

**APPENDIX C:
HOUSING ELEMENT REFERENCE DATA**



Sahara Affordable Senior Apartments



C.1 COMMUNITY PROFILE

The purpose of the Community Profile is to provide a comprehensive assessment of the characteristics and trends in Hemet’s population, economy, and housing. Population and demographic data is key in determining housing needs, but economic trends and assessments of the local housing stock are essential in formulating predictions of how many and what kind of housing units will be in high demand in upcoming years. With Hemet’s continuing evolution from a retirement community to a destination for young families seeking affordable living, planning for housing must reflect the City’s changing needs.

POPULATION CHARACTERISTICS

Hemet’s population increased from 58,812 people in 2000 to 78,657 people in 2010, an increase of 33.7 percent. This follows steady increases of 17 percent or more every five years since 1980 (**Table H-1**). When compared with other nearby cities in 2010, Hemet had more people than Perris (68,386), San Jacinto (44,199), and Lake Elsinore (51,821), and fewer than Moreno Valley (193,365) and Temecula (100,097). As of January 2013, the California Department of Finance estimates that Hemet’s population ranks 9th among Riverside County’s 28 incorporated cities. The Southern California Association of Governments (SCAG) forecasts that Hemet’s population will continue to grow through at least 2035 (**Table H-2**). They expect Hemet’s population to exceed 83,000 persons by 2020 and continue to grow through 2035, more than doubling Hemet’s 2000 Census count by that date. A lack of land elsewhere in Southern California necessitates that growth occur in the Inland Empire. SCAG expects other area cities and Riverside County as a whole to continue to see gains in their population. It should be noted that, by their nature, population forecast figures are estimates. Nevertheless, the City of Hemet should be prepared for a large influx of new residents in coming years.

**Table H-1
Population Change: 1980-2010**

City/County	1980	1985	1990	1995	2000	2010
Hemet	22,454	28,400	36,094	50,100	58,812	78,657
<i>Percent Increase*</i>	<i>N/A</i>	<i>26.5%</i>	<i>27.1%</i>	<i>38.8%</i>	<i>17.4%</i>	<i>33.7%</i>
Lake Elsinore	5,982	10,450	18,316	23,850	28,928	51,821
<i>Percent Increase</i>	<i>N/A</i>	<i>74.7%</i>	<i>75.3%</i>	<i>30.2%</i>	<i>21.3%</i>	<i>79.1%</i>
Moreno Valley	N/A	58,300	118,779	132,700	142,381	193,365
<i>Percent Increase</i>	<i>N/A</i>	<i>N/A</i>	<i>103.7%</i>	<i>11.7%</i>	<i>7.3%</i>	<i>35.8%</i>
Perris	6,827	10,150	21,500	32,050	36,189	68,386
<i>Percent Increase</i>	<i>N/A</i>	<i>48.7%</i>	<i>111.8%</i>	<i>49.1%</i>	<i>12.9%</i>	<i>89.0%</i>
San Jacinto	7,098	10,150	16,210	22,250	23,779	44,199
<i>Percent Increase</i>	<i>N/A</i>	<i>43.0%</i>	<i>59.7%</i>	<i>37.3%</i>	<i>6.9%</i>	<i>85.9%</i>
Temecula	N/A	N/A	27,099	40,850	57,716	100,097
<i>Percent Increase</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>50.7%</i>	<i>41.3%</i>	<i>73.4%</i>
Riverside County	663,199	815,100	1,170,413	1,365,500	1,545,387	2,189,641
<i>Percent Increase</i>	<i>N/A</i>	<i>22.9%</i>	<i>43.6%</i>	<i>16.7%</i>	<i>13.2%</i>	<i>41.7%</i>

*Percent increase is between the two adjacent columns such as percent increase from 1980 to 1985, 1985 to 1990, 1990 to 1995, 1995 to 2000, and 2000 to 2010.

Sources: California Department of Finance, E-4 Population Estimates, 1980; E-4 Population Estimates, 1990; E-5 City/County Population and Housing Estimates, 2000, US Census Bureau 2010, DP-1.



**Table H-2
Population Estimates and Forecasts: 2005-2035**

City	2005	2008	2020	2035	Increase 2005-2035
Hemet	68,589	76,400	83,400	110,300	41,711
					60.81%
Lake Elsinore	39,856	50,200	70,500	93,800	53,944
					135.35%
Moreno Valley	171,416	187,400	213,700	255,200	83,784
					48.88%
Perris	46,265	65,900	82,000	114,000	67,735
					146.41%
San Jacinto	30,008	42,600	50,300	99,100	69,092
					230.25%
Temecula	92,382	95,100	109,800	118,900	26,518
					28.70%
Riverside County	1,931,332	2,128,000	2,592,000	3,324,000	1,392,668
					72.11%

Source: Southern California Association of Governments, Adopted 2012 RTP Growth Forecast; California Department of Finance, E-5 City/County Population and Housing Estimates, 2005.

Age Characteristics

Though a variety of factors influence an individual’s or family’s choice of home, age characteristics can help identify a community’s housing needs. Typically, young adults (18-34) tend to seek lower-cost housing such as apartments or smaller houses due to their more modest incomes compared to older, higher income-earning adults. They are often single or may be just starting families. Persons between the ages of 35 and 54 often have more and older children, and may have acquired the means to purchase larger houses. Seniors with fixed or limited incomes looking to save on expenses and maintenance may prefer a smaller, one-story unit or mobile home. Also, finances, family size, and ability to perform maintenance tasks may follow trends with age, but differ with each household. Ultimately one’s choice of housing depends on preference, financial situation, and market availability.

Much of Hemet’s character has been shaped by its status as a retirement community. More young families have been moving in to Hemet in recent years, however, and the average age has been decreasing. Still, the population in Hemet is older than in Riverside County as a whole.

As seen in **Table H-3**, nearly a fourth (22 percent) of the City’s residents in 2010 were aged 65 or above, and its median age is 39 years. By contrast, within Riverside County as a whole, only 11 percent of the population was aged 65 or above, and the median age (33.7 years) was more than 5 years younger. Most other nearby cities have median ages below or comparable to the County median.

APPENDIX C: HOUSING DATA



**Table H-3
Age Profile: 2010**

Total	Hemet		Lake Elsinore		Moreno Valley		Perris		San Jacinto		Temecula		Riverside County	
	78,657		51,821		193,365		68,386		44,199		100,097		2,189,641	
Under 5 years	5,692	7.24%	4,748	9.16%	16,175	8.37%	6,836	10.00%	3,902	8.83%	7,053	7.05%	162,438	7.42%
5 to 19 years	16,713	21.25%	13,920	26.86%	53,711	27.78%	21,061	30.80%	12,105	27.39%	26,643	26.62%	531,834	24.29%
20 to 24 years	4,749	6.04%	3,583	6.91%	16,173	8.36%	5,342	7.81%	2,884	6.53%	6,311	6.30%	154,572	7.06%
25 to 34 years	8,882	11.29%	7,761	14.98%	27,967	14.46%	10,190	14.90%	6,139	13.89%	12,003	11.99%	282,429	12.90%
35 to 44 years	8,441	10.73%	7,970	15.38%	25,759	13.32%	9,898	14.47%	5,746	13.00%	15,866	15.85%	293,305	13.40%
45 to 54 years	8,485	10.79%	6,758	13.04%	25,044	12.95%	7,571	11.07%	5,148	11.65%	15,686	15.67%	292,738	13.37%
55 to 64 years	8,291	10.54%	4,116	7.94%	16,402	8.48%	4,140	6.05%	3,607	8.16%	8,730	8.72%	213,739	9.76%
65 to 74 years	7,682	9.77%	1,842	3.55%	7,465	3.86%	2,060	3.01%	2,470	5.59%	4,482	4.48%	140,598	6.42%
75 to 84 years	6,388	8.12%	854	1.65%	3,586	1.85%	968	1.42%	1,609	3.64%	2,569	2.57%	85,796	3.92%
85 years and over	3,334	4.24%	269	0.52%	1,083	0.56%	320	0.47%	589	1.33%	754	0.75%	32,192	1.47%
Median Age	39		29.8		28.6		25.9		30.3		33.4		33.7	

Source: U.S. Census Bureau 2010, DP-1.

Hemet's age composition changed significantly between the 2000 and 2010 Censuses (**Table H-4**). The proportion of residents over the age of 65 decreased from 33 percent to 22 percent. Over the same period, a dramatic increase in the number of school-age children occurred, from 10,661 in 2000 to 16,713 in 2010. Between 2000 and 2010, increases in population have occurred across every age category except for those over the age of 75. Underscoring the changes in Hemet since its days as a retirement community, though, the smallest increase occurred among those from ages 65 to 74.



