existing affordable developments at a maximum of 24 du/acre
- The feasibility of land costs and all development costs

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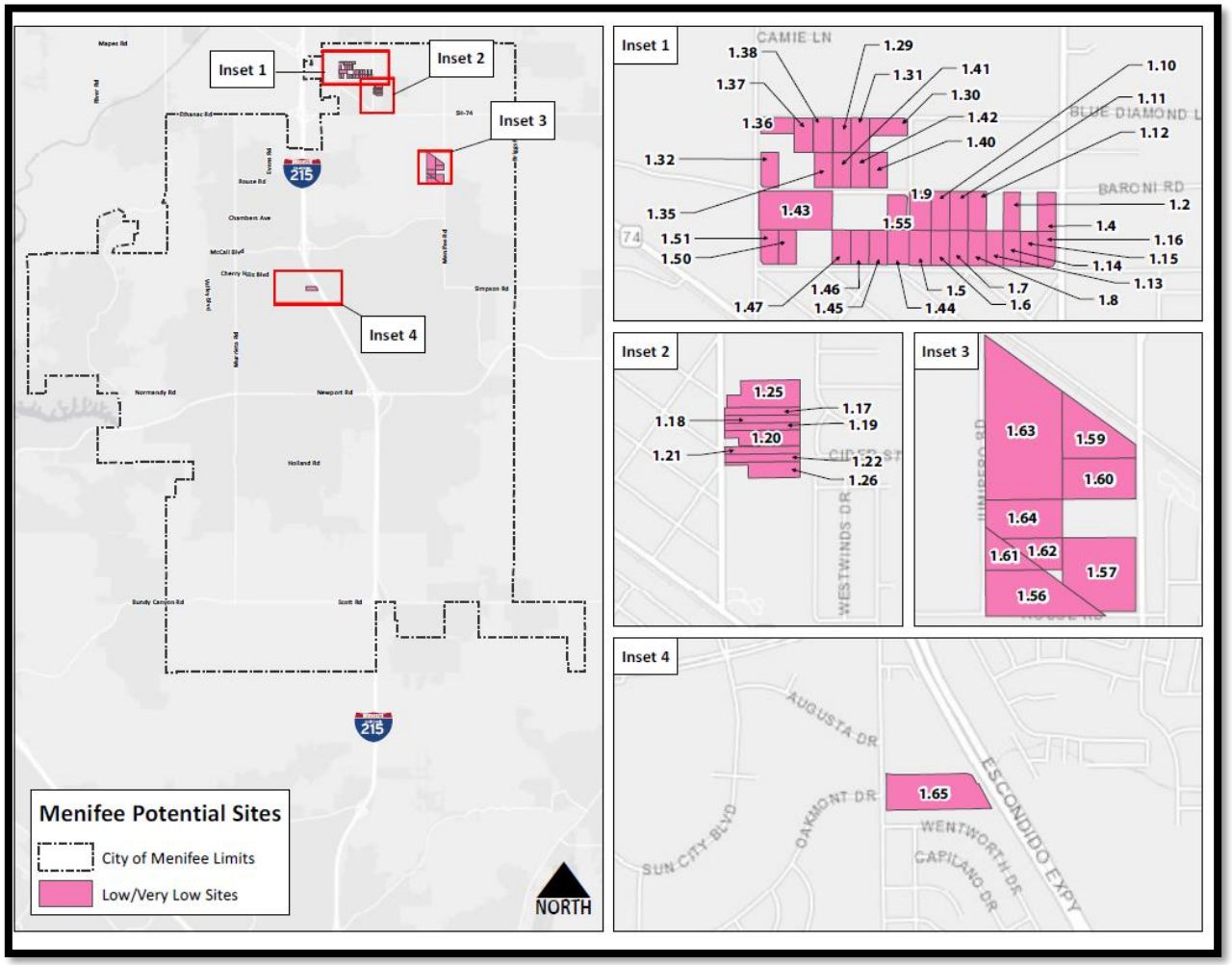
Low and Very Low Income Sites

- The City must accommodate **2,812** units affordable to Low and Very Low Income households.
- Evaluation of residentially zoned properties, which can accommodate 24 du/acre
  - <.5 acres and >10 acres
  - Vacant vs. nonvacant
  - Access to opportunities



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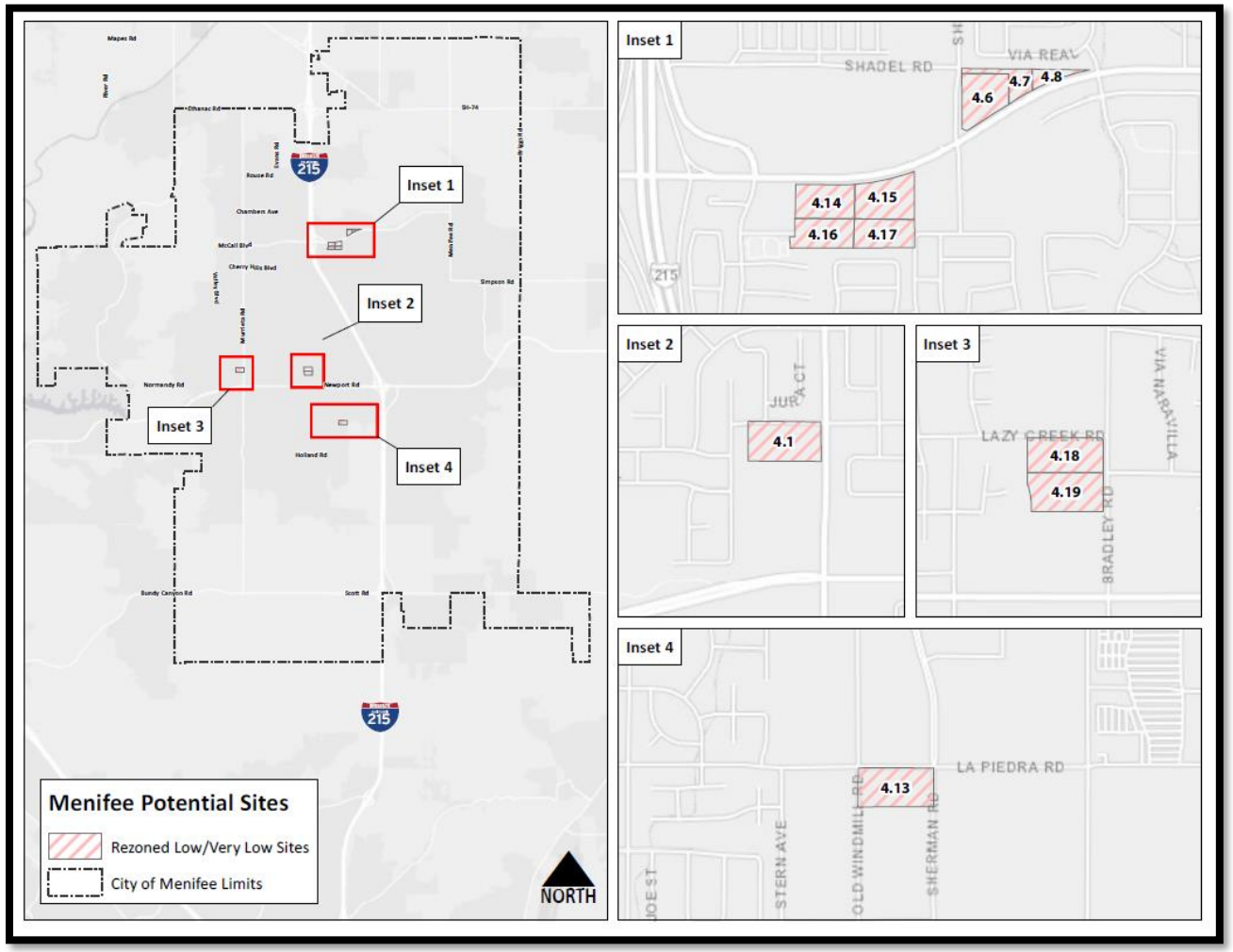
Low and Very Low Income Sites

- The City must accommodate **2,812** units affordable to Low and Very Low Income households.
- Accommodating the remaining need
  - Rezoning specific sites to accommodate 24 du/acre to adequately meet RHNA allocations



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Overview of Housing Element Goals and Policies

6th Cycle Housing Element Update

- Required Chapter of the Menifee General Plan
- Provides goals, policies, programs, and objectives to guide future housing growth and address current housing needs
- Identifies future housing growth need by income category
- Requires certification by the State Department of Housing and Community Development (HCD) to show compliance with State housing laws

Housing Element Contents

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites to accommodate the City's Regional Housing Needs Allocation
- Policies, programs and quantified objectives to achieve the City's housing goal

RHNA Allocation: 6th Cycle (2021 – 2029)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	$37,650	1,761 units
Low Income	51 – 80% MFI	$37,651	$60,240	1,051 units
Moderate Income	81 – 120% MFI	$61,241	$90,360	1,106 units
Above Moderate Income	>120% MFI	$90,361	>$91,361	2,691 units
			Total:	**6,609 units**

*Income range is based on the 2020 HUD Median Family Income (MFI) for Riverside County of $75,300.

Housing Element Policies

The Housing Plan may include:

- Modified policies from the 2014-2021 HE (5th Cycle HE)
- New policies and programs to address newly enacted laws
- New policies and programs to address conservation amid growth
- New policies and programs to remove constraints and encourage equal housing opportunities

Housing Element Policies

Draft Programs based on Housing Element Laws include:

- Compliance with SB 35 provisions
- Emergency Shelters, Transitional and Supportive Housing (AB2162 and AB139)
- Housing for Homeless People (SB 2 and SB 745)
- Supportive Housing/Lower Barrier Navigation Centers
- Housing for People with Disabilities
- Affirmatively Furthering Fair Housing-AFFH (AB 686)

Housing Element Policies

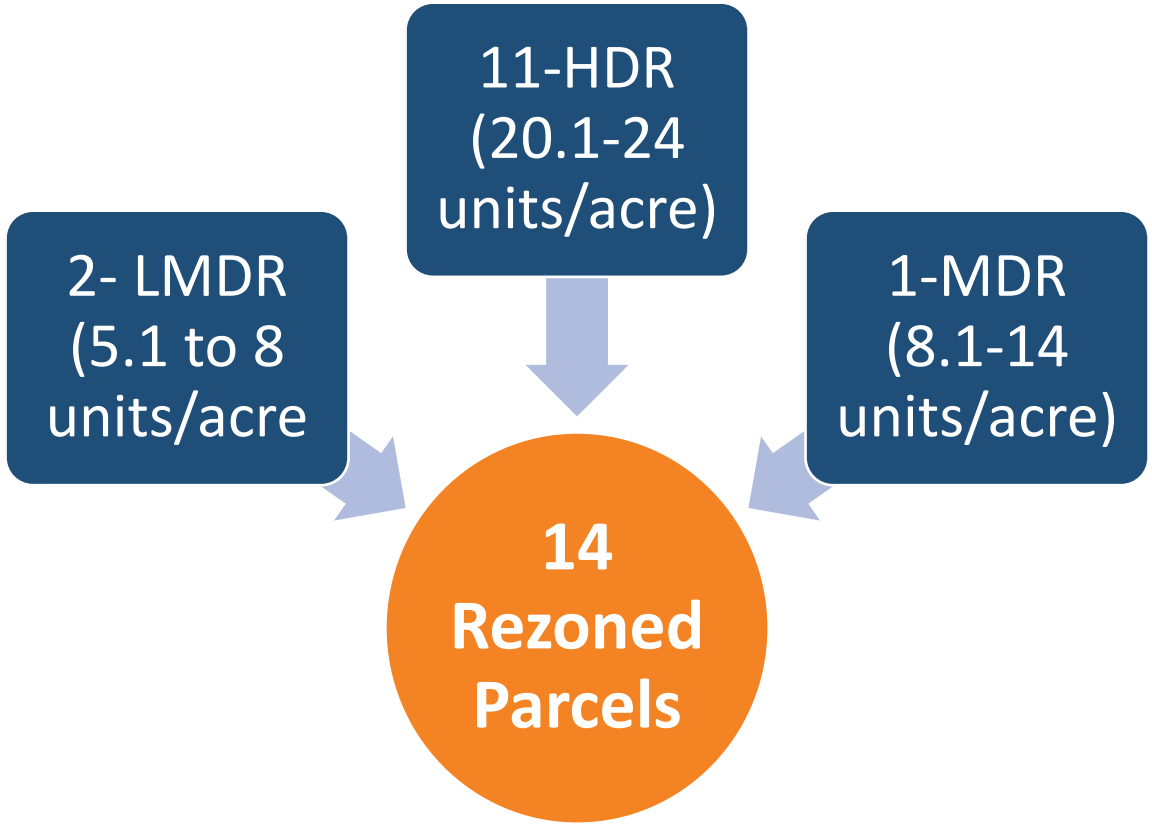
Draft programs of the updated Housing Element include:

- Adequate Sites to Accommodate the City's 2021-2029 RHNA
- Rezone Program to Accommodate Low, Very Low and Moderate RHNA
- Accessory Dwelling Unit and Junior Accessory Dwelling Unit Development
- Senior Minor Home Repair Grant
- Code Enforcement Program
- The Preservation of At-Risk Housing
- Annual RHNA sites Inventory Monitoring and Reporting Program

Overview of Project Components

Land Use Element Update

- Amends land use and zoning designations of 14 candidate housing sites for RHNA.
- Includes parcels currently zoned as Low Medium Residential (LMDR) and Economic Development Corridors (EDC).
  - 9 Parcels will be rezoned from EDC-NR, EDC-CC, and EDC-MB to HDR zoning designation
  - 2 parcels will be rezoned from LMDR to HDR zoning designation
  - 2 parcels will be rezoned from EDC-NR to LMDR zoning designation
  - 1 parcel will be rezoned from EDC-MB to MDR zoning designation



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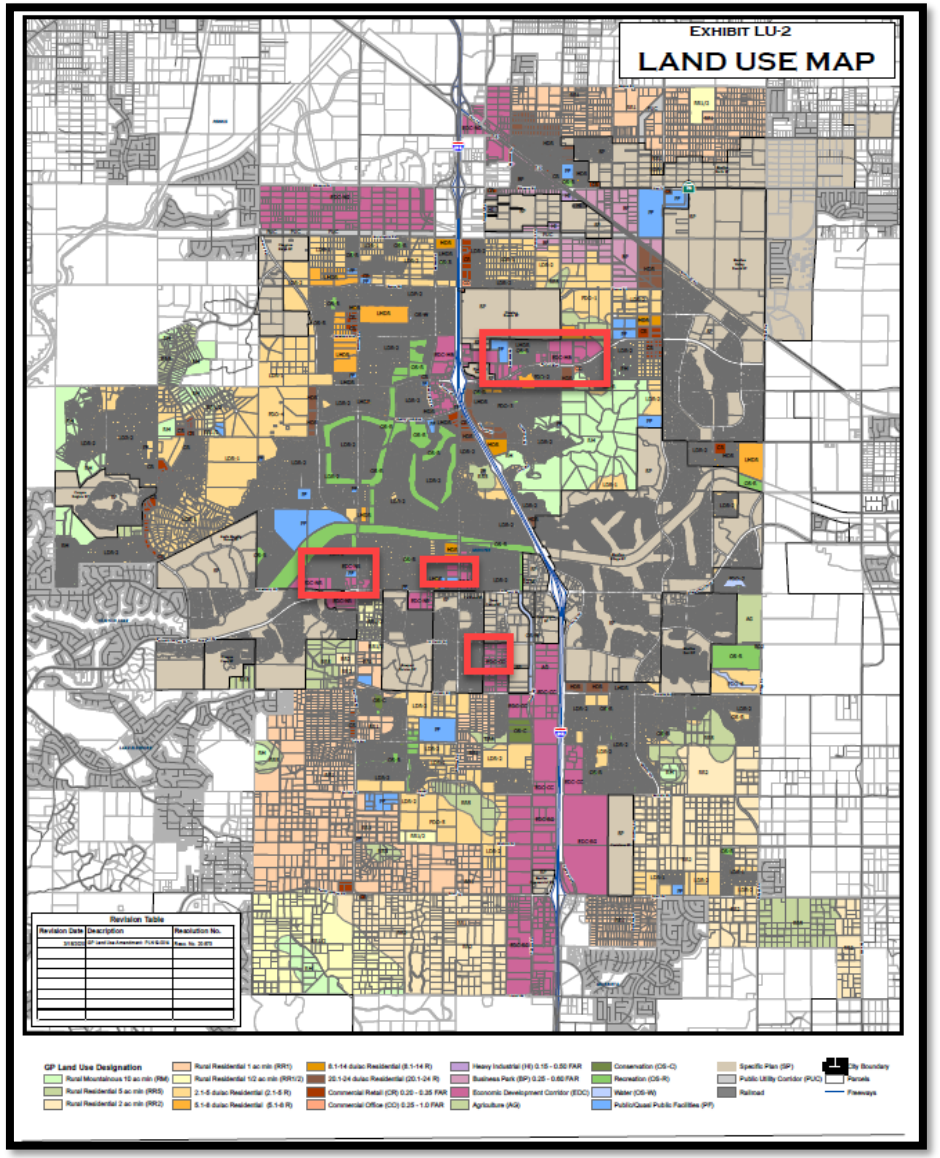
Land Use Element Update

- Update text and exhibits including the buildout summary related to zone changes
- Updates to text, tables, and exhibits for consistency with the Housing Element
- Update Goals and Polices
- Update Exhibit LU-2 Land Use Map
  - Amend the land use map with the updated HE sites & rezone sites



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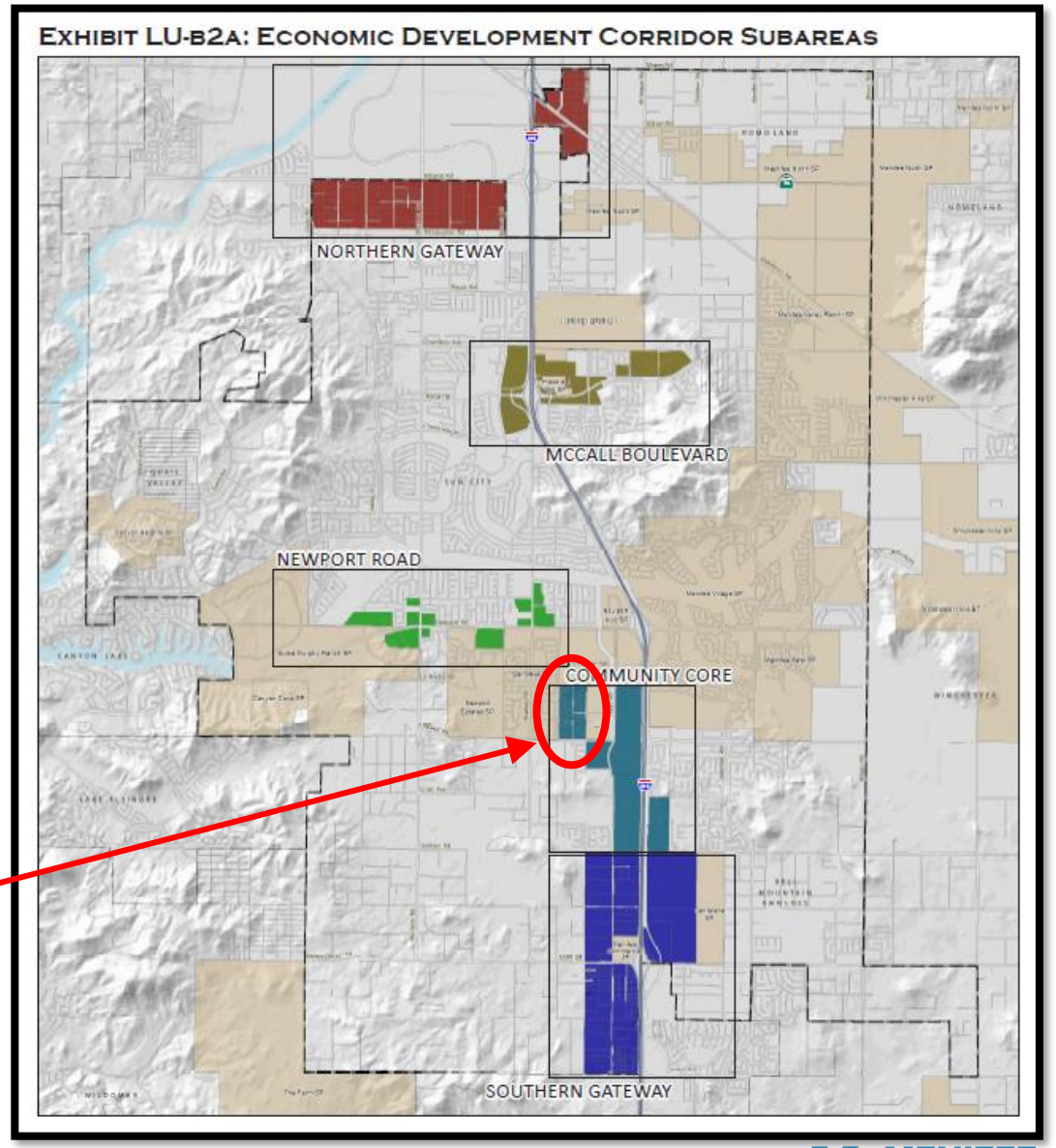
Land Use Element Update

- Updates to the Economic Development Corridor Land Use to:
  - Amend EDC land use & zoning consistent with rezone program of the Housing Element
  - Address residential in the EDC (i.e., 15% limitation & stand-alone)
  - EDC Subearea use descriptions/preferred use mix
  - Amend land use and zoning of EDC-CC island area to RR-1 consistent with existing established residential area



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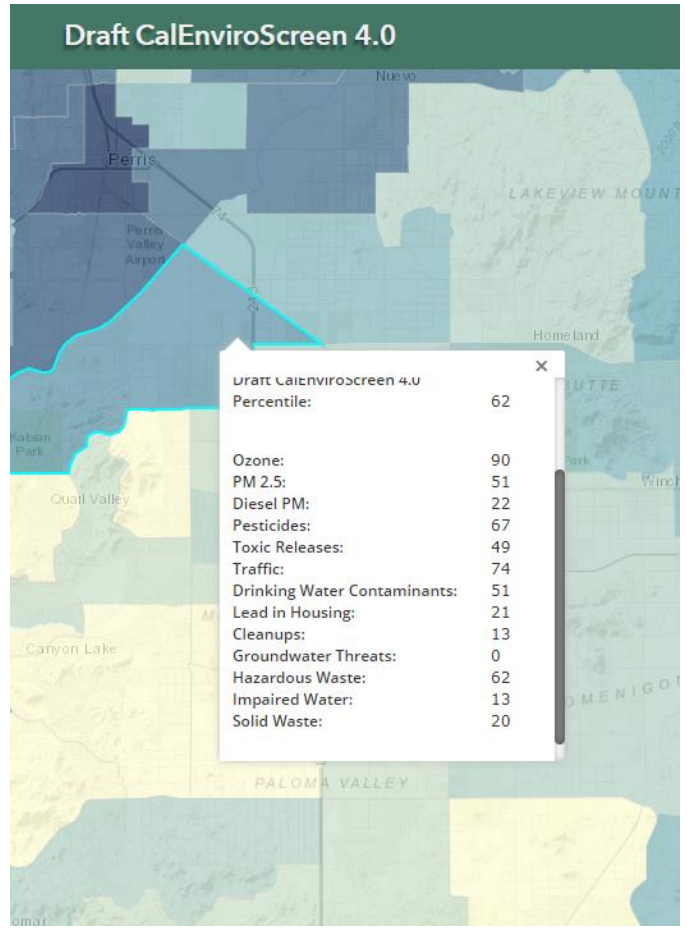
Safety Element Update

- Update text, tables, and exhibits to address newly adopted requirements related to hazards (floods, fires, climate adaptation)
- Update based on CalFire methodology and Climate Vulnerability Assessment conclusions.
- Revise and create new goals, policies, and objectives to combat fire hazards
- Identification of updated California Department of Forestry High Fire Hazard Severity Zone Maps.
- Creation of climate change adaptability goals and policies.
  - Based on the conclusions of the Climate Vulnerability Assessment.
  - Addresses risks due to fire susceptibility, heat damage, and drought.

Environmental Justice Policies

- Identify disadvantaged communities with the City of Menifee.
  - Incorporate policies and goals to advance equity and protect human health.
  - Intended to improve health, recreation, and economic mobility opportunities through cleaner air, better access to transportation infrastructure, access to education and employment, home maintenance, and nutrition.
- Policies created in compliance with SB 1000.
- Environmental Justice Outreach
  - Stakeholder interviews
  - Online engagement through the City website
  - Survey
  - Review of Policies
  - Public hearings



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Environmental Review Process

Environmental Review Process

- Preparation of an Environmental Impact Report (EIR) underway
- An EIR allows for an in-depth analysis of the potential environmental impacts of a proposed project.
  - The NOP was circulated -February 3, 2021
    - **30-day review period ended March 5, 2021**
  - Notice of Availability of Draft EIR – Summer 2021
    - **45-day review period ends Summer/Fall 2021**
- Public commentary is built into the process
  - Notification of available documents and information
  - Multiple periods of review for EIRs
  - Public meetings
  - A Final EIR created based on comments received from the initial Draft EIR

Environmental Review Process

Scope of analysis typically included in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

Any technical studies conducted for environmental analyses will be included as an appendix of the EIR

Next Steps

Tentative Housing Element Update Schedule

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Thank you!

Questions?

Contact **Doug Darnell**, Senior Planner

By phone at **(951) 723-3744**

Or by email at ddarnell@cityofmenifee.us

Community Workshop #3

On Thursday, May 20, 2021, at 6 PM, the City of Menifee held the third public community workshop (virtual and in person) for the 2021-2029, 6th Cycle Housing Element Update. The purpose of the meeting was to provide an overview of the Housing Element update process and to gather input from the public, on the goals, policies, and programs in the Housing Element. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of the StoryMap and interactive mapping activity;
- Overview of the Sites Analysis;
- Summary of the Housing Element policies and goals;
- Update on the Land Use, Safety and Environmental Justice Component; and,
- Update on the Program Environmental Impact Report (PEIR).

Presentation

1. Summary of the StoryMap Outreach Results
    a. 66 commenters left suggestions on the interactive map. Each comment reflects different suggestions
2. Update on the Candidate Sites Analysis
    a. RHNA – 6,609 Units
    b. Sites must meet AB 1397 requirements: 1) Considered "available" 2) Meet size requirements 3) Served by utilities
    c. Sites must meet income categories: Very low, low, moderate, above moderate (Sites shown in presentation)
3. Housing Element Draft Policy Review
    a. Modification of policies from the 2014-2021 HE
    b. New policies and programs to address newly enacted laws
    c. New policies and programs to address conservation amid growth
    d. New policies and programs to remove constraints and encourage equal housing opportunities
4. Overview of Land Use Element, Safety Element, and Environmental Justice Update
    a. Land Use: Amends land use and zoning designations of 14 candidate housing sites for RHNA.
    b. Safety Element: 1) Update text, tables, and exhibits to address newly adopted requirements related to hazards (floods, fires, climate adaptation) 2) Update based on CalFire methodology and Climate Vulnerability Assessment conclusions. 3) Revise and create new goals, policies, and objectives to combat fire hazards 4) Identification of updated California Department of Forestry High Fire Hazard Severity Zone Maps. 5) Creation of climate change adaptability goals and policies.
    c. Environmental Justice: 1) Identify disadvantaged communities with the City of Menifee
5. Next Steps
    a. EIR – Notice of Availability of Draft EIR – Summer 2021

b. Joint Planning Commission/City Council Study Session May 26, 2021
c. Public Review Period – Summer 2021
d. Public Hearings – Fall 2021

Summary of Questions and Comments

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element. Questions and comments from the attendees include the following:

- Are there any provisions for a mixed use?
- When will the implementation of plan take place and building of the units be constructed?
- Does the infrastructure support/accommodate the future development of homes? Is there going to be traffic impacts?
- What about the beautification of the City in Menifee?
- Must the City accommodate 24 units per acre? What was the proposed zoning? Would this be apartments or townhouses?

The full presentation in PowerPoint form is available on the City's Housing Element Update webpage here, cityofmenifee.us/658/2021-2029-Housing-Element-Update.

Below is a summary of workshop participant responses.

Are there any provisions for a mixed use? Would there be options to put high density units within a corner of the City?

The City has done a sites analysis on a range of densities. The City only needs to provide the opportunity for potential development. The City analyzed how much density could be provided on a specific site. ADU or JADU would allow for additional units on a site. Each site is subject to the zoning density and requirements of the site. All the sites that could accommodate high density are through existing or rezone sites and are residential zones. The EDC areas allow for mixed uses.

When will the implementation of the plan take place and building of the units be constructed?

Part of the policies in the plan are to provide opportunities for low-income affordable housing, senior housing, and for the homeless. The policy programs allow to plan for these opportunities, however, in terms of timing, it is difficult to determine when the units would be built. The zoning establishes the development standards – the zoning does not dictate what will be built. The zoning does encourage a mix of uses of all land uses throughout the community.

Does the infrastructure support/accommodate the future development of homes? Is there going to be traffic impacts?

The Circulation Element speaks to the infrastructure of the City. The City has identified the improvements needed throughout the City, in terms, of where it is going to be more urban or

rural areas. The sites selected to accommodate the RHNA numbers were chosen because they are close to facilities, they support the infrastructure, they are not in the outskirts of the City, near shopping, schools. As the City grows and develops there will be more infrastructure improvements which includes bridges, roads, and additional improvements. When private development occurs, the site is required to build the necessary infrastructure to accommodate the future development.

The feeling of driving through Temecula and Murrieta is very beautiful, however, what about the beautification of the City in Menifee? What can be done for the side of the roads or the landscaping…. we need more done for family life.

The City works with Caltrans to make sure the areas along the freeways are improved and good. Staff suggested connecting after the meeting to discuss the comment about the beautification of the City.

The City must accommodate 24 units per acre? What was the proposed zoning? Would this be apartments or townhouses?

Yes, HDR would allow 24 units per acre. The density range is 20.1 – 24. This would allow for apartments or condominiums.

C.7 COMMUNITY WORKSHOP #4

This section contains all available public comments provided during the fourth Community Workshop, as well as workshop materials and handouts. Public comments were received in written and oral form.

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Notificacion de Junta Comunitaria

CIUDAD DE MENIFEE
TALLER DE LA JUSTICIA AMBIENTAL (JA)

El taller se llevara acabo en la comunidad de Romoland en el Museo Historico Motte
¡Únase a nosotros en persona para obtener más información y compartir sus pensamientos sobre los problemas de Justicia Ambiental en su comunidad!