Table H-4
Age Profile Change: 2000-2010

Age Range	2000		2010		Difference 2000-2010	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	3,843	6.53%	5,692	7.24%	1,849	48.11%
5 to 19 years	10,661	18.13%	16,713	21.25%	6,052	56.77%
20 to 24 years	2,978	5.06%	4,749	6.04%	1,771	59.47%
25 to 34 years	5,983	10.17%	8,882	11.29%	2,899	48.45%
35 to 44 years	6,142	10.44%	8,441	10.73%	2,299	37.43%
45 to 54 years	5,039	8.57%	8,485	10.79%	3,446	68.39%
55 to 64 years	4,719	8.02%	8,291	10.54%	3,572	75.69%
65 to 74 years	7,550	12.84%	7,682	9.77%	132	1.75%
75 to 84 years	8,403	14.29%	6,388	8.12%	-2,015	-23.98%
85 years and over	3,494	5.94%	3,334	4.24%	-160	-4.58%
Total population	58,812	100%	78,657	100%	19,845	33.74%

Source: U.S. Census Bureau 2000 and 2010, DP-1.

Race/Ethnicity Characteristics

Different racial and ethnic groups often have different household characteristics and cultural backgrounds, which may affect their housing needs and preferences.

Data from the U.S. Census shows that the largest share of Hemet's population is non-Hispanic White—just above 50 percent (**Table H-5**). By comparison, only 40 percent of the total County population was White in 2010. The second largest group in Hemet in 2010 was Hispanic or Latino (about 35 percent). Throughout Riverside County, Hispanics comprised about 45 percent of the overall population in 2010. While Hemet remains more predominately White and non-Hispanic compared to the rest of Riverside County, the ethnic composition of the City is changing. The Census shows an increase in the number of Hispanic residents in Hemet from 2000 to 2010 amounting to more than 70 percent of the total increase in Hemet's population. This results in an increase of the Hispanic percentage of Hemet's population from 23 to over 35 percent. Over the same period, the number of White residents decreased. African American and Asian or Pacific Islander residents also increased. As a proportion of Hemet's population, these changes result in a decrease in the White population from 70 percent to less than 52 percent, and proportional increases for the African American, Asian and Pacific Islander, and Native American racial or ethnic groups (**Table H-6**).



**Table H-5
Ethnic Distribution: 2010**

	Hemet		Lake Elsinore		Moreno Valley		Perris		San Jacinto		Temecula		Riverside County	
Total	78,657		51,821		193,365		68,386		44,199		100,097		2,189,641	
Non-Hispanic White	40,723	51.77%	19,604	37.83%	36,573	18.91%	7,499	10.97%	15,508	35.09%	57,246	57.19%	869,068	39.69%
Hispanic or Latino	28,150	35.79%	25,073	48.38%	105,169	54.39%	49,079	71.77%	23,109	52.28%	24,727	24.70%	995,257	45.45%
African American	5,049	6.42%	2,738	5.28%	34,889	18.04%	8,307	12.15%	2,928	6.62%	4,132	4.13%	140,543	6.42%
Asian and Pacific	2,636	3.35%	3170	6.12%	12,984	6.71%	2,747	4.02%	1465	3.31%	10,133	10.12%	137,342	6.27%
Native American	1,223	1.55%	483	0.93%	1,721	0.89%	589	0.86%	812	1.84%	1079	1.08%	23,710	1.08%
Other	876	1.11%	753	1.45%	2,029	1.05%	165	0.24%	377	0.85%	2,780	2.78%	23,721	1.08%

Source: U.S. Census Bureau 2010, DP-1.

**Table H-6
Change in Ethnic Distribution: 2000-2010**

Ethnicity	2000		2010		2000-2010
	Population	Percent	Population	Percent	Change
Non-Hispanic White	41,345	70.30%	40,723	51.77%	-622
Hispanic	13,585	23.10%	28,150	35.79%	14,565
African American	1,407	2.40%	5,049	6.42%	3,642
Asian & Pacific	906	1.50%	2,636	3.35%	1,730
Native American	447	0.80%	1,223.00	1.55%	776
Other	1,122	1.90%	876	1.11%	-246
Total	58,812	100%	78,657	100%	19,845

Sources: US Census Bureau 2000 and 2010, DP-1.

HOUSEHOLD CHARACTERISTICS

In 2010, Hemet had a total of 30,092 households. Approximately 62 percent (18,580) were owner households and approximately 38 percent were renter households. Also in 2010, Hemet had a much larger share of its population living in single-person households (30 percent) than other nearby cities (8 to 18 percent). The City has a higher percentage of married couples without minor children at home (26 percent, compared to a range of 19 to 28 percent). Hemet had a much smaller share of married couples with children, about 17 percent, less than half of the figure for Perris. The City's share of single-parent households with children was also lower than in other area cities and close to County as a whole. (Table H-7).



Table H-7 Household Characteristics: 2010							
Type of Household	Hemet	Lake Elsinore	Moreno Valley	Perris	San Jacinto	Temecula	Riverside County
Single Persons	30.3%	13.2%	11.8%	8.8%	18.7%	13.8%	19.3%
Married with Children	17.3%	35.8%	31.4%	40.3%	29.4%	36.6%	27.0%
Married, no Children	26.5%	23.3%	24.8%	19.4%	23.5%	27.9%	27.8%
Male Householder with Children	3.0%	4.5%	4.3%	5.1%	3.8%	2.8%	3.2%
Male Householder, no Children	2.4%	3.3%	3.8%	3.7%	3.1%	2.2%	3.0%
Female Householder with Children	8.0%	8.4%	11.0%	11.8%	9.3%	7.3%	7.3%
Female Householder, no Children	6.4%	5.6%	8.4%	7.3%	6.8%	4.5%	6.0%
Nonfamily Groups	36.4%	19.1%	16.3%	12.3%	24.1%	18.7%	25.6%
Total Households	30,092	14,788	51,592	16,365	13,152	31,781	686,260
<i>Average Household Size</i>	<i>2.59</i>	<i>3.48</i>	<i>3.74</i>	<i>4.16</i>	<i>3.34</i>	<i>3.15</i>	<i>3.14</i>

Source: U.S. Census Bureau 2010, DP-1.

The average household size in Hemet (2.59 persons per household) is significantly lower than in Riverside County as a whole (3.14 persons per household). This is reflective of the high number of seniors in Hemet living alone or as couples without children. **Table H-8** shows that in Hemet, the largest percentage of the family households consist of only two persons (43 percent), compared with 31 percent in Riverside County. In Hemet, 83 percent of nonfamily households consist of single persons, more than the 75 percent in Riverside County. Both family and nonfamily households are relatively small in Hemet, and assessments of housing need must take this into account. This indicates a need for smaller one to two bedroom units. As described in the next section, 44 percent of households earn less than \$24,999 per year. There is a need for affordable smaller units for single-person and two-person family households.



Table H-8 Household Size: 2010				
Household Size	Riverside County		City of Hemet	
	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>
Family Households, total	510,241	100.00%	19,146	100.00%
2 Persons	160,534	31.46%	8,156	42.60%
3 Persons	99,313	19.46%	3,508	18.32%
4 Persons	106,418	20.86%	3,316	17.32%
5 Persons	70,685	13.85%	2,191	11.44%
6 Persons	36,859	7.22%	1,032	5.39%
7 or more Persons	36,432	7.14%	943	4.93%
Nonfamily Households, total	176,019	100.00%	10,946	100.00%
1 Person	132,494	75.27%	9,119	83.31%
2 Persons	33,915	19.27%	1,524	13.92%
3 Persons	5,328	3.03%	184	1.68%
4 Persons	2,413	1.37%	62	0.57%
5 Persons	1,018	0.58%	36	0.33%
6 Persons	478	0.27%	9	0.08%
7 or more Persons	373	0.21%	12	0.11%
Total Households	686,260		30,092	
<i>Average Household Size</i>	<i>2.59</i>		<i>3.14</i>	

Source: U.S. Census Bureau 2010, P28.

Household Income

Hemet’s large retirement communities have made the City historically less affluent than Riverside County. In 2011, Hemet’s mean household income was \$45,447 and the City’s per capita income was \$17,851 (Table H-9). Each of these was below the equivalent income measures for Riverside County.