When: Miercoles, 30 de junio del 2021
Time: 6:00 P.M.
Where: Museo Historico Motte
(La junta sera en el granero)
28380 Highway 74, Menifee, CA 92585

La ciudad de Menifee está actualizando el elemento de vivienda, el elemento de seguridad y el elemento de zonas de propiedad de su Plan General. Estos cambios también incluirán nuevas pólizas que abordan los problemas de justicia ambiental en la comunidad. A la ciudad le gustaría saber de usted sobre los temas de Justicia Ambiental que son más importantes para usted y la comunidad.

A continuación se presentan algunos ejemplos de temas de JA que se pueden discutir:

- ·Calidad del aire
- ·Calidad del agua
- ·Transporte
- ·Infraestructura
- ·Acceso a la educación y al empleo
- ·Vivienda y mantenimiento del hogar
- ·Nutrición y acceso a alimentos saludables
- ·Riesgos para la salud, incluida la vulnerabilidad climática (es decir, incendios forestales, inundaciones, calor extremo, riesgo sísmico, etc.).

Para preguntas por favor póngase en contacto con:
Orlando Hernandez, Planning Manager
ohernandezl@cityofmenifee.us or (951)-723-3737

Por favor, realice la encuesta de JA en:
https://cityofmenifee.us/658/2021-2029-Housing-Element-Update

También puede escanear el código QR a continuación usando la cámara de su teléfono celular para acceder a la encuesta:

Para obtener más información sobre el Elemento de Vivienda y otras actualizaciones del Plan General, visite el sitio web del Elemento de Vivienda para obtener más información en:

https://www.cityofmenifee.us/658/2021-2029-Housing-Element-Update

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Public Notice of Community Meeting

CITY OF MENIFEE
ENVIRONMENTAL JUSTICE (EJ) WORKSHOP

Workshop to be held in Romoland at the Motte Historical Museum

Please join us in-person to learn and share your thoughts on EJ issues in your community!

When: Wednesday, June 30th 2021
Time: 6:00 P.M
Where: Motte Historical Museum
(meeting to be held in the barn)
28380 Highway 74, Menifee, CA 92585

The City of Menifee is updating its Housing, Safety, and Land-Use Elements of its General Plan. These updates will also include new policies address Environmental Justice issues in the community. The City would like to hear from you about the Environmental Justice topics that are most important to you and the community.

Below are a few examples of EJ topics that may be discussed:

- Air quality
- Water quality
- Transportation
- infrastructure
- Access to education and employment
- Housing & home maintenance
- Nutrition & access to healthy food
- Health risks including climate vulnerability (i.e., wildfire, flood, extreme heat, seismic risk, etc.)

For questions please contact:
Doug Darnell, AICP, Senior Planner
ddarnell@cityofmenifee.us or (951)-723-3744

Please take the EJ Survey at:
https://cityofmenifee.us/658/2021-2029-Housing-Element-Update
You may also scan the QR code below using your cellphone's camera to access the survey:

For more information on the Housing Element and other General Plan updates please visit the Housing Element website for more information at:

https://www.cityofmenifee.us/658/2021-2029-Housing-Element-Update

Environmental Justice Outreach Meeting

As part of the 2021-2029 Housing Element Update

Time: 6:00 p.m.

Date: June 30, 2021

Location: Motte Historical Museum

MENIFEE CALIFORNIA

Agenda

- Introductions
- Purpose of Environmental Justice Workshop
- Presentation on Environmental Justice
- Public Comments
- Workshop opens

Attendees

- City of Menifee
  - Doug Darnell, Senior Planner
  - Orlando Hernandez, Planning Manager
  - Edna Lebron, Housing Program Manager
- Kimley Horn
  - Candyce Burnett, Planner and Project Manager
  - Heidi Rous, Technical Lead
  - Mary Balderrama, Planner

Purpose of Environmental Justice Workshop

- Senate Bill 1000 (2016) established EJ requirements for general plans under Government Code Section 65302(h)
  - To address the “unique or compounded health risks” in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health
- The process includes reviewing publicly available data, but an important aspect is meaningful engagement with community members and organizations focused on public health and EJ concerns
- We want to hear from you, either through public comment tonight, online survey, or at any of three workshop stations:
  - Housing
  - Transportation
  - Quality of Life

Status of Housing Element Update

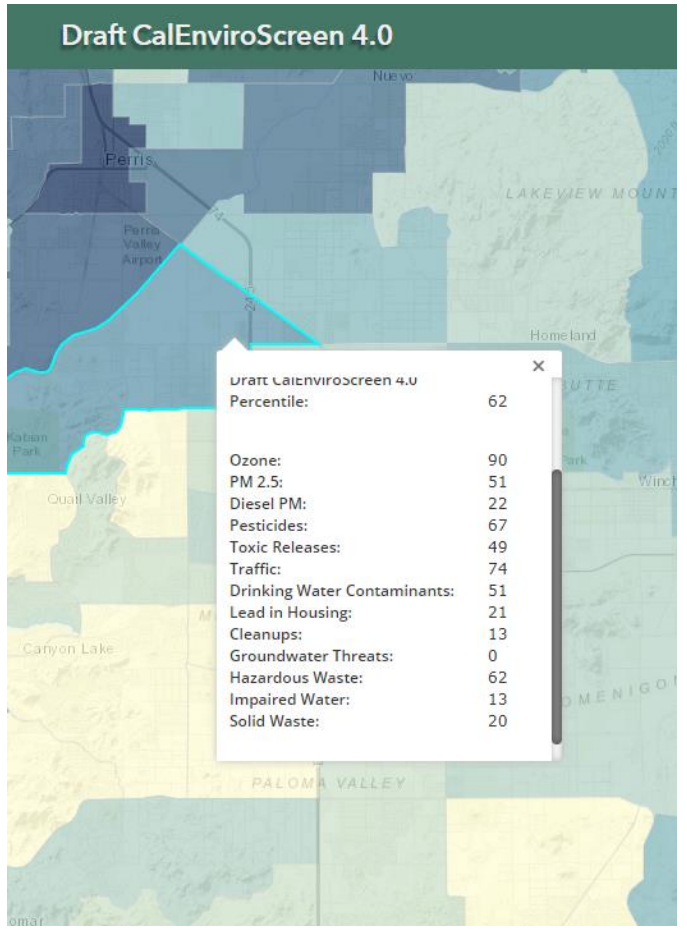
- Draft 6th Cycle Housing Element- Available for Public Review until **July 15, 2021**
- Draft EIR and Notice of Availability – Available for Public Review until **August 9, 2021**

https://cityofmenifee.us/658/2021-2029-Housing-Element-Update

- Cities and counties that have disadvantaged communities are required to incorporate EJ policies into their General Plans
  - Either in a separate EJ element or by integrating related goals, policies, and objectives throughout the other elements

How to identify Disadvantaged Communities

- The California Communities Environmental Health Screening Tool ("CalEnviroScreen") is a data tool developed by CalEPA's Office of Environmental Health Hazard Assessment (OEHHA)
- Used by CalEPA to promote compliance with environmental laws, prioritize site-cleanup activities and identify opportunities for sustainable economic development
- CalEnviroScreen provides statewide data used to identify communities disproportionately impacted by, or vulnerable to, environmental pollution and contaminants
  - 12 indicators related to pollution burden and
  - 8 indicators related to population characteristics and other vulnerabilities.



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Environmental Justice Policies

- If disadvantaged communities are identified within the City of Menifee, policies and goals to advance equity and protect human health will be incorporated
- Intended to improve health, recreation, and economic mobility opportunities through:
  - improvements in air quality, water quality, and land use compatibility,
  - better access to transportation infrastructure,
  - access to education and employment,
  - home maintenance,
  - nutrition, and
  - any unique or compounded health risks including climate vulnerability (i.e., high fire threat areas, sea level rise, high flood or seismic risk areas, etc.).

Environmental Justice Outreach

- Environmental Justice Outreach Includes:
  - Stakeholder interviews
  - Online engagement through the City website
  - Survey
  - Review of Policies
  - Public hearings

Public Comments

Next Steps

- Public Workshop Opens
- Please visit any or all three stations
  - Housing
  - Transportation
  - Quality of Life
- Access the on-line survey

Environmental Justice Community Workshop

On Wednesday, June 30, at 6 PM, the City of Menifee held an in-person public community workshop for the 2021-2029, 6th Cycle Housing Element Update.

The purpose of the meeting was to provide information on the Housing Element update process and to gather input from the public. The meeting updated the community on the documents available for public review, which includes the Draft 6th Cycle Housing Element and the Draft EIR and Notice of Availability. This feedback from the community will shape the goals and policies of the Environmental Justice component.

This workshop was primarily focused on Environmental Justice, with themes oriented around Quality of Life, Transportation, and Housing.

The workshop included a PowerPoint presentation providing information on the following topics:

- Introductions
- Purpose and Format of Meeting
- Presentation on Environmental Justice Element
    - Senate Bill 1000 (2016)
    - How to identify Disadvantaged Communities using CalEnviroScreen tools
    - Environmental Justice Policies and Outreach Methods
- Public Comments
- Workshop opens

Attendees

City of Menifee

- Doug Darnell, Senior Planner
- Orlando Hernandez, Planning Manager
- Edna Lebron, Housing Program Manager

Kimley Horn

- Candyce Burnett, Planner and Project Manager
- Heidi Rous, Technical Lead
- Mary Balderrama, Planner

Community Members

- Two members of the public

Summary of Questions and Comments

Following the presentation, the City allowed time for open questions from the public regarding the theme of Environmental Justice. Questions and comments from the attendees include the following:

- Is the survey available for sharing?
    - Yes, it will remain open. Please share with your other community members.
- Is it possible for the City to build the required number of units? How many?
    - Yes, it is planned for 8 years. We have a buffer of 30% planned to allow flexibility. We have submitted a plan to the HCD for approval. Our site landowners seem interested and we are planning to rezone vacant areas for high-density development. 6,509 units is the set RHNA for the City of Menifee.
- What is the income distribution for low to moderately affordable housing? What is the breakdown for income ranges for affordable housing? What is the average income?
    - 2800 units are planned for low-income, and the next levels are moderate income, and above-moderate income. The average income for this county is $77,500.
- Are the future units primarily apartments? Are there sites zoned for high density? Is the focus for high density?
    - Focus is on higher density, but this does not necessarily mean only apartments. Condos, homes, and townhomes are also in the plan.

The full presentation in PowerPoint form is available on the City's Housing Element Update webpage.

Participants were provided three comment categories in which they could communicate an open response to the question. The image on the right shows the three comment stations.

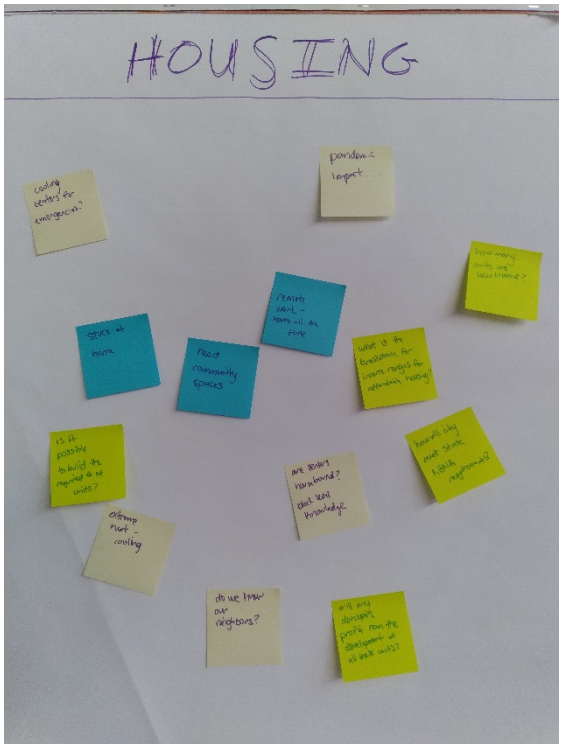
Participants noted traffic, impacts from the pandemic, and the lack of transit options as a challenge, along with few options for community centers or gathering. Participants mentioned concern for the City's ability to meet RHNA requirements. Participants were concerned with the low connection between

neighbors among the community and the value of reframing possibilities for their community. The sections below record every response submitted by the workshop participants.

Housing

Do you have or are able to find safe and affordable housing in the City of Menifee either for rent or to own?
¿Tiene o puede encontrar una vivienda segura y asequible en la Ciudad de Menifee, ya sea para alquilar o para comprar?

The image on the right displays the comments made during the workshop and during public comment. The primary concerns under housing included the lack of cooling centers, how the pandemic has reshaped needs for socializing, and whether the RHNA unit requirement was feasible for the City of Menifee.



Below is a transcribed list of the content of the post-its.

- Cooling centers for emergencies
- Stuck at home
- Need community spaces
- Is it possible to build the required units?
- Extreme heat/cooling
- Do we know our neighbors?
- Will any developers profit from the development of all these units?
- Is this primarily high density?
- Are seniors housebound? Need block level knowledge
- Will city meet state RHNA requirements?
- Remote work- home all of the time
- What is the breakdown for income ranges for affordable housing?
- How many units are low income
- Pandemic impact

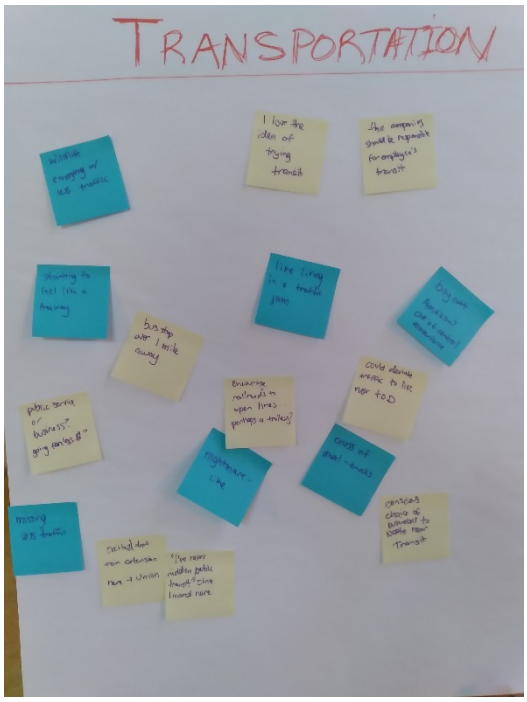
Transportation

Do you have adequate access to reliable transportation either through a personal car, bus, or transit modes or within walking distance to amenities within a short distance to your home or place of work?

¿Tiene acceso adecuado a transporte confiable, ya sea a través de un automóvil personal, autobús u otros modos de transporte público, o está a corta distancia de los servicios que se encuentran cerca de su hogar o lugar de trabajo?

The primary concerns in this section was over the high level so traffic that were making life miserable for residents and that more transit options would be highly welcomed.

The image below displays the comments made during the workshop and during public comment. Below is a transcribed list of the content of the post-its.



- Wildlife emerging with less traffic
- Starting to feel like a freeway
- Bus stop over 1 mile away
- Public service or business? Going without fare for transit?
- Missing reduced traffic
- Excited about train extension Menifee -> Union station
- I've never ridden public transit since I moved here
- Living here is post-apocalyptic/nightmare-like
- Encourage railroads to open lines, perhaps a trolley?
- Like living in a traffic jam
- I love the idea of trying transit
- The companies should be responsible for employee's transit
- Boycott amazon? Out of control convenience
- Could alleviate traffic to live near transit-oriented development
- Excess of diesel tricks
- Conscious choice of businesses to locate near transit

Quality of life

Are there conditions that impact your community/neighborhood that make it difficult to have good health and living conditions?
(i.e. Air Quality, healthy food options, water quality, access to transportation, missing sidewalks and infrastructure, safe parks, access to health and wellness service).
¿Existen condiciones que afecten a su comunidad / vecindario que dificulten tener buenas condiciones de salud y de vida?
(es decir, calidad del aire, opciones de alimentos saludables, calidad del agua, acceso al transporte público, aceras e infraestructura faltantes, parques seguros, acceso a servicios de salud y bienestar).

The primary themes from this section were that communities should be more imaginative about the possibilities for the future, that neighbors need opportunities to connect, and that outreach between the City and the public could be improved.

The image to the right displays the comments made during the workshop and during public comment. Below is a transcribed list of the content of the post-its.

- What is probable vs what is possible? Reframe thinking
- Where are the people? Neighbors?
- Not feeling opposed to affordability / affordable development
- We need a center for the community to come together
- Chose home because of poor air quality
- Too many strip malls, chains, and business, business, business
- Use gardening as a learning and health tool
- Limited online connection, better communication between city and people
- Need people to get out and meet, will address divisions
- Technology – not sure what the knowledge gap is
- Air quality! Health
- Overload of data from social media?
- Community gardens please!

- What are our values? People or cars?
- Using tech to reconnect
- Need to reach kids when they are young… get them interested
- Not feeling NIMBY
- Responsible growth?
- Shake-up from pandemic – remote work
- Only 1 known community garden
- Maybe extend outreach and meet people where they are
- Get out of the daily grind, reconsider possibilities
- Reconnecting and sharing with neighbors
- Parks need clubhouses, way to congregate and meet people
- Learn to live with less convenience
- Try a "what if" mental exercise…. Imagine
- Lack of knowledge for gardens, source of healthy food
- No shortage of jobs
- Think of the used public spaces (ex churches)
- Food redistribution – use fresh, real food (like San Diego non-profit to help people self-start garden)
- No shortage of jobs

C.8 COMMUNITY PRESENTATIONS

This section contains all available materials provided during the Community Presentations.

C.9 COMMUNITY WORKSHOP #5

This section contains all available public comments provided during the fifth Community Workshop, as well as workshop materials and handouts. Public comments were received in written and oral form.

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CITY OF MENIFEE
ENVIRONMENTAL JUSTICE (EJ) MEETING

for the
City of Menifee General Plan 2021-2029 Housing Element,
Land Use & Safety Element Updates
Please join us to learn more and share your thoughts on EJ issues in your community!

WHEN: Thursday, July 15, 2021
TIME: 6:00 P.M.
WHERE: Virtual Zoom Meeting or in person at the City of Menifee Council Chambers located at 29844 Haun Road, Menifee, CA 92586

ZOOM ACCESS:
https://cityofmenifee-us.zoom.us/j/87854431816?pwd=WnFiTjZMVmY3VFd2MzA5bjlrY0pEZz09
Meeting ID: 878 5443 1816
To participate by phone, dial: 1-669-900-6833
Passcode: 083683

The City of Menifee is updating its Housing, Safety, and Land-Use Elements of its General Plan. These updates will also include new policies to address Environmental Justice issues in the community. The City would like to hear from you about the Environmental Justice topics that are most important to you and the community.

Below are a few examples of EJ topics that may be discussed:

- Air quality
- Water quality
- Transportation
- Infrastructure
- Access to education and employment
- Housing & home maintenance
- Nutrition & access to healthy food
- Health risks including climate vulnerability (i.e., wildfire, flood, extreme heat, seismic risk, etc.)

For questions, please contact Doug Darnell, AICP, Senior Planner at:
(951)-723-3744 or ddarnell@cityofmenifee.us
Please take the EJ Survey at:
https://cityofmenifee.us/658/2021-2029-Housing-Element-Update
You may also scan the QR code below using your cellphone's camera to access the survey:

For more information on the Housing Element and other General Plan updates please visit the Housing Element website for more information at:
https://www.cityofmenifee.us/658/2021-2029-Housing-Element-Update

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Community Workshop Environmental Justice

As part of the City of Menifee 2021-2029 6th Cycle Housing Element Update

Time: 6:00 p.m.

Date: July 15, 2021

Location: Virtual and in person

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Agenda

- Housing Element Update and EIR Status
- Summary of Environmental Justice Outreach
- Summary of the Safety Element Update
- Summary of the Land Use Update
- Workshop

Housing Element Update Status

RHNA Allocation: 6th Cycle (2021 – 2029)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	$37,650	1,761 units
Low Income	51 – 80% MFI	$37,651	$60,240	1,051 units
Moderate Income	81 – 120% MFI	$61,241	$90,360	1,106 units
Above Moderate Income	>120% MFI	$90,361	>$91,361	2,691 units
			Total:	**6,609 units**

*Income range is based on the 2020 HUD Median Family Income (MFI) for Riverside County of $75,300.

Housing Element Policies

Draft Programs based on Housing Element Laws includes:

- Compliance with SB 35 provisions
- Emergency Shelters, Transitional and Supportive Housing (AB2162 and AB139)
- Housing for Homeless People (SB 2 and SB 745)
- Supportive Housing/Lower Barrier Navigation Centers
- Housing for People with Disabilities
- Affirmatively Furthering Fair Housing-AFFH (AB 686)

Housing Element Policies

Draft programs of the updated Housing Element includes:

- Adequate Sites to Accommodate the City's 2021-2029 RHNA
- Rezone Program to Accommodate Low, Very Low and Moderate RHNA
- Accessory Dwelling Unit and Junior Accessory Dwelling Unit Development
- Senior Minor Home Repair Grant
- Code Enforcement Program
- The Preservation of At-Risk Housing
- Annual RHNA sites Inventory Monitoring and Reporting Program

Status of Housing Element Update

- Draft 6th Cycle Housing Element - Available for 30-Day Public Review **(June 14 to July 15, 2021)**

- Draft EIR and Notice of Availability – Available for 45-Day Public Review **(June 25 to August 9, 2021)**

- Both the Draft 6th Cycle Housing Element and Draft EIR are available on the City's Housing Element Update website at:
  https://cityofmenifee.us/658/2021-2029-Housing-Element-Update

Summary of Environmental Justice and Outreach

Environmental Justice Overview

- Senate Bill 1000 (2016) established EJ requirements for general plans under Government Code Section 65302(h)
  - Establish goals to address the “unique or compounded health risks” in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health
  - Prioritize improvements and programs that meet the needs of disadvantaged communities.
- Cities and counties that have disadvantaged communities are required to incorporate EJ policies into their General Plans
  - Either in a separate EJ element or by integrating related goals, policies, and objectives throughout the other elements

How to identify Disadvantaged Communities

- The California Communities Environmental Health Screening Tool ("CalEnviroScreen") is a data tool developed by CalEPA's Office of Environmental Health Hazard Assessment (OEHHA)
- Used by CalEPA to promote compliance with environmental laws, prioritize site-cleanup activities and identify opportunities for sustainable economic development
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  - 12 indicators related to pollution burden and
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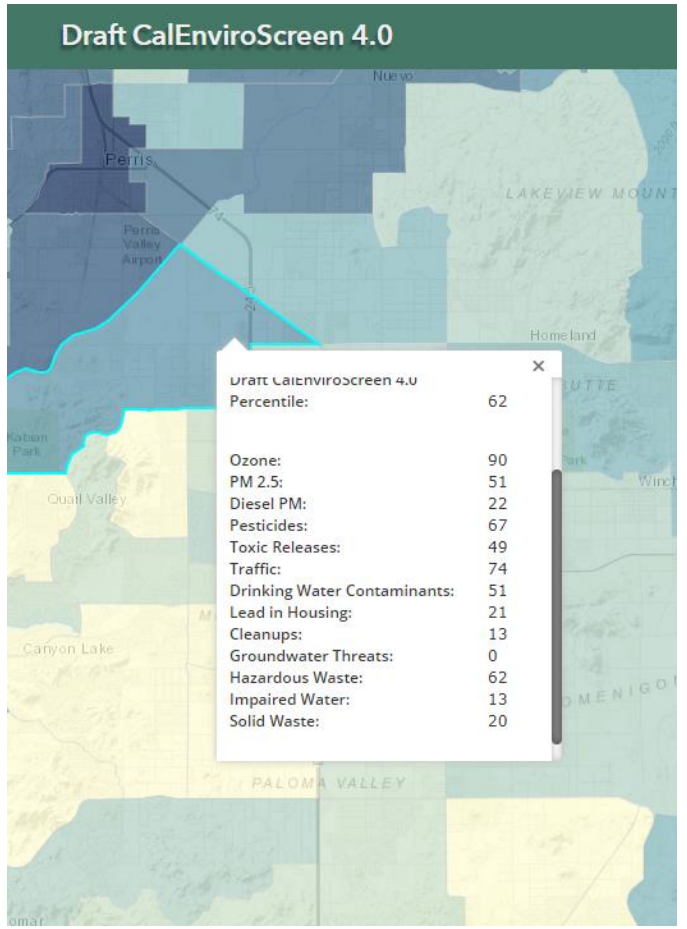

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Proposed Environmental Justice Policies

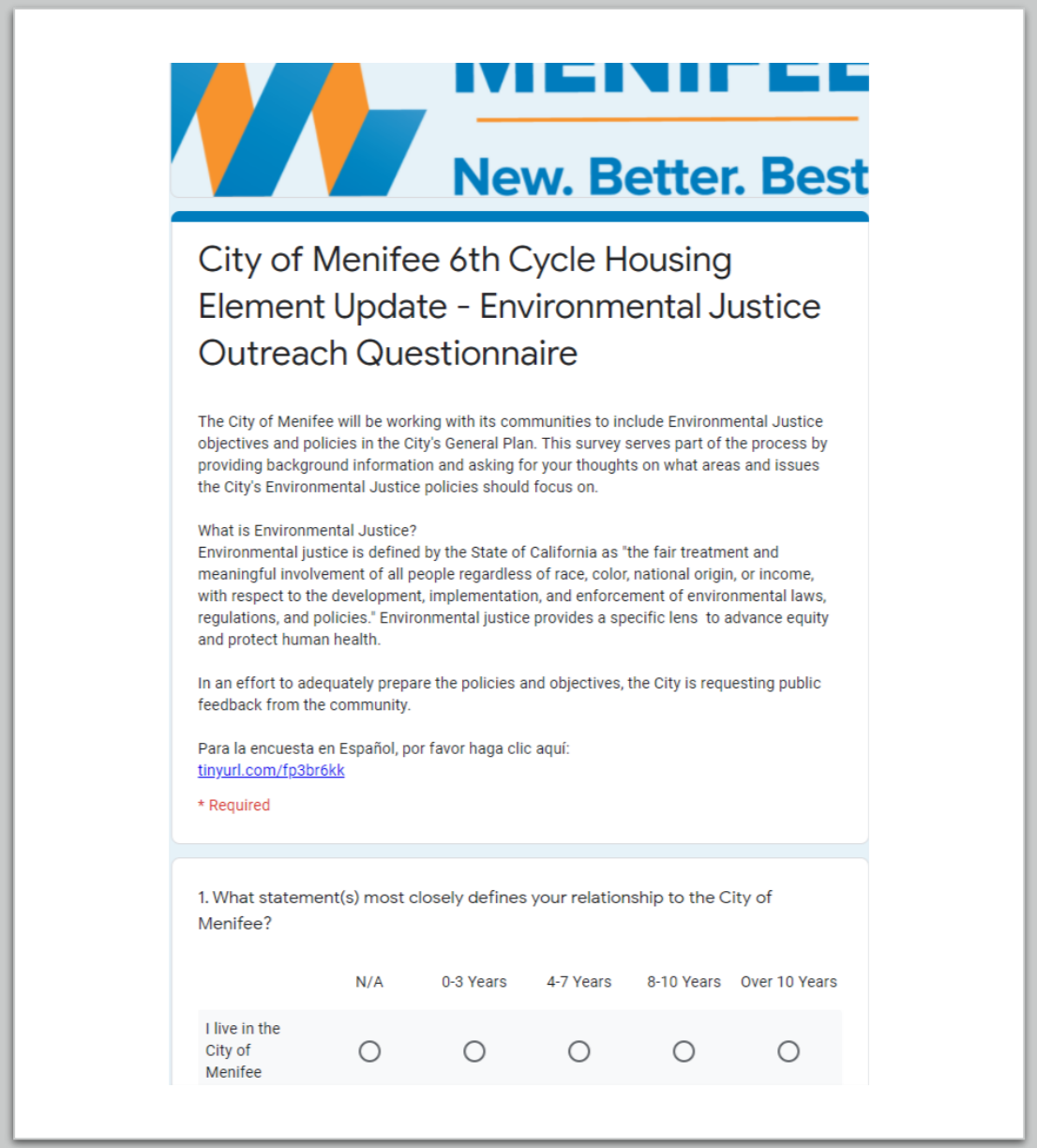
If DAC's are identified within the City of Menifee, policies and goals to advance equity and protect human health will be incorporated.

Community health, recreation, and economic mobility opportunities would be addressed through:

- improvements in air quality, water quality, and land use compatibility,
- better access to transportation infrastructure,
- access to education and employment,
- home maintenance,
- nutrition, and
- any unique or compounded health risks including climate vulnerability (i.e., high fire threat areas, sea level rise, high flood or seismic risk areas, etc.).

Summary of Environmental Justice Outreach

- City has conducted EJ outreach as follows:
  - **June 8, 2021** – Presentation to Menifee Community Partners
  - **June 30, 2021** - EJ Community Meeting in Romoland
  - **July 13, 2021** – EJ Presentation to Quail Valley Community Group
- EJ outreach will continue to be conducted through:
  - Stakeholder interviews
  - Online engagement through the City website
  - Survey
  - Review of Policies
  - Public hearings



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City of Menifee 6th Cycle Housing Element Update - Environmental Justice Outreach Questionnaire

The City of Menifee will be working with its communities to include Environmental Justice objectives and policies in the City's General Plan. This survey serves part of the process by providing background information and asking for your thoughts on what areas and issues the City's Environmental Justice policies should focus on.

What is Environmental Justice?
Environmental justice is defined by the State of California as "the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies." Environmental justice provides a specific lens to advance equity and protect human health.

In an effort to adequately prepare the policies and objectives, the City is requesting public feedback from the community.

Para la encuesta en Español, por favor haga clic aquí:
tinyurl.com/fp3br6kk

* Required

1. What statement(s) most closely defines your relationship to the City of Menifee?

	N/A	0-3 Years	4-7 Years	8-10 Years	Over 10 Years
I live in the City of Menifee	○	○	○	○	○

Online Environmental Justice Survey

Take EJ Survey in Spanish & English at Housing Element Update webpage: 2021-2029 Housing Element Update | City of Menifee

Direct Link: https://www.cityofmenifee.us/658/11627/2021-2029-Housing-Element-Update

Existing Environmental Justice Policies

- Existing general plan goals and policies include 22 goals and 46 policies that are either directly related to EJ topics or that may have some relationship to EJ. Below are a few related policies:
  - Circulation Element C-1.5
    - Minimize idling times and vehicle miles traveled to conserve resources, protect air quality, and limit greenhouse gas emissions.
  - Open Space & Conservation Element OSC-1.1
    - Provide parks and recreational programs to meet the varied needs of community residents, including children, youth, adults, seniors, and persons with disabilities, and make these facilities and services easily accessible and affordable to all users.
  - Economic Development Element ED-1.2
    - Diversify the local economy and create a balance of employment opportunities across skill and education levels, wages, and salaries, and industries and occupations.