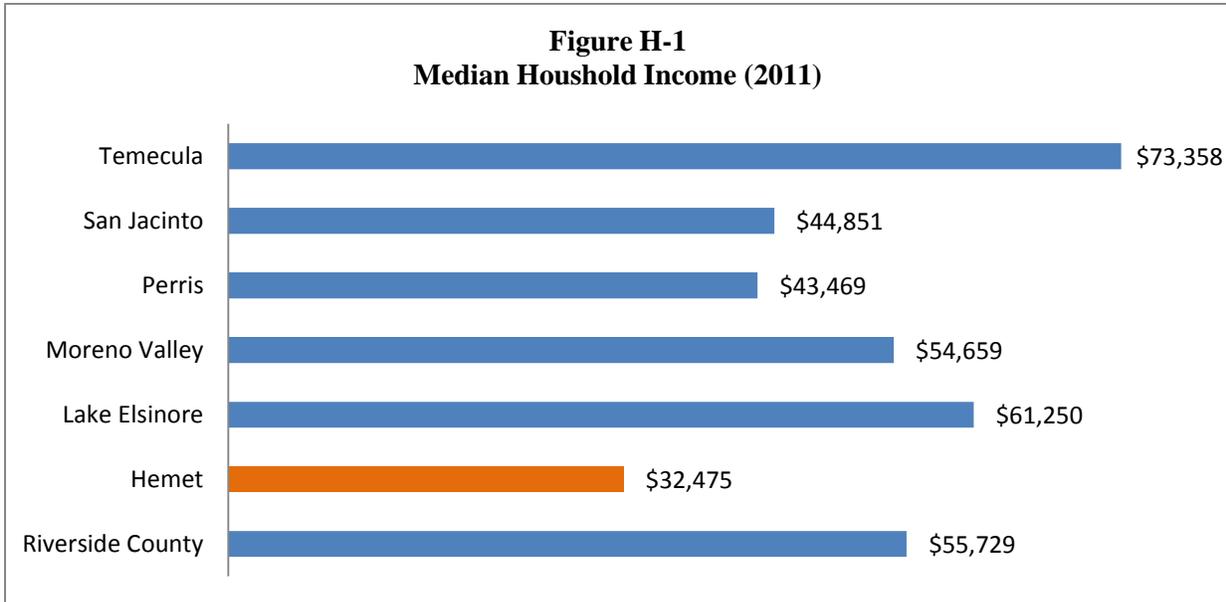
In 2011, as measured in the US Census Bureau’s American Community Survey, Hemet’s median income of \$32,475 fell below that of other nearby cities (Figure H-1).



**Table H-9
Household Income Distribution: 2011**

Income Range in 2011	Hemet		Riverside County	
	Households	Percent	Households	Percent
Less than \$10,000	3,556	11.00%	40,897	5.97%
\$10,000 to \$14,999	3,908	12.09%	38,198	5.58%
\$15,000 to \$24,999	6,743	20.87%	77,539	11.32%
\$25,000 to \$34,999	4,848	15.00%	70,391	10.28%
\$35,000 to \$49,999	4,356	13.48%	97,247	14.20%
\$50,000 to \$74,999	4,157	12.86%	123,697	18.06%
\$75,000 to \$99,999	2,320	7.18%	85,421	12.47%
\$100,000 to \$149,999	1,692	5.24%	91,562	13.37%
\$150,000 to \$199,999	277	0.86%	35,407	5.17%
\$200,000 or more	457	1.41%	24,435	3.57%
Total Households	32,314	100.00%	684,794	100.00%
Median Household Income	\$32,475		\$52,883	
<i>Mean Household Income</i>	<i>\$45,447</i>		<i>\$72,368</i>	
<i>Per capita income</i>	<i>\$17,851</i>		<i>\$22,359</i>	

Source: 2011 American Community Survey, DP03.



Source: 2011 American Community Survey, DP03.



Income by Household Type and Tenure

Table H-10 presents a profile of different household types in Hemet and their income distribution by category. This data is provided by the Federal Department of Housing and Urban Development (HUD) based on income categories that are consistent with those established by the California Department of Housing and Community Development (HCD) and are used throughout this Element to discuss housing affordability. **Table H-10** is divided by tenure (i.e., whether a household owns or rents its home) and shows that owners are much more likely to have higher incomes than renters. Small or large families who own their homes, in particular, are more likely to have higher incomes. More than half of the elderly owners, however, are in the lower income categories. These householders may be on fixed incomes, but may have paid off their mortgages or are living in mobile homes. Renters of all different household types are fairly evenly divided among the four income categories.

**Table H-10
Income Levels by Household Type and Tenure: 2005-2009**

Household Type	Percent of Household Type at Income Level				
	Elderly	Small Families	Large Families	Other	Total Renters
Renters					
Extremely Low Income < 30% MFI	29%	45%	4%	22%	25%
Very Low Income >30% <50% MFI	37%	30%	14%	19%	25%
Low Income >50% <80% MFI	27%	39%	17%	16%	21%
Moderate to Upper Income >80% MFI	16%	37%	13%	35%	29%
Owners					
Extremely Low Income < 30% MFI	62%	19%	3%	16%	12%
Very Low Income >30% <50% MFI	74%	11%	4%	10%	18%
Low Income >50% <80% MFI	64%	18%	13%	5%	22%
Moderate to Upper Income >80% MFI	38%	42%	14%	7%	48%

Source: HUD CHAS Data based on 2005-2009 ACS.

Table H-11 further illustrates the differences in income levels between households in the City of Hemet and Riverside County. In the 2011 American Community Survey, the median household income for both renters and homeowners was lower in Hemet than in the County as a whole. The difference in income levels among homeowners, however, was greater than the difference for renter households. In 2011, the median household income for households in owner-occupied units in Riverside County was \$65,474, about 50 percent higher than the median income of a Hemet homeowner at \$32,923. For renters, however, the Riverside County income figure is less than 32 percent greater than the Hemet figure. Another way of framing the data would be to say that in the County, homeowners earned 47 percent more income than renters, while in Hemet, homeowners earned only 29 percent more than renters. This may reflect a high number of homeowners in Hemet who may be seniors on limited incomes.



Table H-11
Income Levels by Tenure - City of Hemet, County of Riverside: 2011

2011 Household Income	Riverside County	Percent	Hemet	Percent
Owner Occupied Total	451,415		19,066	
Less than \$5,000	7,896	1.7%	289	1.5%
\$5,000 to \$9,999	7,775	1.7%	769	4.0%
\$10,000 to \$14,999	16,141	3.6%	1,990	10.4%
\$15,000 to \$19,999	18,557	4.1%	1,981	10.4%
\$20,000 to \$24,999	20,511	4.5%	2,150	11.3%
\$25,000 to \$34,999	38,613	8.6%	3,149	16.5%
\$35,000 to \$49,999	62,711	13.9%	2,813	14.8%
\$50,000 to \$74,999	84,896	18.8%	2,361	12.4%
\$75,000 to \$99,999	65,115	14.4%	1,570	8.2%
\$100,000 to \$149,999	74,705	16.5%	1,387	7.3%
\$150,000 or more	54,495	12.1%	607	3.2%
<i>Median Household income</i>	<i>\$65,474</i>		<i>\$32,923</i>	
Renter Occupied Total	233,379		13,248	
Less than \$5,000	11,631	5.0%	1,299	9.8%
\$5,000 to \$9,999	13,595	5.8%	1,199	9.1%
\$10,000 to \$14,999	22,057	9.5%	1,918	14.5%
\$15,000 to \$19,999	19,091	8.2%	1,152	8.7%
\$20,000 to \$24,999	19,380	8.3%	1,460	11.0%
\$25,000 to \$34,999	31,778	13.6%	1,699	12.8%
\$35,000 to \$49,999	34,536	14.8%	1,543	11.6%
\$50,000 to \$74,999	38,801	16.6%	1,796	13.6%
\$75,000 to \$99,999	20,306	8.7%	750	5.7%
\$100,000 to \$149,999	16,857	7.2%	305	2.3%
\$150,000 or more	5,347	2.3%	127	1.0%
<i>Median Household income</i>	<i>\$34,718</i>		<i>\$23,444</i>	
Total Occupied Housing Units	684,794		32,314	
<i>Median Household income</i>	<i>\$52,883</i>		<i>\$29,679</i>	

Source: 2011 American Community Survey, B25118 and B25119.