New Environmental Justice Policies

- Support neighborhood-oriented healthful food options, such as farmers' markets and local outlets including food banks, pantries, and other sources
- Support community education programs on healthy eating habits and lifestyles
- Support social service programs that reduce homelessness and ensure that children have safe and stable homes
- Encourage safe, high quality, and affordable childcare services for residents and workers

New Environmental Justice Policies

- Promote education, training, and information for seniors, caregivers, and emergency responders regarding special needs of older adults

- Continue to collaborate with the agencies and nonprofit organizations, neighborhoods groups, and other community organizations to improve air quality, food availability, renewable energy systems, sustainable land use and reduce greenhouse gas emissions (GHGs)

- Promote a diverse range of housing types as defined in this General Plan, and opportunities to provide a range of price points

Summary of Safety Element Update

Safety Element Update

- Updated text, tables, and exhibits to address newly adopted requirements related to hazards (floods, fires, climate adaptation)
- Element updated based on CalFire methodology and Climate Vulnerability Assessment conclusions.
- Revised and creation of new goals, policies, and objectives to combat fire hazards
- Identification of updated California Department of Forestry High Fire Hazard Severity Zone Maps.
- Creation of climate change adaptability goals and policies.
  - Based on the conclusions of the Climate Vulnerability Assessment.
  - Addresses risks due to fire susceptibility, heat damage, and drought.

Climate Vulnerability Assessment

- California Adaptation Planning Guide & Southern California Climate Adaptation Planning Guide - Requires cities assess their vulnerability to the effects of climate change
  - The potential effects are analyzed by assessing a city's:
    - **Exposure** – Identify the climate change effects a community will experience.
    - **Sensitivity** – Identify the key community structures, functions, and populations that are potentially susceptible to each climate change exposure.
    - **Potential Impacts** – Analyze how climate change exposure will affect the community structures, functions, and populations (impacts). Adjust the impact assessment to account for uncertainty, timing, and adaptive capacity.
    - **Adaptive Capacity** – Evaluate the community's current ability to address the projected impacts.
    - **Vulnerability Scoring –** Determine and rank potential impacts and adaptive capacity
- The City was found to be at risk of air quality hazards, precipitation changes, flooding, sever storms and extreme weather, temperature changes, and wildfires.

New Safety Policies (Flood and Fire)

- Coordinate with FEMA to ensure that flood mapping and flood risk information is current
- Locate new essential public facilities outside of flood risk areas and fire risk areas (hospitals and health care facilities, emergency shelters, emergency command centers)
- Ensure all new development and/or redevelopment in the LRA and VHFHSZ will comply with the California Fire Code (CFC) and California Building Code (CBC)
- Coordinating with agencies for service like water districts to ensure adequate water availability for fire suppression and that all new development has adequate water, sewer, and fire protection

New Safety Policies (Flood and Fire)

- All new development located in the LRA VHFHSZ shall be required to provide a site-specific Fire Protection Plan (FPP) and a Fuel Modification Plan and long-term maintenance plan

- All new parcel maps and tentative maps in the LRA, SRA, and VHFHSZ shall provide two points of access to the project

- The City and Fire Department shall develop a policy or program promoting public outreach

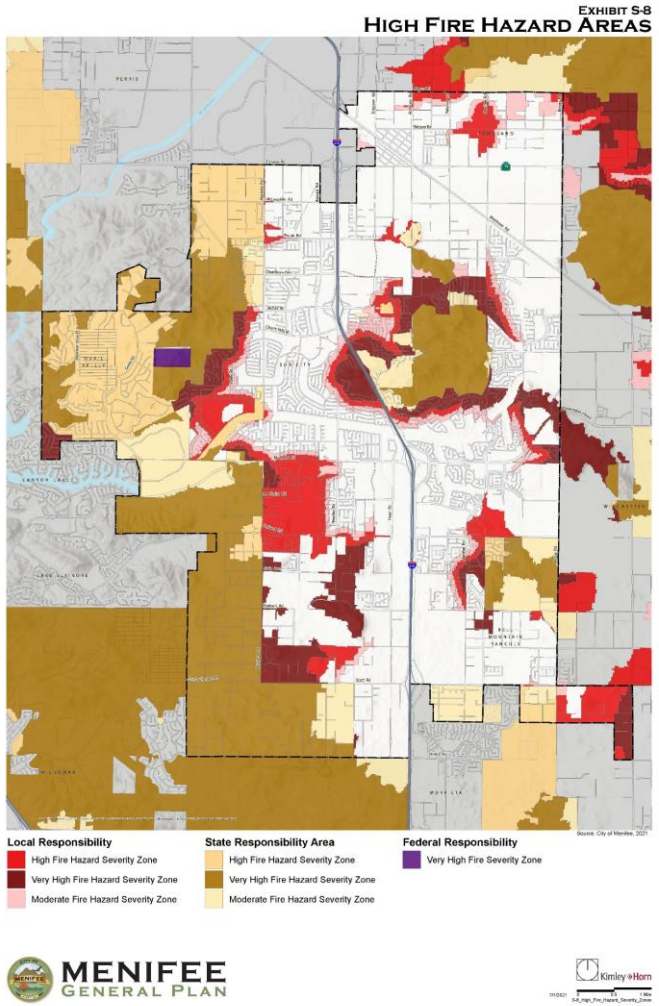
New Safety Policies (Climate)

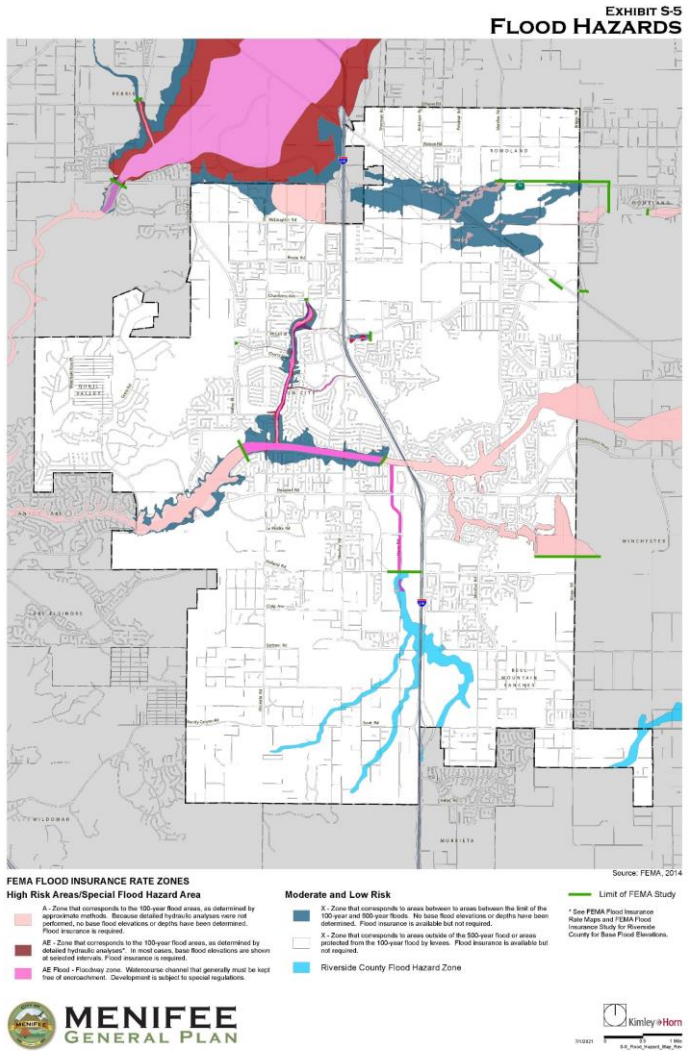
- Continue to require environmental analysis for proposed projects which may produce harmful levels of greenhouse gas
- Ensure that the City's water supply is protected against drought conditions intensified by climate change
- Ensure reliable energy availability for the City's residents
- Promote alternative forms of energy production
- Promote drought resistant landscaping

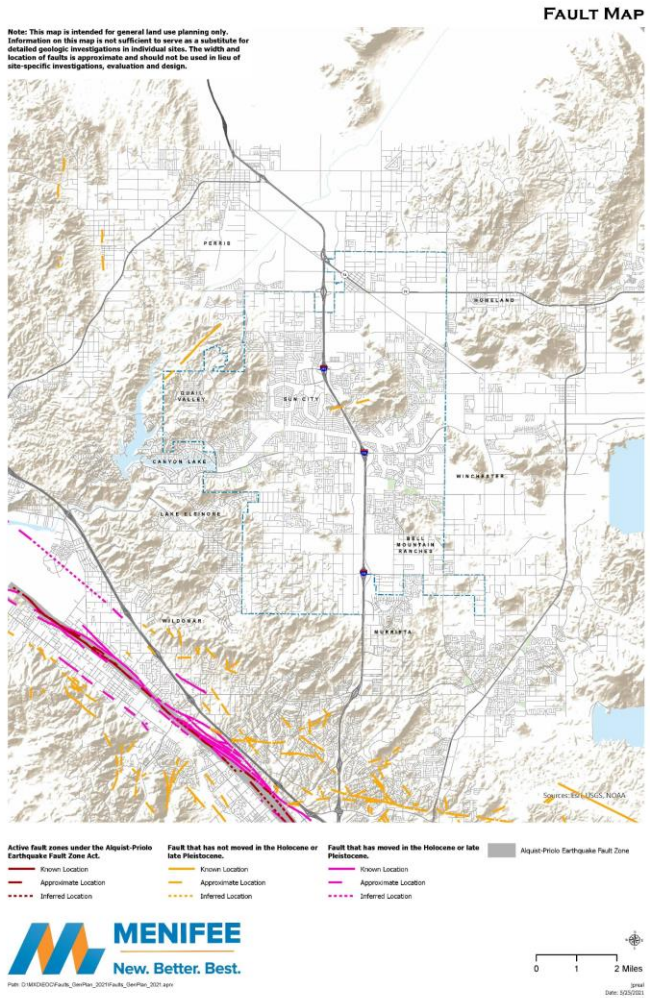
New Safety Policies (Police)

- Provide for a diverse fleet of specific and general operations equipment including mobile command operations
- Identify currently owned City buildings and property for expansion of emergency services
- Utilize technology and IT infrastructure such as mobile platforms
- Comply with all federal and State of California training requirements including POST (State of California) and FEMA ICS courses

Revised Safety Maps







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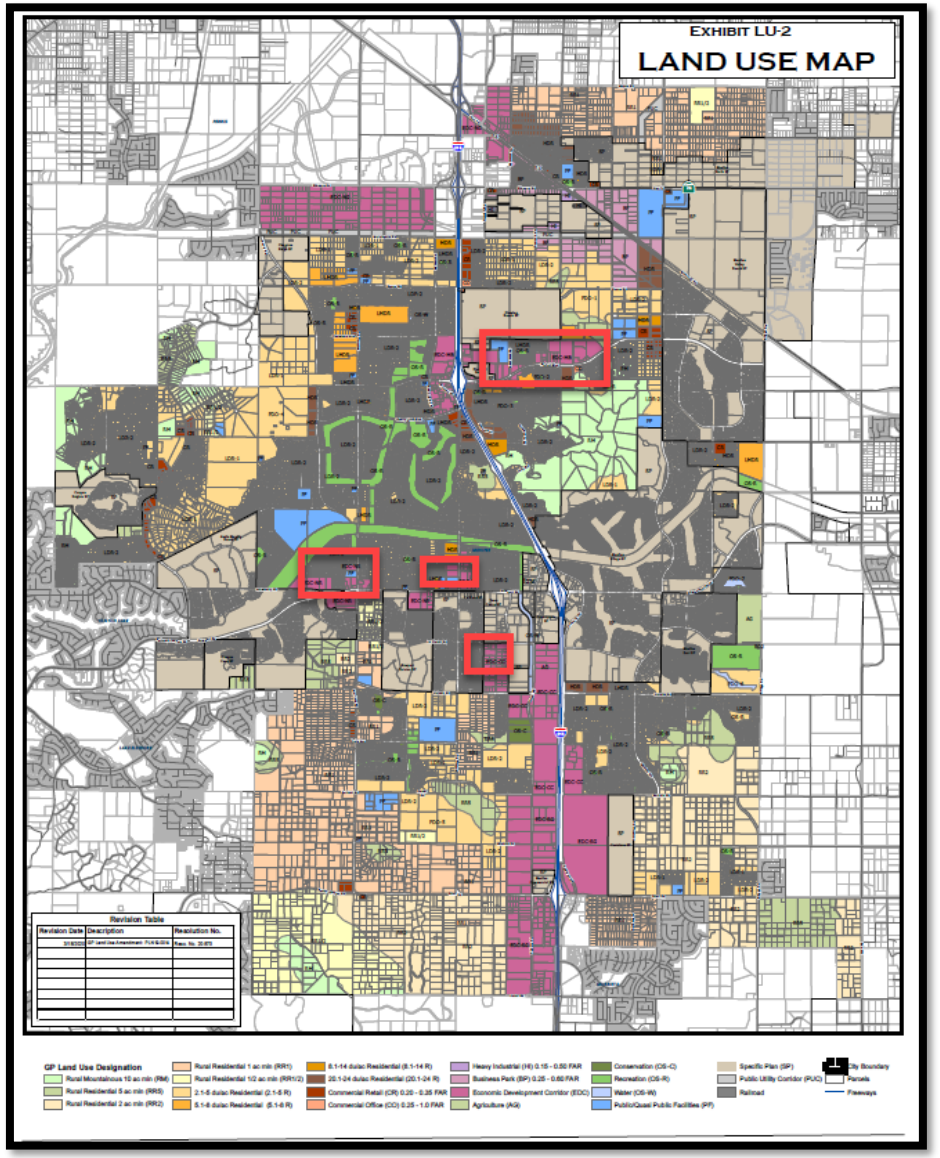
Summary of the Land Use Update

Land Use Element Update

- Update text and exhibits including the buildout summary related to zone changes
- Updates to text, tables, and exhibits for consistency with the Housing Element
- Update Goals and Polices
- Environmental Justice Section and Policies
- Update Exhibits including LU-2 Land Use Map
  - Amend the land use map with the updated HE sites
  - Amend other Land use inconsistencies on Exhibit LU-2



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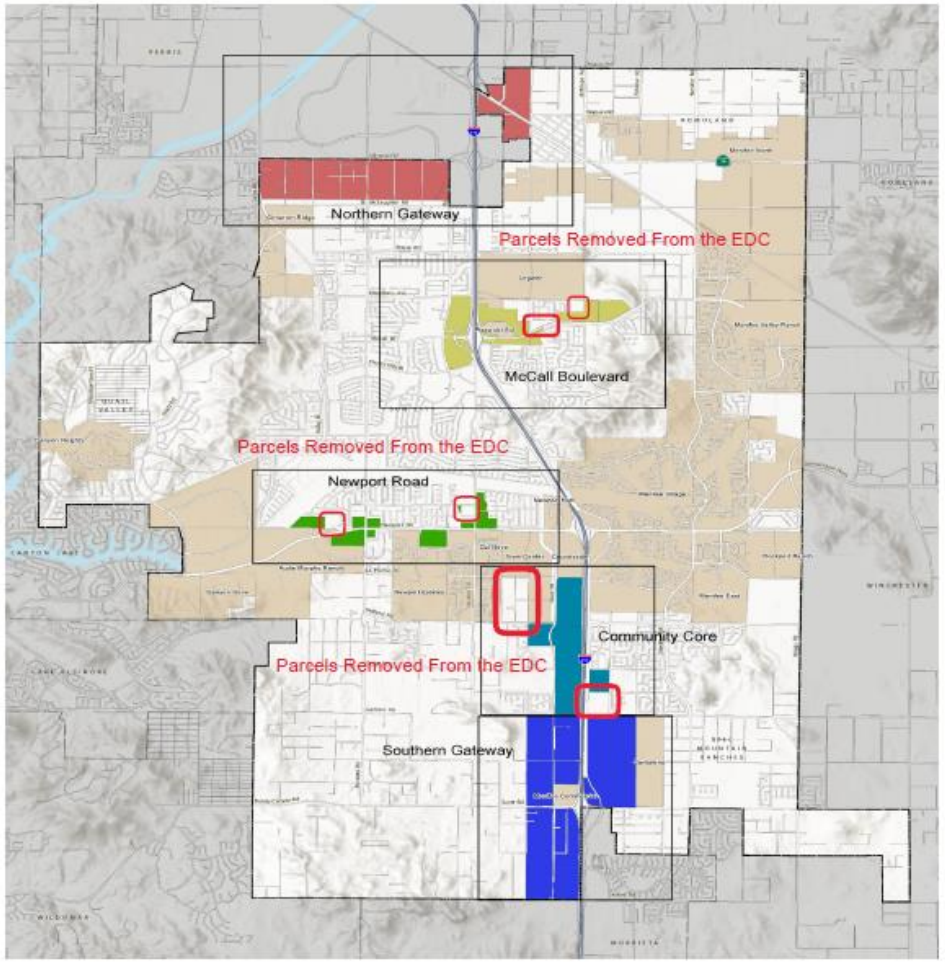
Land Use Element Update

- Amends land use and zoning designations of 11 candidate housing sites for RHNA.
- Includes parcels currently zoned as Economic Development Corridors (EDC).
  - 8 Parcels will be rezoned from EDC-NR, EDC-CC, and EDC-MB to HDR zoning designation
  - 2 parcels will be rezoned from EDC-NR to LMDR zoning designation
  - 1 parcel will be rezoned from EDC-MB to MDR zoning designation

EXHIBIT LU-B2A: ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS



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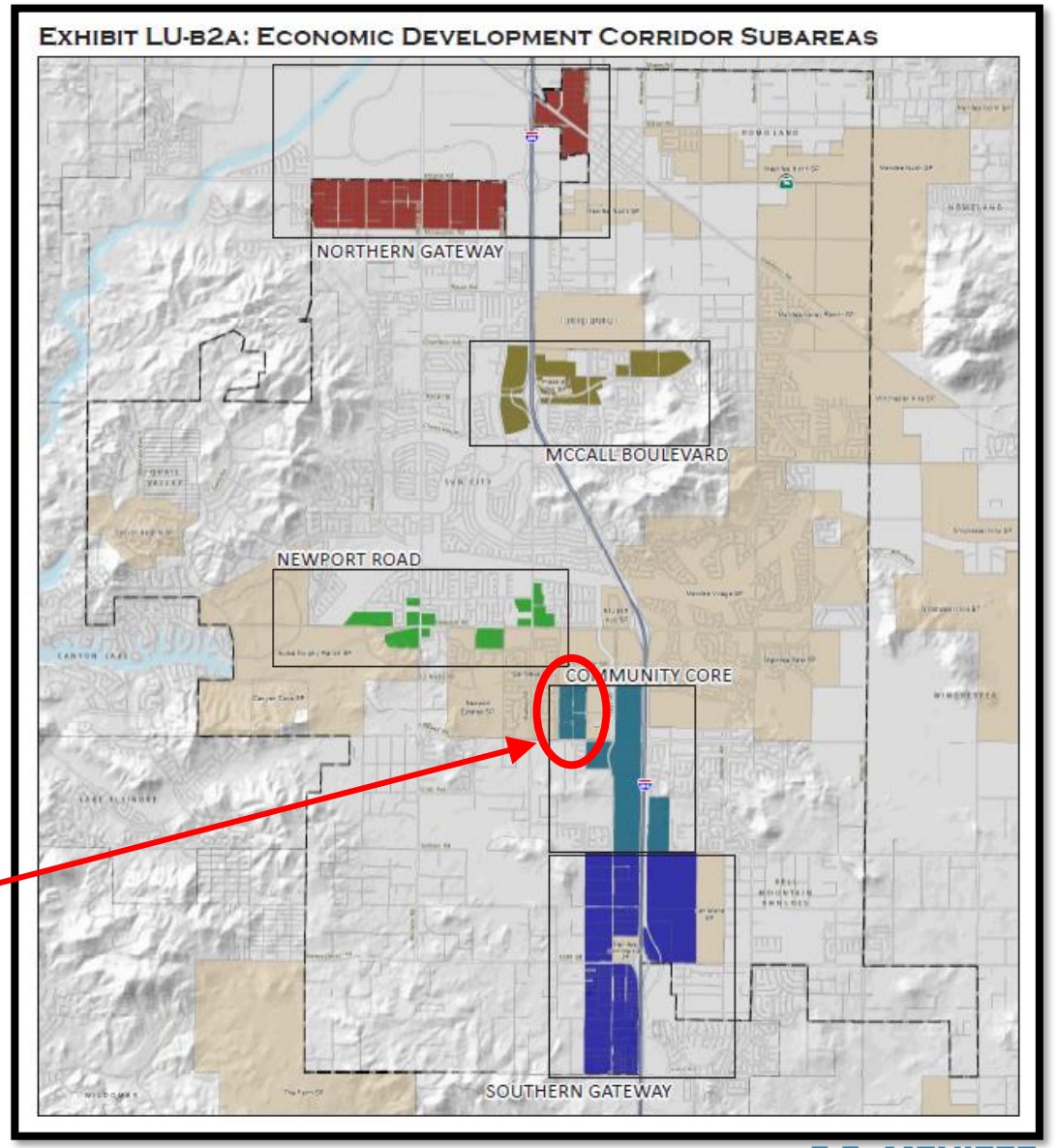
Land Use Element Update

- Updates to the Economic Development Corridor Land Use to:
  - Amend EDC land use & zoning consistent with rezone program of the Housing Element
  - Remove text that residential shall not exceed 15% of the total EDC acreage
  - No stand-alone residential uses in the EDC
  - Amend land use and zoning of EDC-CC island area to RR-1 consistent with existing established residential area



MENIFEE CALIFORNIA

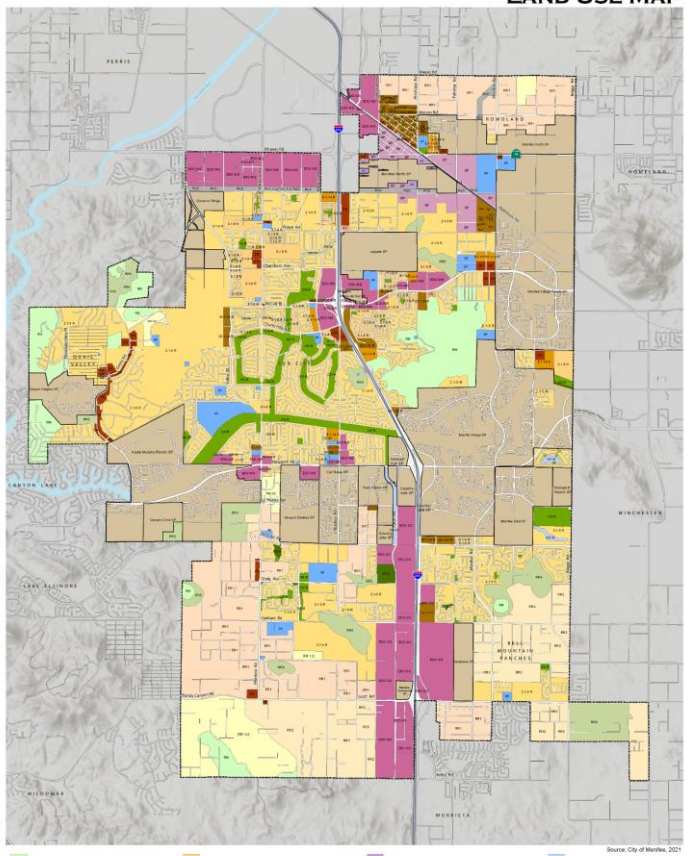
New Land Use Policies

- Implement the policies of the Housing Element that promote a range of housing options, types and affordable housing units

- Support outreach and education and programs that reduce discrimination and provide equal housing opportunities for all residents

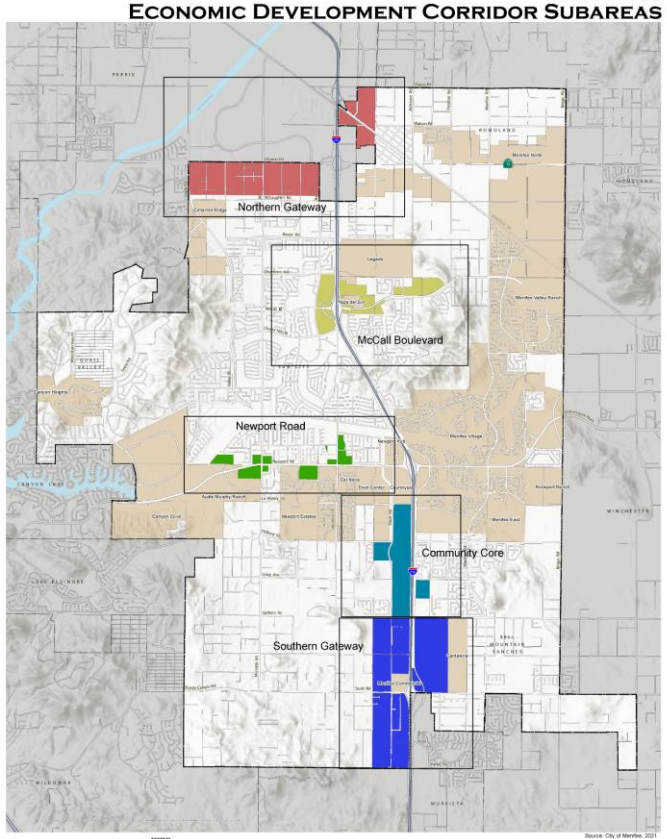
Revised Land Use Maps

EXHIBIT LU-2
LAND USE MAP



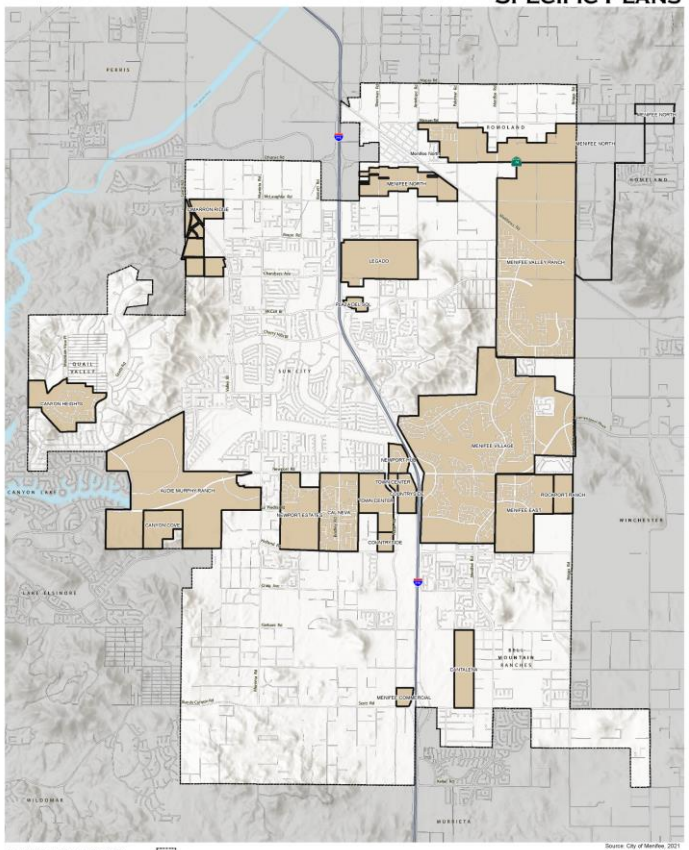
MENIFEE GENERAL PLAN

EXHIBIT LU-B2A
ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS



MENIFEE GENERAL PLAN

EXHIBIT LU-B1
SPECIFIC PLANS



MENIFEE GENERAL PLAN

Thank you!

Questions?

Contact **Doug Darnell**, Senior Planner

By phone at **(951) 723-3744**

Or by email at ddarnell@cityofmenifee.us

Workshop

Housing

- Do you have or are able to find safe and affordable housing in the City of Menifee either for rent or to own?

- ¿Tiene o puede encontrar una vivienda segura y accesible en la Ciudad de Menifee, ya sea para alquilar o para comprar?

Workshop

Transportation

- Do you have adequate access to reliable transportation either through a personal car, bus, or transit modes or within walking distance to amenities within a short distance to your home or place of work?

- ¿Tiene acceso adecuado a transporte confiable, ya sea a través de un automóvil personal, autobús u otros modos de transporte público, o está a corta distancia de los servicios que se encuentran cerca de su hogar o lugar de trabajo?

Workshop

Quality of life

- Are there conditions that impact your community/neighborhood that make it difficult to have good health and living conditions?

(i.e. Air Quality, healthy food options, water quality, access to transportation, missing sidewalks and infrastructure, safe parks, access to health and wellness service).

- ¿Existen condiciones que afecten a su comunidad / vecindario que contribuyen a no tener buenas condiciones de salud y de vida?

(es decir, calidad del aire, opciones de alimentos saludables, calidad del agua, acceso al transporte público, aceras e infraestructura faltantes, parques seguros, acceso a servicios de salud y bienestar).

Environmental Justice Community Workshop

On Thursday, July 15, at 6 PM, the City of Menifee held an in-person and online zoom public community workshop for the 2021-2029, 6th Cycle Housing Element Update.

The purpose of the meeting was to provide information on the Housing Element update process and to gather input from the public. The meeting updated the community on the documents available for public review, which includes the Draft 6th Cycle Housing Element and the Draft EIR and Notice of Availability. This feedback from the community will shape the goals and policies of the Environmental Justice component.

This workshop was primarily focused on Environmental Justice, with themes oriented around Quality of Life, Transportation, and Housing.