EMPLOYMENT

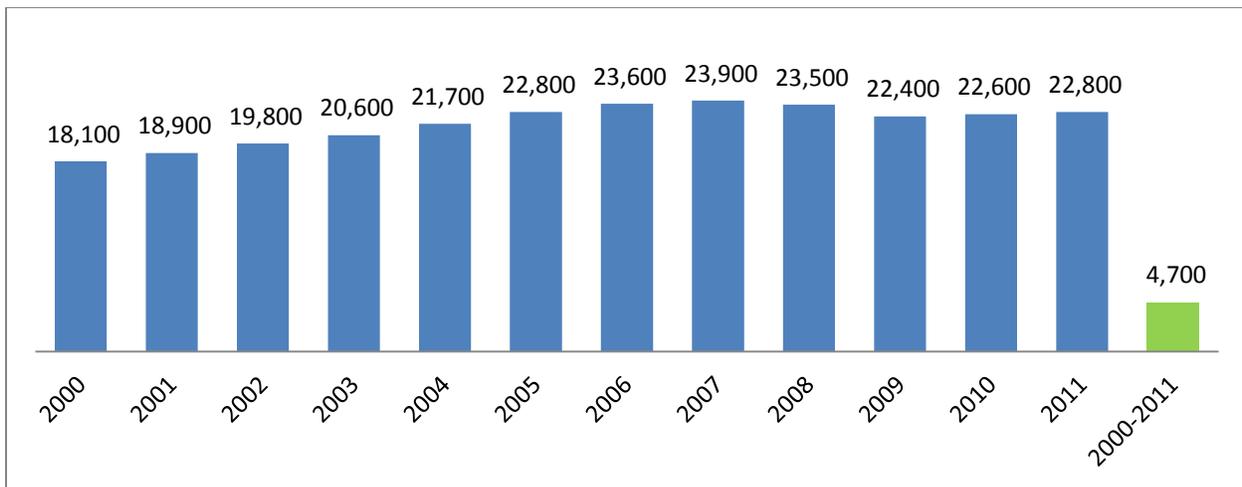
Until very recently, Hemet's economy was oriented toward providing goods and services to its large base of middle-class retirees. The City's retail and consumer service sectors have thus represented a significant share of its jobs and payroll. Also, the community has developed an extensive network of medical and adult care facilities. Hemet is also home to one of the Inland Empire's most extensive banking complexes due to many retirees' preferences to keep their savings in banks, rather than stocks or bonds. Today, the City's economy is changing with the influx of corporate builders and younger working families buying homes from them.

Employment of Hemet Residents

Between 2000 and 2011, employment of Hemet residents rose from 18,100 to 22,800, up 20 percent (**Figure H-2**). The top employment sectors as of 2011 were the educational services, and health care and social assistance; arts, entertainment, and recreation, and accommodation and food services; retail trade; and professional, scientific, and management, and administrative and waste management services (**Table H-12**).



**Figure H-2
Total Employment: 2000-2011**



Sources: State of California. Employment Development Department. Unemployment Rates (Labor Force), 2000-2011.
<http://www.labormarketinfo.edd.ca.gov/cgi/dataanalysis/labForceReport.asp?menuchoice=LABFORCE>.

**Table H-12
Employment by Industry: 1997-2011**

	2005-2007	2006-2008	2007-2009	2008-2010	2009-2011	Change	Percent Change
	2007	2008	2009	2010	2011	(2007-2011)	
Agriculture, forestry, fishing and hunting, and mining	417	285	197	468	361	-56	-15.5%
Construction	4,116	3,144	2,352	2,385	2,152	-1964	-91.3%
Manufacturing	1,961	1,832	1,518	1,398	1,300	-661	-50.8%
Wholesale trade	631	719	535	498	342	-289	-84.5%
Retail trade	3,642	3,617	2,527	2,921	2,680	-962	-35.9%
Transportation and warehousing, and utilities	1,231	1,169	1,250	1,359	1,163	-68	-5.8%
Information	247	292	350	417	492	245	49.8%
Finance and insurance, and real estate and rental and leasing	1,106	1,239	1,419	1,428	1,117	11	1.0%
Professional, scientific, and management, and administrative and waste management services	1,257	1,063	1,555	2,128	2,643	1386	52.4%
Educational services, and health care and social assistance	4,160	5,182	5,555	6,188	5,511	1351	24.5%
Arts, entertainment, and recreation, and accommodation and food services	2,185	3,020	2,975	2,835	2,702	517	19.1%
Other services, except public administration	1,383	1,277	1,291	1,490	1,440	57	4.0%
Public administration	1,315	1,111	1,284	1,048	1,201	-114	-9.5%



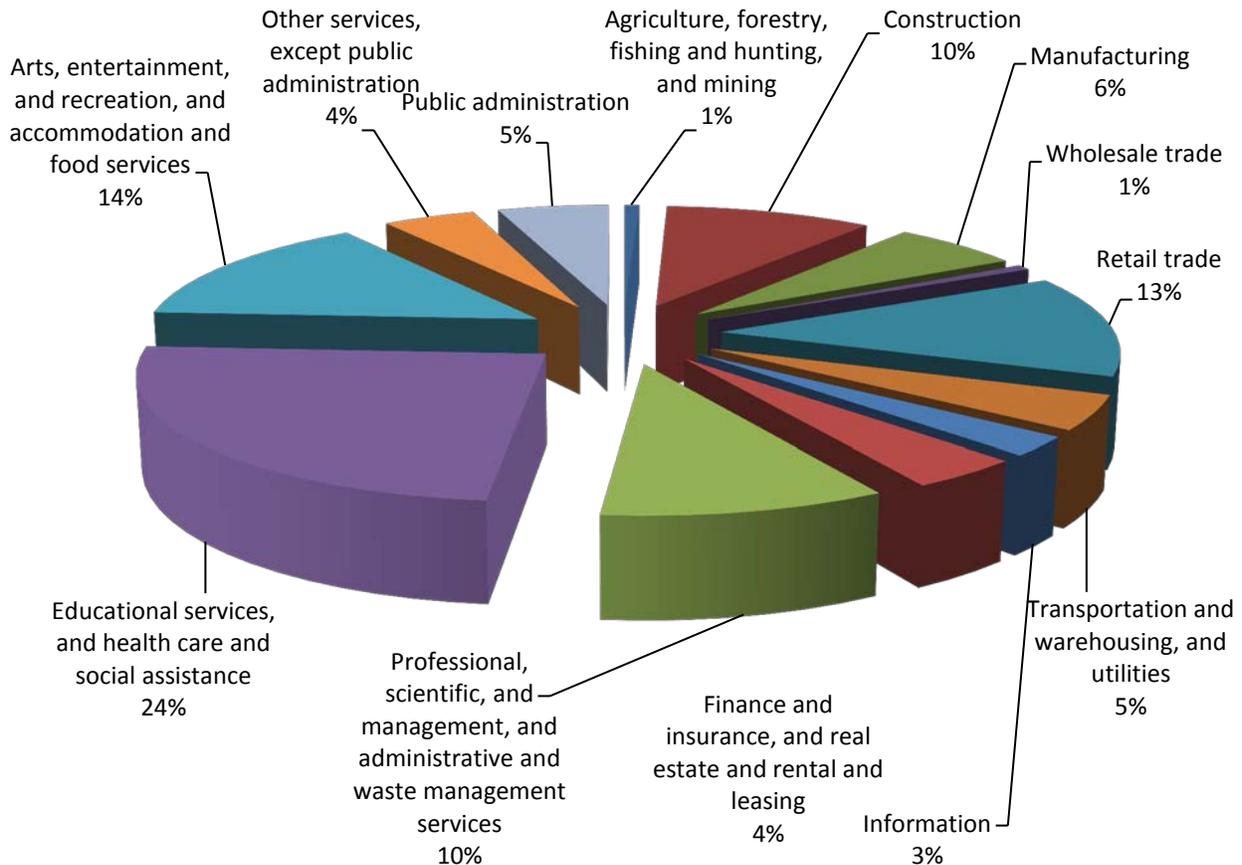
**Table H-12
Employment by Industry: 1997-2011**

	2005-2007	2006-2008	2007-2009	2008-2010	2009-2011	Change (2007-2011)	Percent Change
	2007	2008	2009	2010	2011		
Civilian employed population 16 years and over	23,651	23,950	22,808	24,563	23,104	-547	-2.4%

Source: 2011, 2010, 2009, 2008, 2007 American Community Survey, S2405, 3-Year Estimates.

Several shifts have occurred in the employment of Hemet residents as the City has felt the effects of the economic recession. Between 2007 and 2011, the percentage of residents employed in educational services, and health care and social assistance increased from 18 percent to 24 percent. The second largest industry is arts, entertainment, and recreation, and accommodation and food services. The largest change in employment was in professional, scientific, and management, and administrative and waste management services. The number of residents employed by this industry increased by 1,386. (Figure H-3).

**Figure H-3
Employment Distribution by Industry - Hemet: 2011**



Source: 2011 American Community Survey, DP03.