The workshop included a PowerPoint presentation providing information on the following topics:

- Housing Element Update and EIR Status
- Summary of Environmental Justice Outreach
- Summary of the Safety Element Update
- Summary of the Land Use Update
- Workshop

Attendees

City of Menifee

- Doug Darnell, Senior Planner
- Cheryl Kitzerow, Community Development Director
- Edna Lebron, Housing Program Manager

Kimley Horn

- Candyce Burnett, Planner and Project Manager
- Heidi Rous, Technical Lead
- Elena Hernandez, Environmental Planning Intern

Community Members

- Five community members and virtual audience

Summary of Questions and Comments

The full presentation in PowerPoint form is available on the City's Housing Element Update webpage. https://www.cityofmenifee.us/658/2021-2029-Housing-Element-Update

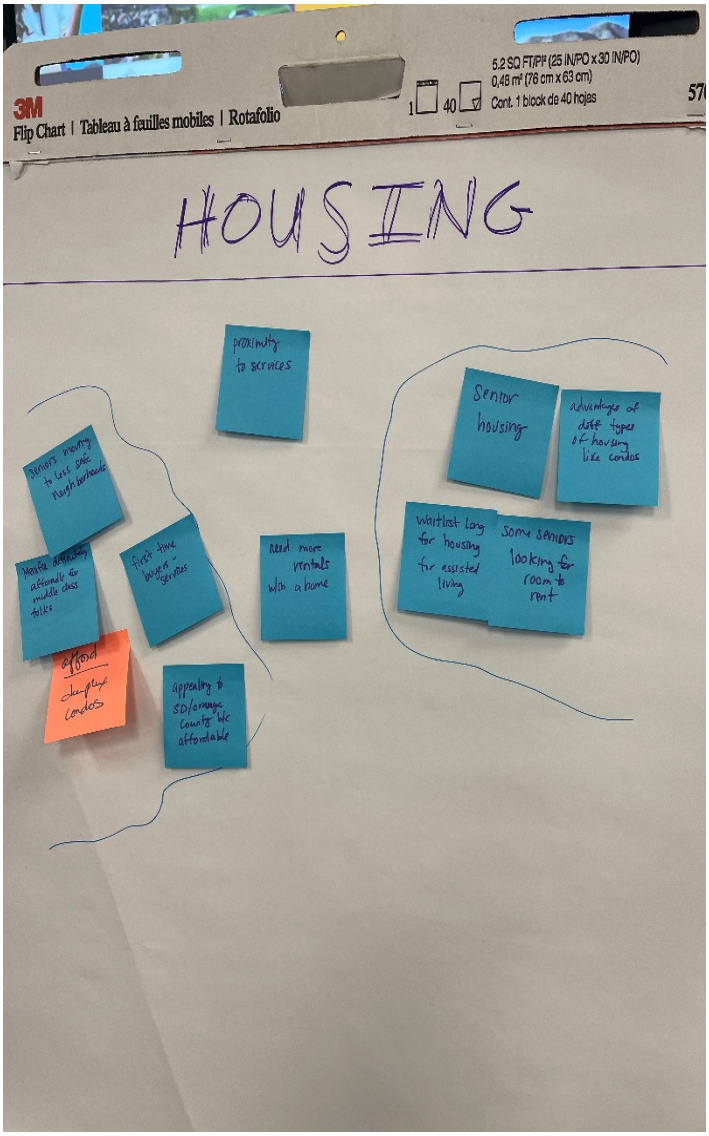
After the presentation, the workshop phase of the meeting took place. Participants were provided three comment categories in which they could communicate an open response to the question.

Participants noted need for more jobs to local residents, community services like festivals are needed, concerns over wildfires contributing to poor air quality, more options for housing options for seniors, housing needs to be close to amenities, low transportation access for residents in Quail Valley. The sections below record every response submitted by the workshop participants.

Housing

Do you have or are able to find safe and affordable housing in the City of Menifee either for rent or to own?

¿Tiene o puede encontrar una vivienda segura y asequible en la Ciudad de Menifee, ya sea para alquilar o para comprar?



The image on the right displays the comments made during the workshop and during public comment. The primary concerns under housing included the need for more senior citizen housing options, Menifee is an appealing place for San Diego/Orange County residents due to affordability, and concerns about proximity to services.

Below is a transcribed list of the content of the post-its.

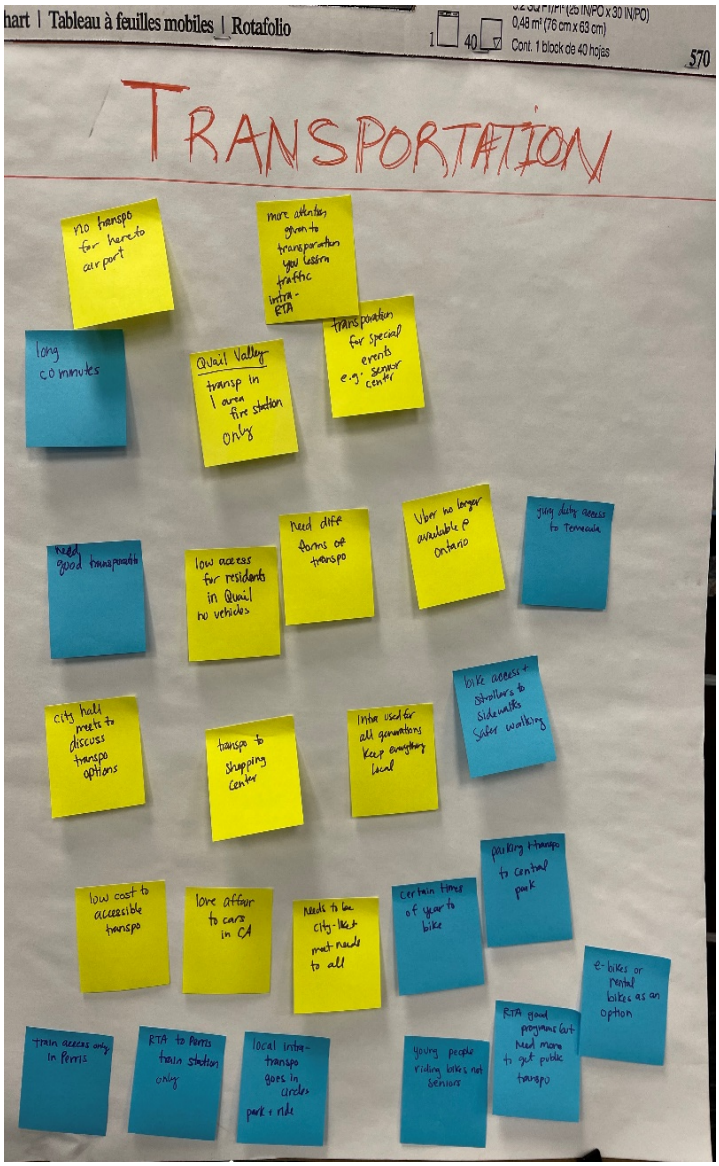
- Proximity to services
- Seniors moving to less safe neighborhoods
- Menifee affordable for middle class folks
- Services for first time buyers
- Appealing to SD/Orange County because of affordability
- Affordable duplex condos
- Need more rentals within a home
- Some seniors looking for room to rent
- Need more senior housing
- Advantages of different types of housing like condos

- Waitlist long for housing for assisted living

Transportation

Do you have adequate access to reliable transportation either through a personal car, bus, or transit modes or within walking distance to amenities within a short distance to your home or place of work?

¿Tiene acceso adecuado a transporte confiable, ya sea a través de un automóvil personal, autobús u otros modos de transporte público, o está a corta distancia de los servicios que se encuentran cerca de su hogar o lugar de trabajo?



The primary concerns in this section was over the low access to transportation for residents in Quail Valley, need different forms of transportation, long commutes, and transportation to shopping center.

The image below displays the comments made during the workshop and during public comment. Below is a transcribed list of the content of the post-its.

- No transportation from here to airport
- More attention given to transportation you lessen traffic
- Long commutes
- Quail Valley has limited transportation in one area at the fire station only
- Transportation is needed for special events e.g., senior center
- Need good transportation
- Low access for residents in Quail Valley
- Need different forms of transportation
- Uber no longer available at Ontario Airport
- Jury Duty access to Temecula is needed
- City hall meets to discuss transportation options
- Transportation to shopping center
- Intra used for all generations keep everything local

- Bike access and strollers need good sidewalks safer walking
- Low cost to accessible transportation
- Love affair with cars in California
- Needs to be city-like meet needs to all
- Certain times of year to bike
- Parking and transportation to Central Park
- Train access only in Perris
- RTA to Perris train station only
- Local intra-transportation goes in circles, park, and ride
- Young people riding bikes not seniors
- RTA good programs but need more to get public transportation
- E-bikes or rental bikes as an option

Quality of life

Are there conditions that impact your community/neighborhood that make it difficult to have good health and living conditions?

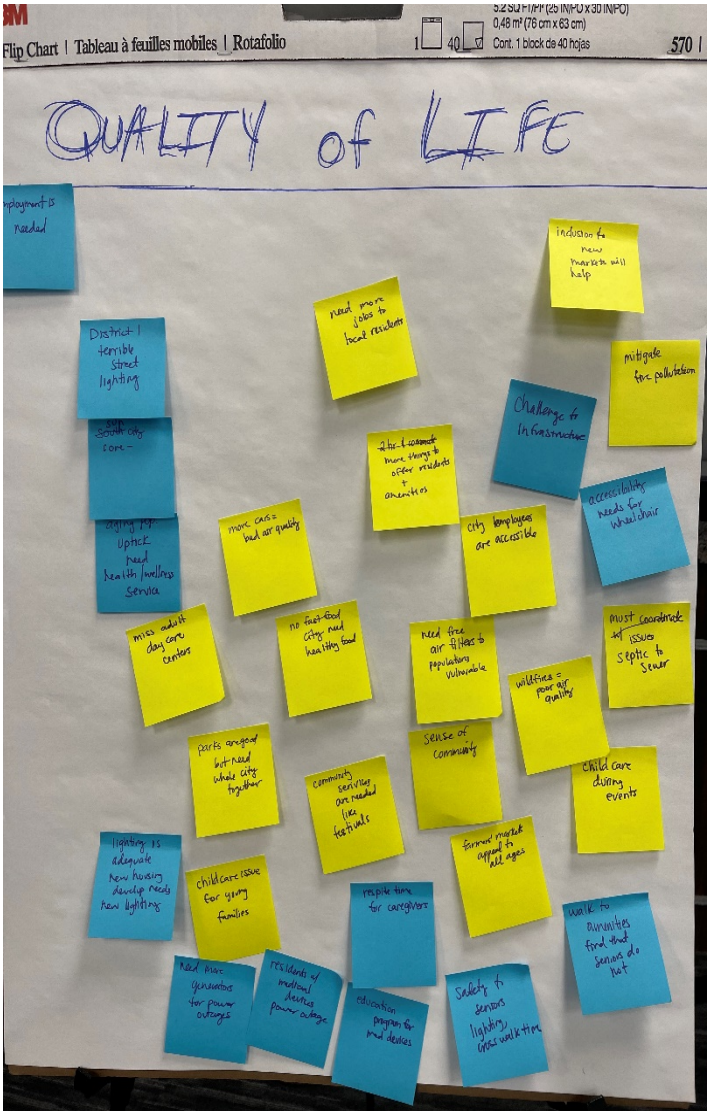
(i.e. Air Quality, healthy food options, water quality, access to transportation, missing sidewalks and infrastructure, safe parks, access to health and wellness service).

¿Existen condiciones que afecten a su comunidad / vecindario que dificulten tener buenas condiciones de salud y de vida?

(es decir, calidad del aire, opciones de alimentos saludables, calidad del agua, acceso al transporte público, aceras e infraestructura faltantes, parques seguros, acceso a servicios de salud y bienestar).

The primary themes from this section were missing adult day care centers, issues with septic to sewer, community services are needed like festivals, and District 1 terrible street lighting.

The image to the right displays the comments made during the workshop and during public comment. Below is a transcribed list of the content of the post-its.



- Employment is needed
- District 1 terrible street lighting (Sun City core)
- Need more jobs for local residents
- Inclusion to new markets will help
- Mitigate fire pollution
- Challenge to infrastructure
- More things to offer residents and amenities
- Aging population uptick need health/wellness service
- More cars equal bad air quality
- City employees are accessible
- Accessibility needs for wheelchair population
- Miss adult day care centers
- No fast-food city needs healthy food
- Need free air filters to vulnerable populations
- Issues with septic to sewer
- Wildfire equals poor air quality
- Sense of community
- Parks are good but need whole city together
- Community services are needed like festivals
- Childcare during events
- Farmer's markets appeal to all ages

- Respite time for caregivers
- Childcare issues for young families
- Lighting is adequate new housing develop new lighting
- Need more generators for power outages
- Education program for medical devices
- Safety for seniors and lighting cross walk time
- Walk to amenities is limited to seniors

C.10 COMMUNITY SURVEY

The City conducted a community survey which launched on June 8, 2021. This section contains the survey results as well as all survey response data.

C.11 PUBLIC COMMENTS

This section contains all available public comments provided during the Public Review Draft open comment period and any additional comments received by the City relating to the Housing Element update process. Public comments were received in written form.

APPENDIX D: GLOSSARY OF TERMS

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Affirmatively Furthering Fair Housing (AFFH): Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, State, or local housing programs including, but not limited to Federal State, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California

and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low-income" or "moderate-income." The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

DRAFT

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A duplex is a single building on a lot that contains two dwelling units or two single-unit dwellings on the same lot.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See "Housing Unit."

Elderly Housing. Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]; or (2) an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind. (Governor's Office of Planning and Research, General Plan Guidelines.)

DRAFT

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency.)

Historic Preservation. The preservation of historically significant structures and neighborhoods until there is, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

DRAFT

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards

DRAFT

Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family. A single building on a lot that contains three or more dwelling units or three or more single-unit dwellings on the same lot, or any combination thereof.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate units.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

DRAFT

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. The reuse or revitalization of abandoned or underutilized properties through demolition or restoration of existing buildings, to increase or intensify the use of an existing property, or both, irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

DRAFT

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "ADU" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

DRAFT

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low-incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (California Health and Safety Code Sections 50675.14(b) and 53260(d).)

Target Areas. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for the redevelopment of a property but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

DRAFT

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

Acronyms Used

ACS: American Community Survey

BMPs: Best Management Practices

CALTRANS: California Department of Transportation

CEQA: California Environmental Quality Act

CHAS: Comprehensive Housing Affordability Strategy

CIP: Capital Improvement Program

DDS: Department of Developmental Services

DIF: Development Impact Fee

DU/AC: Dwelling Units Per Acre

EDD: California Employment Development Department

FAR: Floor Area Ratio

FEMA: Federal Emergency Management Agency

DRAFT

HCD: Department of Housing and Community Development

HOA: Homeowners Association

HUD: Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

MFI: Median Family Income

NPDES: National Pollutant Discharge Elimination System

RTFH: Regional Task Force on the Homeless

RTP: Regional Transportation Plan

SCAG: Southern California Association of Governments

SPA: Sectional Planning Area

STF: Summary Tape File (U.S. Census)

TOD: Transit-Oriented Development

TDM: Transportation Demand Management

TSM: Transportation Systems Management

WCP: Water Conservation Plan

DRAFT

HCD Comments	Section/Page Number	Staff	Notes
Housing Needs, Resources, and Constraints			
A1. Regional Trends and Patterns: The element describes local trends and patterns but must analyze Menifee relative to the rest of the region regarding integration and segregation, racially and ethnically concentrated areas of poverty, disparities in access to opportunity and disproportionate housing needs, including displacement risks.	• Section 3 See revised Pages 3-60 through 3-65	BD/KP	R/ECAP narrative for the region is provided on page 3-60 and R/ECAP map for region added
A1. Racially/Ethnically Concentrated Areas of Poverty (R/ECAP): While the element includes information relative to R/ECAP, the element must also include an analysis complemented by quantitative evidence for the local and regional comparison and include local and regional data on areas of affluence. The analysis should evaluate the patterns and changes over time and consider other relevant factors, such as public participation, past policies, practices, and investments and demographic trends.	• Section 3 See revised Pages 3-60 through 3-65	BD/KP	Racially Concentrated Areas of Affluence (RCAA) section added and AFFH Dataviewer maps included.
A1. Site Inventory: While the element includes a map of the site inventory and states that the proposed sites meeting lower-income Regional Housing Needs Allocation (RHNA) are geographically distributed, the element also requires an analysis of these sites to demonstrate AFFH (Appendix B). The needed analysis should be reflective of housing development at all income-levels and evaluate the sites relative to socio-	• Section 3 See revised page 3-79 and 3-80 • Appendix B	SE/PN/MM	Narrative added on page 3-79 through 3-80

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economic patterns. The sites inventory analysis should also address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group, and the final analysis should be supported by local data and knowledge.			
A1. Contributing Factors: While the element contains fair housing issues and contributing factors retrieved from the Riverside County Analysis of Impediments (p. 3-59) the element must also list and prioritize contributing factors to fair housing issues specific to the City based on local data and the analysis in the element. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues and are fundamental to adequate goals and actions. Examples include community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, location and type or lack of affordable housing and lack of public or private investment in areas of opportunity or affordable housing choices. The element must include an accompanying analysis demonstrating strategic approaches to inform and connect goals and actions to mitigate contributing factors to affordable housing.	• Section 3 See revisions on page 3-79	BD/KP	Additional info with contributing factors added and reference to Housing Plan goals.