SPECIAL HOUSING NEEDS

Senior Households

Seniors have long been a major part of life in Hemet. Seniors are attracted to the area by the retirement communities and mobile home parks, as well as by the warm, dry weather. While modern medicine allows for longer and more active retirement lifestyles, seniors still may have special housing needs. Often times, seniors face declining mobility and self-care capabilities that create special housing needs and challenges for them. Many seniors, even those that own their own homes, face financial challenges because of limited incomes from Social Security and other retirement benefits. Data on the incomes and housing expenses of householders 65 and older indicate that a substantial number (although by no means the majority) of these older adults may need assistance related to:

- ◆ repair and maintenance of owned dwelling units;
- ◆ modifications to existing homes to better meet mobility and self-care limitations;
- ◆ financial assistance to meet rising rental housing costs for those who do not own; and
- ◆ supportive services to meet daily needs, such as those provided at assisted care residences.

Many live alone and may have difficulty performing physical tasks, including home maintenance, climbing stairs, or driving. Health care costs, availability and quality of housing are also important considerations for seniors.

According to the 2010 Census, there were a total of 17,404 persons age 65 years or older in Hemet, representing 22 percent of the total population. The senior population has decreased 11 percent since 2000. Care must be taken to address seniors' housing needs and preferences, particularly for seniors living by themselves. Because most of these individuals moved to Hemet to retire from other locations, it is likely that they do not have family members nearby to assist with their daily needs and will rely on service providers to fill this gap as their self-care abilities diminish. Examples of resources and services available to seniors in Hemet are provided in **Table H-13**.

Most seniors in Hemet are homeowners, and many of these individuals live in mobile home communities. The mobile home parks have high unit ownership rates, but the spaces are rented to occupants. According to the 2005-2009 American Community Survey, 8,830 senior households were homeowners (76 percent) and 2,745 were renters (24 percent). With homeownership comes the added responsibility and cost of home maintenance. As seniors age, they often become less capable of maintaining their homes and/or paying for professional assistance for home maintenance and repairs. Rising housing costs can cause particular hardships for retirees on fixed incomes.

In 2010, Hemet's senior population (65 years and older) had a lower poverty rate than the population age 18 to 64. This shows that, as a group, seniors in Hemet are not adversely affected by poverty any more than other population age groups. It is not unusual for seniors to have low poverty rates, even though a large percentage may be low income, because Social Security and other retirement benefits provide a guaranteed minimum income. Rising energy and housing costs can strain this fixed income however, resulting in more seniors seeking emergency assistance.

There are 43 residential care facilities for the elderly in Hemet that are licensed or have their license pending by the State Department of Social Services. See **Tables H-13 and H-14** for a lists of Senior Housing Resources.



**Table H-13
Available Senior Resources and Services**

Program Name	Location	Services
Riverside County Office of Aging, Senior Service Center	1075 N. State Ave	Provides a variety of programs: Adult Day Care - adult day care, Alzheimer's disease; Veteran Services - veteran benefits advocacy, veteran education benefits; SOARx - drug abuse counseling, prescription drugs, alcohol abuse; Retired & Senior Volunteer Program - volunteer recruitment/placement; Office on Aging - senior ride, senior housing information & referral, senior advocacy, nutrition, employment, education; Grandparents Raising Grandchildren Task Force - mutual support groups; Community Action - utility bill payment assistance; C.A.R.E. - elder abuse prevention, public awareness/education, consumer fraud reporting, Care-a-Van - senior ride program; senior meals program
Salvation Army	340 S. Palm Ave.	Government surplus food distribution sites, emergency assistance, clothing, disaster services, rest home visits
United Way	418 E. Florida Ave	Foster grandparent program, retired senior volunteer program, senior companion program
City of Hemet	445 E. Florida Ave	Senior citizen minor home repairs, home loan rehabilitation, wheelchair ramp program
Riverside County Depart. Of Public Social Services	547 N. San Jacinto St.; 561 N. San Jacinto St.	In home assistances, housekeeping assistance, in home meal preparation, adult protective services, Medicaid applications; Adult Protective Services - individual & family support services, adult protective services
C.A.S.A.	info@swcasa.org	Center Against Sexual Assault

Source: City of Hemet, March 2013

**Table H-14
Senior Housing Resources**

Complex Name	Location	Housing Type
Akshay's Paradise	853 Pike Drive	Residential Care Home
Amrik Elderly Home (Bridging Lives)	3081 Hampton Ave	Residential Care Home
Anna's Park Haven	3911 Park Ave	Retirement & Assisted Living Communities
Aunt Edna's Guest Homes	176 Zolder St	Retirement & Assisted Living Communities
Buena Vista Assisted Living	1393 Buena Vista Ave	Retirement & Assisted Living Communities
Catalina Garden Senior Apartments	875 S. Buena Vista Ave	Apartments
Catalina Garden West Senior Apartments	1750 Mundo Dr	Apartments
Chateau Battiste at Hemet	161 N. Hemet St	Assisted Living, Alzheimer's Memory Care
Chicago Hope Assisted Living	25858 New Chicago	Assisted Living
Christmas Cottage Assisted Living	330 S. San Jacinto St	Retirement & Assisted Living Communities
Citrus Gardens	25911 Stanford St.	Residential Care Home
Cloverleaf Health Care	275 N. San Jacinto St	Retirement & Assisted Living Communities
Cove Home Care	4530 Cove St	Residential Care Home
Country Gardens Guest Home	1220 S. Santa Fe St.	Residential Care Home
Desert Hills Alzheimer's Special Care Center	25818 Columbia St	Alzheimer's Memory Care



**Table H-14
Senior Housing Resources**

Complex Name	Location	Housing Type
Eldercare of Park Ave	2347 Park Ave	Residential Care Home
Emeritus at Hemet	1177 S. Palm Ave	Assisted Living, Alzheimer's Memory Care
Fronie's Board and Care	26477 Hamre Pl	Residential Care Home
Hedges House	330 S. San Jacinto St	Retirement & Assisted Living Communities
Hemet Senior Assisted Living	1353 E. Devonshire Ave	Retirement & Assisted Living Communities
Hillside Park Apartments	1000 S. Gilbert St	Apartments
Holy Ghost Retirement Home	309 E. Whittier Ave	Retirement & Assisted Living Communities
JMP Care Home	2771 Cambridge Ave	Residential Care Home
Kirby Terrace Senior Apartments	333 N. Kirby St	Apartments
Maisey's Guest Home	495 S. Tahquitz Ave.	Residential Care Home
Maple Guest Home	3485 Sugar Maple Ct.	Residential Care Home
Meadowbrook Health Care Center	461 E. Johnston Ave	Retirement & Assisted Living Communities
Merrill Gardens at Sunwest Village	1001 N. Lyon	Independent Living, Assisted Living, & Alzheimer's Memory Care
Morningstar Cottage	4026 Bordeaux Ln	Retirement & Assisted Living Communities
Oak Terrace Senior Apartments	551 N. Santa Fe	Apartments
Paris Garden Facility	3699 Paris St	Residential Care Home
Park Yale Senior Apartments	190 S. Yale St	Apartments
Parkside Gardens	2789 Rafferty Rd	Independent Living, Assisted Living, & Alzheimer's Memory Care
Putters Lane Assisted Living	43307 Putters Lane	Residential Care Home
Quality Elder Care	1227 S. Palm Ave	Retirement & Assisted Living Communities
Rose Garden Family Care	2116 Begonia Ct	Retirement & Assisted Living Communities
Sahara Senior Villa	476 N. Palm Ave	Apartments
San Jacinto Manor	1762 S. Santa Fe St	Apartments
Seema's Elderly Home (Gentle Souls Guest Home)	862 Pike Dr	Residential Care Home
Special Care Family Home	593 Almarie Wy	Retirement & Assisted Living Communities
St. Peter's Manor Care	291 N. Yale	Care Home
The Camelot	800 W. Oakland Ave	Retirement & Assisted Living Communities
The Cornell House (Angels Gardens Retirement Estates)	255 N. Cornell St	Retirement & Assisted Living Communities
The Terrace at Seven Hills	1711 Pepper Tree Dr.	Apartments
The Village Retirement Community	2200 W. Acacia Ave	Retirement & Assisted Living Communities, Nursing Care, Continuing Care
Valley Christian Home	155 N. Girard St	Retirement & Assisted Living Communities
Vandelon 1	1024 Halstead Way	Residential Care Home, Alzheimer's Memory Care
Vandelon 2	1335 E. Whittier Ave	Residential Care Home, Alzheimer's Memory Care



Table H-14
Senior Housing Resources

Complex Name	Location	Housing Type
Vandelon 3	1365 E. Whittier Ave	Residential Care Home, Alzheimer's Memory Care
Villa Hemet Apartments	550 N. Santa Fe St	Apartments
Villa San Juan	798 De Passe Way	Residential Care Facility
Whittier Board and Care	1425 E. Whittier Ave	Residential Care Home
Yorkshire House	26933 Cornell Ave.	Residential Care Facility

Source: Various Online Resources; California Department of Social Services

Farmworkers

The 2011 American Community Survey (5 Year Estimates) reported 343 persons in the City of Hemet employed in the agriculture, forestry, fishing or hunting industries. An additional 62 persons in East Hemet and another 17 in Valle Vista are also employed in these industries. Farm laborers often have low incomes. Thus, while much of the agricultural land in and near Hemet is being converted into other uses, it is important to ensure that low-income housing is provided in the remaining agricultural areas, particularly those in the southeast portion of Hemet’s Sphere of Influence.

According to the local district office of the Riverside County Agricultural Commissioner in San Jacinto, the majority of the local agricultural operations in the Hemet area are associated with vegetable crops, dairies, and horse farms. The type of agricultural employment associated with these operations generally consists of year-round employment, for which housing is provided through the conventional housing market. When temporary labor is required in Hemet, such as when vegetables are being harvested, farmers typically contract with a labor contractor to bring in workers for a set period of time. The contractors are responsible for providing housing for their workers, and according to the Agricultural Commissioner office, this use of temporary workers does not result in an increase in rural homelessness.¹

Large Households

In an allocation of housing needs, care must be taken to provide housing suitable for many different types of households. Large families with five or more members as defined by HUD may have difficulty finding comfortable housing, especially if they do not own their homes and are seeking rental housing. The 2010 Census reported a total of 4,223 large family households in Hemet consisting of 2,147 large households who owned a home and a nearly identical number of families who rented their home (2,076). This represents a five percentage point increase since 2000, when nine percent of households in Hemet had five or more members. These households are usually families with three or more children, or families with extended family members such as in-laws or grandparents. Large families faced housing problems and cost burden more often than other households. According to HUD’s CHAS data for 2005-2009, 82 percent of large renter families experienced housing problems compared to 67 percent of all renter households. Thus, large families that are renting have a disproportionate need for housing assistance.

According to 2010 Census data, there were a total of 4,050 housing units (3,258 owner occupied units and 792 renter occupied units) with four or more bedrooms in Hemet. There appears to be an insufficient number of units for large family renters in the City potentially due to the market focusing resources towards seniors, small families, and married couples with no children.

¹ Don Domenigoni, Riverside County Agricultural Commission, San Jacinto District Office. Telephone conversation, March 16, 2006.



Homeless Persons

An accurate count of the homeless population can be difficult to ascertain, as by their very nature homeless persons are transient and do not live in conventional housing. Furthermore, identifying persons as homeless may be difficult if they are living with friends or at a homeless shelter. As shown in **Table H-15**, the 2010 Census identified 26 homeless persons in Hemet. Due to the transient nature of homelessness, this number may not reflect the true homeless population in Hemet.

In 2011, the County of Riverside undertook an ambitious census of the County’s homeless population. The 2011 County of Riverside Homeless Count and Survey found 6,203 homeless individuals living in Riverside County and 114 living in the Hemet vicinity. The incidence of homelessness varies widely within the County. Household incomes in Hemet tend to be lower than in surrounding areas. Lower incomes and the concentration of public and private social service providers in Hemet may help to explain the high incidence of homelessness in the City.

Countywide, only about 18 percent of homeless persons were found living in an emergency shelter or some other kind of temporary housing on any given day in 2011. About 59 percent of homeless adults were men (gender of children was not recorded). About 4.6 percent of the adults counted were age 60 or older. There were approximately 169 homeless families with children throughout the County. The 2011 Homeless Count also concluded that about 19 percent of the homeless adults surveyed in Riverside County reported symptoms of mental illness, and 42 percent of the homeless adults surveyed reported a substance abuse problem.

The 2013 Homeless Count and Subpopulation Survey found 1,816 unsheltered adults throughout the County and 126 unsheltered adults in Hemet. Approximately 24 percent reported having a mental illness and 28 percent reported having a substance abuse problem. Table H-15 summarizes the numbers of unsheltered adults in Hemet and surrounding jurisdictions.

Table H-15 Homeless Population: Unsheltered Adults 2013			
Community	Population (Estimated)	Homeless Persons	Homeless Persons/1,000
Hemet	78,657	126	1.6
<i>Riverside County</i>	<i>2,135,973</i>	<i>1,816</i>	<i>0.85</i>
Lake Elsinore	51,821	91	1.76
Moreno Valley	193,365	50	0.26
Perris	68,386	57	0.83
San Jacinto	44,199	19	0.43
Temecula	100,097	57	0.57

Source: SCAG Existing Housing Needs Data Report for Riverside County, 2011. <http://rtpscs.scag.ca.gov/Pages/Housing-Elements-2012.aspx> and Riverside County 2013 Homeless Count and Subpopulation Survey, May 2013.

The homeless survey is an important early step in developing a plan to reduce homelessness and its harmful effects. Private shelters and other resources for homeless people in Hemet are listed in **Table H-16** below.



**Table H-16
Homeless Resources**

Organization	Address	Phone Number	Services
Catholic Charities - Our Lady of the Valley Catholic Church	780-D State Street	(951) 485-2185	Rent/Mortgage, Food, Meal Vouchers, Motel Vouchers
Community Pantry	137 N. San Jacinto Street	(951) 929-1101	Food, Rent/Mortgage, Motel Vouchers
Evangequip Missions	306 N. Buena Vista Street, Suite 3	(951) 766-5912	Food, Rental Assistance
Phoenix Programs	28120 State Street	(951) 925-9362	Counseling, Mental Health, Housing and Rehabilitation for the Seriously Mentally Ill and Substance Abusers
The Salvation Army	1779 E. Florida Avenue, Suite D-3	(951) 766-2020	Rent/Mortgage, Food, Motel Vouchers
Valley Restart Shelter, Inc.	200 E. Menlo	(951) 766-7476	Housing, Support Services, Mass Shelter, Food, Rent/Mortgage, Cold Weather Shelter

Sources: Riverside County Department of Public Social Services, *Continuum of Care Application*, 2005. Community Action Partnership, Riverside, California. *Sponsor List*, 2003. Updated December 2012.

Persons with Disabilities

The Americans with Disabilities Act defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities may have special needs. Many earn very low incomes, have higher health care costs, and are dependent on supportive services. Some persons with disabilities also require special accommodation in the design of housing (such as ramped access, one-story construction, or elevators).

According to the 2011 American Community Survey, 17,532 persons in Hemet had a disability, comprising approximately 22 percent of the population. **Table H-17** displays the tally of disabled persons in Hemet by age. Since the proportion of individuals with disabilities increases with age, Hemet’s older population means a significant fraction of its residents have some kind of disability. Among the working-age population, more disabled persons are not employed and may have difficulty meeting their needs.

**Table H-17
Individuals with Disabilities and Employment in Hemet: 2011**

Age	Total Persons with and without Disabilities	Persons with Disabilities	Percent with Disabilities
Civilian, Non-institutionalized Persons 5 Years and Older			
Under 5 years	4,385	0	0.00%
5 to 17 years	14,296	797	5.60%
18 to 64 years	41,101	7,811	19.00%
65 years and over	20,129	8,924	44.30%
Total	79,911	17,532	21.94%
<i>Employed*</i>	<i>21,580</i>	<i>1,652</i>	<i>7.66%</i>
<i>Unemployed*</i>	<i>5,722</i>	<i>494</i>	<i>8.63%</i>

Source: U.S. Census Bureau 2011 American Community Survey, S1810 and B18120*.

As a result of these limitations, this group might require special housing accommodations and supportive services or other assistance. These individuals have mobility impairments, self-care limitations, or other



conditions that may require special housing accommodations or financial assistance. Such individuals can have a number of special needs that distinguish them from the population at large:

- ❖ Individuals with mobility difficulties (for instance those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called “handicapped access.”
- ❖ Individuals with self-care limitations, including mobility difficulties, may require residential environments that include in-home or on-site support services. These housing types range from group homes with limited staffing or services to more comprehensive residential care facilities. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- ❖ Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- ❖ Individuals with disabilities may require financial assistance to meet their housing needs because typically a higher percentage are lower income than the population at large and their special housing needs are often more costly than conventional housing.

Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. A segment of the population with disabilities, particularly low-income and retired individuals, may not be able to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find them unavailable in the city.

Individuals with physical and developmental disabilities often require special housing features to accommodate physical limitations. Some residents with disabilities may experience financial difficulty in locating suitable housing because of the cost of modifications to meet their daily living needs. They may also have difficulty finding appropriate housing near places of employment. Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicapped access, not all available housing units have these features. In addition, other types of physical and design modifications may be necessary to accommodate various types of disabilities.

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served. The Inland Regional Center serves persons in the City of Hemet, as well as other cities in the Inland Empire. The Inland Regional Center currently serves 837 persons with developmental disabilities in Hemet.