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A1. Goals, Priorities, Metrics, and Milestones: The element contains a program to AFFH (Program Action 28) that addresses fair housing issues; however, the element must contain goals and actions that significantly seek to overcome contributing factors to fair housing issues (integration and segregation, racially and ethnically concentrated areas of poverty, areas of opportunity and disproportionate housing needs including displacement). Given that most of the City is considered a high and highest resource community, the element could focus on programs that enhance housing mobility and encourage development of more housing choices and affordable housing. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results.	• Section 3 See page 3-86 • Section 4	CB	Please refer to page 3-86 Policies include that City has Programs that promotes these housing programs through Program Action 11, 17, 22, 31, and 32. Enhanced Section 4.
A2. Housing Stock Conditions: While the element provides a basic analysis of the condition of housing stock and estimates based on data provided by Comprehensive Housing Affordability Strategy data (CHAS), it must also include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml.	• Section 2 See revised page 2-29	CE/CB	Additional analysis added to discussion include windshield survey and GIS analysis.

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A3. While the element quantifies the number of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, the element must also analyze their special housing needs using information specific to the City of Menifee. The current analyses should be expanded where necessary to include factors such as household income, tenure, housing types, zoning, available resources, and local programs, including housing element programs, that assist these special populations. Local officials, special needs service providers, or City social and health service providers may be able to assist with information to complete the analysis.	• Section 2 See revised page 2-18 and 2-19	CE	Added two tables analyzing senior/tenure data. Page 2-18/19 Information specific to zoning and resources is discussed in section 3 and programs to assist special populations are in section 4.
A3. Farmworkers: The element provides a basic analysis of agricultural workers (p. 2-20) for the City of Menifee and provides farmworker data specifically for Riverside County. In addition to the revisions as stated above, the element should also provide Farmworker data specific to the City of Menifee.	• Section 2 See revised pages 2-25/26	CE	Farmworker data added if available or comment made that data not available.
A4. The City has a RHNA of 6,609 housing units, of which 2,812 are for lower-income households. To address this need, the element relies on vacant sites (Table B-4), including sites in specific plan areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses of the following: Realistic Capacity: While the element contains an estimate of the realistic capacity to accommodate housing for low- and	• Appendix B See revised pages B-4 and B-6/7	MM	Narrative added, support from market research. Page B- 4 Unit calculation narrative added on page B-6/7

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very low-income households (p. B-4), it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.			
A4. The City has a RHNA of 6,609 housing units, of which 2,812 are for lower-income households. To address this need, the element relies on vacant sites (Table B-4), including sites in specific plan areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses of the following: <u>Zoning for Lower-Income Households</u>: While the element appears to indicate housing affordable to lower-income households can be accommodated on sites zoned High Density Residential (HDR) with densities of 20 to 24 dwelling units per acre (p. B-5), it does not include an analysis evaluating the adequacy of these zones to accommodate housing affordable to lower-income households. The analysis should be based on factors such as market demand, development experience within zones, and specifically address the impacts of density on financial feasibility pursuant to Government Code section 65583.2, subdivision (c)(3)(A) and (B). For communities with densities that meet specific standards (at least 30 units per acre	• Appendix B See revised pages B-3 through B-5	MM/City Staff data support	Text added on B-5 – will need staff support to fill in some data information.

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for Menifee), this analysis is not required (Gov. Code, § 65583.2, subd. (c)(3)(B)).			
A4. The City has a RHNA of 6,609 housing units, of which 2,812 are for lower-income households. To address this need, the element relies on vacant sites (Table B-4), including sites in specific plan areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses of the following: Large Sites: While the element includes an identification and accompanying analysis of seven large sites (Table B-5) larger than 10 acres (Figure B-1), the element must also demonstrate that these sites can accommodate the lower-income RHNA needs by demonstrating that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site, or, unless the housing element provides other evidence to HCD that the site is adequate to accommodate lower-income housing (Gov. Code, § 65583.2, subd. (c)(2)(A).). For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/site-inventoryanalysis/analysis-of-sites-and-zoning.shtml#analysis.	• Appendix B See revised page B-11 through B-13 • Section 4 See revised page 4-18 through 4-20	MM/City Staff data support	Language added on page B-8. **Program added to Section 4.**

HCD Comments	Section/Page Number	Staff	Notes
A4. The City has a RHNA of 6,609 housing units, of which 2,812 are for lower-income households. To address this need, the element relies on vacant sites (Table B-4), including sites in specific plan areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses of the following: Suitability of Nonvacant Sites: While the element identifies nonvacant sites to accommodate the regional housing need for lower-income households, it provides no description of the identified existing uses. The methodology must consider factors including the extent to which identified existing uses may impede additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g).) For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment.	• Appendix B See revised pages B-7/8	MM/City Staff data support	Additional analysis added, if the City can review these parcels (low and very low) and supplement with any additional information in the last column of table B-7
A5. Design Review: The element details recently adopted design standards (p. 3-31). However, the element must further describe and analyze the design review guidelines and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability.	• Section 3 See revised pages 3-39/40	Riverside/CE/City Staff data support	Info provided by City staff was incorporated.

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For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.			
A5. In addition, the Housing Crisis Act of 2019 (SB 330, 2019) was signed by Governor Newsom on October 9, 2019 and became effective on January 1, 2020. The Housing Crisis Act (Gov. Code, § 66300) prohibits the City from imposing or enforcing design standards established on or after January 1, 2020 that are not objective design standards. The element should evaluate consistency with these requirements and include actions as appropriate.	• Section 3 See revised page 3-39	CE/City Staff data support	The City addresses HCDs comment in the Housing plan through Program Action 5. (page 4-6) Info provided by City staff was incorporated.
A5. On/Off-Site Improvements: The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40 feet minimum street width), and analyze their impact as potential constraints on housing supply and affordability.	• Section 3 See revised section on pages 3-33/34	Riverside/CE/City Staff data support	Additional information added to discussion on on/off site improvements.
A5. Local Processing and Permit Procedures: While the element describes the use permit procedure for mixed use housing, it must describe and analyze the City's permit processing and approval procedures by zone and housing type (e.g., multifamily rental housing, mobilehomes, housing for agricultural employees, supportive housing). The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing supply and affordability. For example, the analysis should consider processing and approval	• Section 3 See revised section on pages 3-35 through 3-38	Riverside/CE/City Staff data support	Local processing and permit procedure added to discussion including total number of building permits.

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procedures and time for typical single- and multi-family developments, including type of permit, level of review, approval findings and any discretionary approval procedures.			
A5. In addition, while the element identifies its ministerial review process for plot plan reviews, the element requires a further description of this discretionary review process in detail as well as an explanation of what the City considers to be a major plot plan versus a minor plot plan as applied to multifamily housing and emergency shelters, and to detail the typical standards for a plot plan review.	• Section 3 See revised pages 3-42, 3-43	Riverside/CE/City Staff data support	Narrative added regarding what projects are considered minor verses major plot plans (not specific to multifamily housing/emergency shelters) Included project processing timelines
A5. Constraints on Housing for Persons with Disabilities: The element currently details that residential care facilities serving six or fewer persons are permitted in all residential zones. However, residential care facilities serving seven or more persons are limited to the same zones, except rural residential zones, with the approval of a conditional use permit (CUP). The element should analyze the process as a potential constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes objectively with approval certainty.	• Section 3 See revised page 3-22	Riverside/CE/City Staff data support – CB to add potential program	Comments left as group residential facilities exclude residential care facilities. May need to modify Policy Action 24 to include facilities with 7 or more residents or add additional programing to address the constraint.

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A5. In addition, the element describes the City's procedure for requesting and granting reasonable accommodation to zoning and land use requirements for persons with disabilities (p. 3-25). The element must analyze the findings for granting a reasonable accommodation to determine if it is considered a constraint. Specifically, the element should analyze the finding that "the request will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others". The element should also provide information on who is the "approving authority" for reasonable accommodation requests.	• Section 3 See revised pages 3-28/29	CE	Addressed who the "approving authority" is. Page 3-28
A6. While the element provides analyses for availability of financing, price of land and cost of construction, the element must also provide an analysis of the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing (Gov. Code, § 65583, subd. (a)(6).	• Section 3 See revised pages 3-4, 3-13, 3-36	CE/City Staff	Narrative added addressing local efforts to remove nongovernmental constraints Page 3-4 Statement added to Page 3-13 related to the City's buildout under the zoning designations. Added additional information regarding the timing of the submittal of applications for a building permit and receiving approval for a housing development

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Housing Programs			
B1. To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following: <u>Program Action 7: Accessory Dwelling Unit (ADU) Tracking Program</u>: This program commits the City to creating an ADU tracking program to monitor ADU development and report to the required entities. The timeline for development of the tracking program is stated as "ongoing." The program should be revised to include a definitive implementation timeline and to clarify that the "tracking" program meets California State Law requirements for a "monitoring" program.	• Sections 4 See revised page 4-8	CB/DB	Amended language to include a reporting timeline.
B2. Program Action 17: Lower-Income Households: This program recognizes the need for lower-income housing, particularly extremely low-income (ELI) housing. The program then commits the City to evaluating "the need for and establish appropriate programs, incentives [and] other methods to assist these households in acquiring affordable housing opportunities." However, the program is vague and does not adequately describe what the City is evaluating, who the City is partnering with, and what the overall meaningful objectives are. The program also does not commit to any meaningful action to promote the development of ELI housing. This program should be revised to clarify the objectives and offer specificity as to what actions and partnerships the City is	• Section 4 See revised page 4-12	CB/DB	Added language to clarify who and what programs and funding. Added clarifying text.

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considering and commit the City to meaningful actions to the promotion and development of ELI housing.			
B3. As noted in the Finding B2, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types. If the element does not identify adequate sites to accommodate the regional housing need for lower-income households, it must include a program(s) to identify sites with appropriate zoning to accommodate the regional housing need within the planning period (Gov. Code, § 65583.2, subd. (h) and (i)). For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/identify-adequate-sites.shtml.	• Section 4/ page 4-6 • Appendix B See amended page 4-6	CB/DB	A completed sites inventory is provided as Appendix B.
B3. Program Action 1: Adequate Sites to Accommodate 2021-2029 RHNA: This program commits the City to further policy considerations regarding "opportunity" sites identified in the 5th cycle housing element that are being utilized in the 6th cycle element. However, the program is vague and does not specify what "policy considerations" the City is considering nor timing for consideration. The program should be revised to have specific actions and timeframes to meet the objectives of this program.	• Section 4/ page 4-4/5	CB/DB	Updated language in Program 1. Added note to see Program Action 5.

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B3. Program Action 3: Rezone Program to Accommodate Low and Very Low RHNA: This program commits the City to rezoning eight vacant parcels in order to accommodate the remaining RHNA and provide 50 percent vacant land. In addition to rezoning of the identified parcels to the stated High-Density Residential zone, the program needs to commit to including all the relevant rezone commitments required under Government Code section 65583.2, subdivision (h)(i). Specifically, the program must commit to: permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval. • accommodate a minimum of 16 units per site; • require a minimum density of 20units per acre; and • at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low- and low-income housing need, if those sites: - allow 100 percent residential use, and - require residential use occupy 50 percent of the total floor area of a mixed-use project.	• Section 4 See revised page 4-6	CB/DB	Program 3 does not include 5th cycle parcels. Text added to clarify. And text added to Program 5. Also addressed in Program 1.

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B3. Program 21: Emergency Shelters, Transitional and Supportive Housing: The element should specify that each amendment that must be made to the Municipal Code must be in compliance with State Law.	• Section 4 See revised page 4-14	CB/DB	Amendment made to address this comment.
B3. Program 22: This program, designed for people experiencing homelessness, speaks to the requirements under SB 2 (Chapter 633, Statutes of 2007), then states that the City adopted a comprehensive zoning update effective in January 2020 to address the requirements for emergency shelters, then lists the zones wherein by-right emergency shelters are allowed. The City then commits to amending the zoning code to allow transitional and supportive housing subject to the requirements of SB 2. However, the program is vague in its description of what is being amended regarding SB 2, and the program does not contain an adequate timeframe for adoption and implementation; it states "ongoing." This program needs to be revised to address whether SB 2 was fully implemented, and if not fully implemented, then specify what amendments to the zoning code are necessary with regard to SB 2. Furthermore, if the City is amending the zoning code, the program should commit to a definitive timeline for adoption of zoning code amendments. Given that the City's zoning ordinance is out of compliance with State law, zoning should take place within one year of adoption.	• Section 4 See revised page 4-15	CB/DB	Policy amended to address specific code changes and timeframe.

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B3. Program Action 26: Farmworker and Employee Housing Act Compliance: This program commits the City to updating Title 9 of the Menifee Municipal Code to comply with California Health and Safety Code sections 17021.5 and 17021.6. The program should be revised to also include compliance with Health and Safety Code section 17021.8.	• Section 4 See revised page 4-18	CB/DB	Policy Program 26 updated. See additional language
B4. Program Action 28: Affirmatively Furthering Fair Housing: While this program addresses AFFH findings, the program appears vague in the City's commitments to AFFH. The only meaningful action is that the City will conduct at least one workshop over the course of the element period. HCD suggests revising this program to reference any and all programs geared toward AFFH within the element, especially those programs with beneficial impacts and definitive timelines for implementation of these programs. Additionally, the program commits the City to collaborating with various entities to address potential constraints to fair housing, including but not limited to an actions Program Action 28: Affirmatively Furthering Fair Housing: While this program addresses AFFH findings, the program appears vague in the City's commitments to AFFH. The only meaningful action is that the City will conduct at least one workshop over the course of the element period. HCD suggests revising this program to reference any and all programs geared toward AFFH within the element, especially those programs with beneficial impacts and definitive timelines for implementation of these programs. Additionally, the program commits the City to collaborating with various entities to address potential constraints to fair housing, including but not limited to an action	• Section 4 See revised pages 4-20, 21 & 22and new policy number Policy Action 31.	CB/DB/MM	Additional language and actions have been added to this program.
Quantified Objectives			

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C1. While the element includes quantified objectives estimating the number of housing units by income category that can be constructed, it must be revised to include units that are expected to be rehabilitated and/or conserved.	• Section 4 See revised page 4-26	CB/City Staff data support	Number of units added for Rental and Rehab.
Public Participation			
D1. While the element includes a general summary of the public participation process, it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element should be revised to address how lower-income and special needs groups were outreached during the public participation efforts, when the draft was released, and if translation services were offered. The element could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process. Additionally, the element should provide an analysis of how comments from all segments were considered and incorporated into the draft element. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml.	• Section 1 See revised pages 1-6/7 • Appendix C	City staff data support/CB	Table of key findings added, Section 1 and Appendix C updated with workshop info including translation info.