Female-Headed Households

Most female-headed households are either single women over the age of 65, or single females (mothers or other female relatives) with minor children. Traditionally, female-headed households have been considered special needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have specific physical needs related to housing (such as child care or assisted living support for older adults). Single mothers, in particular, tend to have difficulty in obtaining suitable, affordable



housing. Such households also have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services.

As seen in **Table H-18**, of the 30,092 households in the city in 2011, 14 percent (or 4,314) were female-headed family households. Included in this category, 9.6 percent (or 2,914) of all households were female-headed with minor children. It may be assumed that most of these households are overpaying for housing (i.e., more than 30 percent of their income), or are experiencing other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care, than on home maintenance, which results in housing units falling into disrepair. According to the 2011 American Community Survey, 43.4 percent of female-headed households with children in Hemet were living below the poverty level.

Table H-18
Types of Families and Poverty: 2011

Type of Family	Number of Families, City of Hemet	Percent below poverty level in 2011
Married-couple families	12,946	15.5%
with children under 18	5,071	21.8%
without children under 18	7,875	60.8%
Female householder, no husband present	4,314	41.1%
with children under 18	2,914	43.4%
without children under 18	1,400	56.6%
Total Families	18,838	21.2%

Source: U.S. Census Bureau, 2011 American Community Survey, S1702.

Housing and support needs of female-headed families are addressed through County rental assistance programs, City recreational programs, and services provided by a network of religious and nonprofit service organizations.

Persons Living with HIV/AIDS

The Inland Empire HIV Planning Council (IEHPC) reports that, as of January 18, 2013, there were 100 people living with HIV or AIDS within the three ZIP code areas comprising Hemet and the adjacent unincorporated area (92543, 92544, and 92545).²

Federal funding for HIV/AIDS care providers is disbursed through the Ryan White CARE Act (RWCA), and allotted according to local need. There are currently no RWCA providers in Hemet. The Inland AIDS Project (IAP) office in Riverside offers a wide variety of services, including case management, home health care, food services, transportation, SAFE-T Net, legal services, mental health, and substance abuse counseling. A smaller IAP office closer to Hemet in Sun City offers case management only.

RWCA care providers surveyed by the IEHPC were asked to describe existing barriers to services for their clients. The largest barriers were, in order, transportation, lack of providers and resources, and homelessness and poverty. These barriers are certainly relevant to Hemet’s residents with HIV or AIDS, since there is no RWCA provider within the area³.

² Angelia Fox – Council Liason, Department of Public Health. Inland Empire HIV Planning Council. E-mail communication, January 23, 2013.

³ Inland Empire HIV Planning Council, 2005 Comprehensive Needs Assessment.



Extremely-Low Income Households

Households with extremely-low incomes (ELI) earn 30 percent or less of the area median income. These households typically include seniors on social security, individuals with disabilities, single parents, low-wage workers, homeless individuals and families, and others with the lowest incomes who experience the greatest challenges in finding suitable, affordable housing. ELI households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities.

According to the 2005-2009 CHAS data, roughly 27 percent of Hemet's total households were ELI households. In Hemet, 55 percent of ELI households are renter households with the largest percentage being small families with two to four members.

Nearly 82 percent of ELI households in Hemet are faced with housing problems. CHAS defines housing problems as a cost-burden greater than 30 percent of income, and/or overcrowding and/or housing without complete kitchen or plumbing facilities. Approximately 28 percent of ELI households paid more than 30 percent of their income for housing, including 24 percent who paid more than 50 percent. By comparison, 12 percent of very-low income households paid more than 50 percent of their income for housing.

In 2011, the upper limit of the ELI income category was \$8,903 for a family of four, which is equal to a wage of \$8.56 per hour for a single-wage earner working 20 hours per week. Nearly every ELI household is expected to need aid, including housing subsidies and social services.

HOUSING STOCK CHARACTERISTICS

Hemet is now part of a string of communities along Riverside County's South I-215 Corridor that have become the Inland Empire's newest "hot spot" for residential real estate development. After being relatively dormant through the 1990s and early 2000s, the City's new home sales shot up to a record level in 2003 and had their second highest sales in 2004. Home sale prices reached a peak of \$432,000 in Riverside County in 2006 and have since declined due to the downshift and correction in the housing market. The housing market has seen slowing as a result of the economic recession.

In Hemet, the median home price was \$127,700 in November 2012. According to the Los Angeles Times, the average home price in Hemet had increased from \$103,800 in November 2000 to about \$312,900 in November 2005. During the housing boom period of 2002 to 2006, the proportion of new homes being built in Hemet had leaned more toward single-family houses and away from the less expensive mobile homes and multi-family units that formerly made up a greater share of the City's housing market.

Since 2006, prices and home sales have declined. Looking ahead, several key factors will influence Hemet's real estate market. One will be the general health of Southern California's real estate market. Second, even after the declines since 2006, the Southland's prices are generally at very high levels. Riverside County has been particularly hard hit by the subprime mortgage crisis and rising foreclosures, and the impact will continue to be felt, at least in the short term. Because of Hemet's relatively low prices compared to surrounding markets, and the presence of developable land, the City will likely see growth resume following the current market correction, although tightened lending requirements may limit the number of eligible buyers and work to keep prices down.

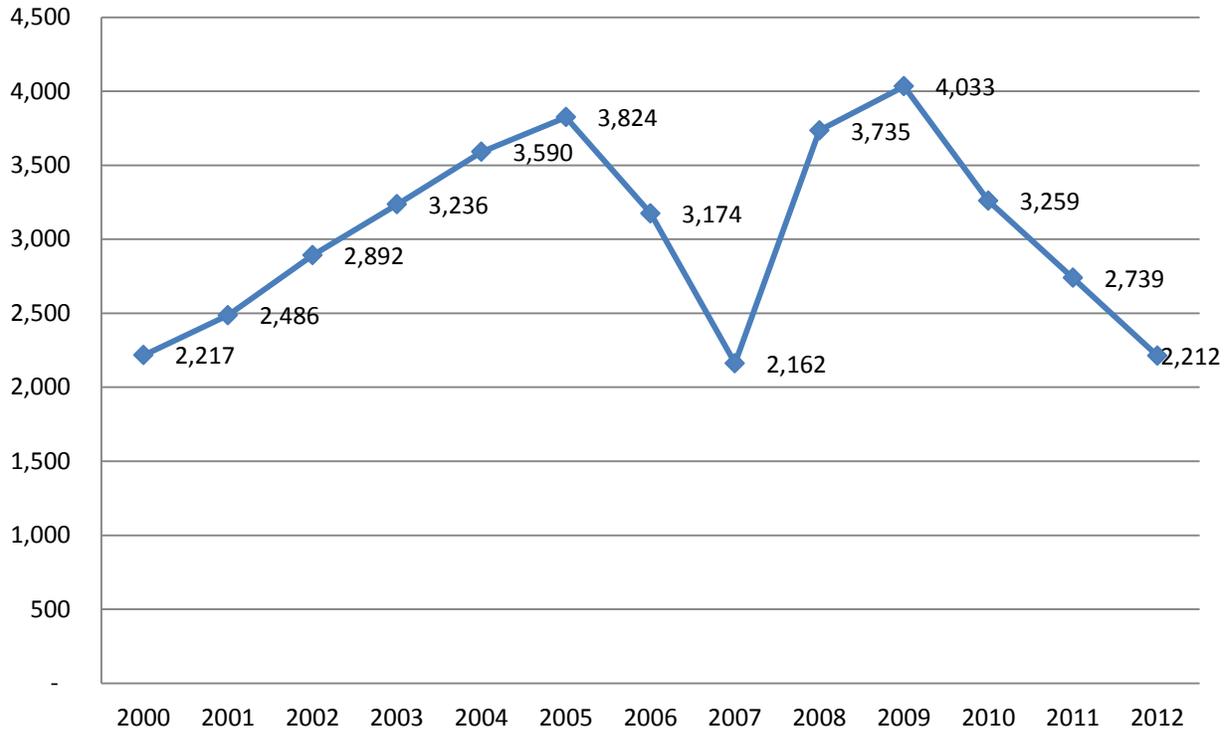
Housing Trends

Hemet's existing home sales set a record at 4,033 units in 2009, up from the 2005 volume of 3,824 (**Figure H-4**). For a historical context, Hemet's new home sales reached a record high in 1989 but plunged in 1993 during the economic downturn of the early 1990s. Sales remained low for the rest of the 1990's, except for a brief spike in 1996. In 1999, Hemet's affordable land caused developers to start focusing on the City, sending



new home sales to record highs until 2005. From 2009 to 2012, Hemet’s annual home sales fell by 1,821 units.

Figure H-4
Number of Home Sales: November 2000 to November 2012



Source: *Total Homes Sold*, www.zillow.com.

Table H-19 presents a breakdown of the housing types found in Hemet and compares the local and countywide composition of the housing stock. While there has been tremendous growth in the number of single family houses in Hemet, they still make up a smaller proportion of the housing stock in the City than in Riverside County. Much of that difference comes from the very high percentage of mobile homes in Hemet, over 25 percent in the 2010 Census.

Table H-19
Housing Characteristics: 2000-2010

Housing Type	Riverside County				Hemet			
	2000		2010		2000		2010	
Unit	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Single Family, detached	356,447	60.97%	544,728	68.00%	11,883	40.33%	17,511	51.80%
Single Family, attached	42,300	7.23%	49,678	6.20%	1,752	5.95%	1,587	4.70%
Multi-Family, 2-4 units	30,185	5.16%	72,485	12.39%	2,130	7.23%	3,882	13.18%
Multi-Family, 5-19 units	33,634	5.75%	63,819	10.91%	2,007	6.81%	4,137	14.04%
Multi-Family 20 or more units	39,247	6.71%	34,044	4.20%	2,428	8.24%	2,788	8.30%
Mobile Homes	76,411	13.07%	73,182	9.10%	8,274	28.08%	8,501	25.20%

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Other	6,450	1.10%	1,698	0.20%	990	3.36%	68	0.20%
<i>Total</i>	<i>584,674</i>	<i>100.00%</i>	<i>801,324</i>	<i>100.00%</i>	<i>29,464</i>	<i>100.00%</i>	<i>33,791</i>	<i>100.00%</i>

Source: U.S. Census Bureau 2000 and 2011 American Community Survey, DP04.

Table H-20 lists the many mobile home parks in Hemet, based on data supplied by the City’s Housing Department. Most of the mobile home parks in Hemet are restricted to seniors, providing an affordable residence with low maintenance and a community structure. However, the number of families in mobile home parks is increasing. A total of 8,056 mobile home spaces and 2,448 RV spaces are listed, which is greater than the number of households living in mobile homes enumerated by the 2011 American Community Survey. This is accounted for by the fact that not all spaces have housing units built on them, and not all housing units are occupied. Nevertheless, mobile homes form a substantial portion of Hemet’s housing stock. Although there are no affordability covenants on these mobile home parks or spaces, they nevertheless represent market rate sources of affordable housing for lower income households. Hemet’s mobile home parks are aging, and maintenance of some parks has suffered. The age and condition of the parks is reflected in the low space rents. Mobile homes in Hemet are more affordable than many income-restricted affordable housing projects. However, they are not acknowledged in the calculation of the RHNA, and are not acknowledged as helping to meet the affordable housing goals of the Housing Element.

**Table H-20
Mobile Home and RV Parks: 2013**

Name of Park	Type of Park	Total # of RV Spaces	Total # of MH Spaces	Age Restrictions
Californian*	MH	0	159	All Age
Casa del Rey Estates	MH	0	265	Senior
Colonial Country Club	MH	0	550	Senior
Desert Palms	MH	56	340	All Age
Devonshire Downs	MH	0	182	Senior
Echo Hills	MH	0	101	Senior
Eden Roc North	MH	0	122	Senior
Eden Roc South	MH	0	146	Senior
Foothills of Hemet	MH	0	253	Senior
Golden Coach Manor	MH	0	171	Senior
Heather Estates	MH	0	180	Senior
Hemet Park Estates	MH	0	108	All Age
Hemet Valley	MH	0	125	Senior
Hemet West	MH	0	771	Senior
Jackson Park	MH	20	73	All Age
Juniper Terrace*	MH	20	71	Senior
London Spires	MH	0	165	Senior
Mirage Estates*	MH	25	136	All Age
Mobile Hacienda*	MH	0	57	All Age
Palm Villa	MH	0	107	Senior
Royal Holiday	MH	23	173	Senior
Saddleback Estates	MH	0	227	Senior
Santa Rosa	MH	0	367	All Age
Sun Valley Estates*	MH	0	115	All Age
Sunburst	MH	0	148	Senior
Sunrise	MH	0	45	All Age



**Table H-20
Mobile Home and RV Parks: 2013**

Name of Park	Type of Park	Total # of RV Spaces	Total # of MH Spaces	Age Restrictions
Town and Country*	MH	10	26	All Age
Villa del Sol	MH	0	197	Senior
Village Green	MH	0	73	Senior
Subtotal MH Parks		154	5,453	
Casa del Sol	RV	358	0	All Age
Cozy Trailer Park	RV	35	0	All Age
Desert Sky	RV	113	189	All Age
Golden Village RV Resort	RV	998	0	Senior
Hemet Valley RV Park*	RV	96	0	Senior
Mountain Valley	RV	169	0	Senior
Subtotal RV Parks		1,769	189	
Eastlake	Ind. Owned	0	202	Senior
Mountain Shadows	Ind. Owned	525	0	Senior
Seven Hills	Ind. Owned	0	368	Senior
Sierra Dawn North	Ind. Owned	0	335	Senior
Sierra Dawn South	Ind. Owned	0	1,474	Senior
Whispering Palms	Ind. Owned	0	35	Senior
Subtotal Individually Owned		525	2414	
TOTAL		2,448	8,056	10,504

*Not confirmed
Source: City of Hemet, January 2013

Age and Condition of Housing Stock

The age of housing stock is an important characteristic of the housing supply because it is a good rough indicator of housing condition. Many federal and State programs use the age of housing as one factor in determining housing rehabilitation needs. **Table H-21** illustrates the year that occupied housing units in Hemet, Riverside County, and the State of California were built, as reported by the U.S. Census. The data is divided by tenure into owner-occupied units and renter-occupied units.

**Table H-21
Year Housing Built**

Year Built	State of California		Riverside County		City of Hemet	
	Units	Percent	Units	Percent	Units	Percent
Owner occupied units	6,843,369	100.00%	451,415	100.00%	19,066	100.00%
Built 2008 or later	104,430	1.53%	12,888	2.86%	298	1.56%
Built 2000 to 2007	832,213	12.16%	121,569	26.93%	5,248	27.53%
Built 1990 to 1999	790,613	11.55%	77,144	17.09%	1,912	10.03%
Built 1980 to 1989	1,051,350	15.36%	100,641	22.29%	3,758	19.71%
Built 1970 to 1979	1,147,002	16.76%	62,348	13.81%	5,146	26.99%



**Table H-21
Year Housing Built**

Year Built	State of California		Riverside County		City of Hemet	
	Units	Percent	Units	Percent	Units	Percent
Built 1960 to 1969	898,848	13.13%	32,674	7.24%	1,463	7.67%
Built 1950 to 1959	1,050,311	15.35%	27,569	6.11%	881	4.62%
Built 1940 to 1949	424,323	6.20%	7,315	1.62%	124	0.65%
Built 1939 or earlier	544,279	7.95%	9,267	2.05%	236	1.24%
<i>Median Year Built*</i>	1974		1989		1984	
Renter occupied units	5,625,374	100.00%	233,379	100.00%	13,248	100.00%
Built 2008 or later	118,301	2.10%	6,044	2.59%	171	1.29%
Built 2000 to 2007	494,106	8.78%	53,964	23.12%	1,093	8.25%
Built 1990 to 1999	531,020	9.44%	32,546	13.95%	1,133	8.55%
Built 1980 to 1989	845,252	15.03%	49,341	21.14%	3,572	26.96%
Built 1970 to 1979	1,124,774	19.99%	38,201	16.37%	3,254	24.56%
Built 1960 to 1969	823,330	14.64%	22,609	9.69%	2,088	15.76%
Built 1950 to 1959	706,679	12.56%	17,387	7.45%	1,780	13.44%
Built 1940 to 1949	378,462	6.73%	7,018	3.01%	157	1.19%
Built 1939 or earlier	603,450	10.73%	6,269	2.69%	0	0.00%
<i>Median Year Built*</i>	1973		1985		1978	
Total occupied housing units	12,468,743		684,794		32,314	
<i>Median Year Built*</i>	1974		1987		1981	

Source: U.S. Census Bureau, 2011 American Community Survey, B25028 and B25037.*

Owner-occupied units have a more recent median year built due to the spike in new home construction in the 2000s. The decade with the largest share of new rental housing is the 1980s, while for owner-occupied housing, it is the 2000s. For the most recent decade reported, more owner-occupied units than renter-occupied units were built. Note that in the State of California there were more rental units built in the last decade than owner-occupied units and the reverse in Riverside County. In both the City of Hemet and Riverside County, the median year built is approximately one decade more recent than in the State as a whole.

The quality of original construction and the level of regular maintenance on a home are major factors in a home's physical condition. All else being equal, however, a home's condition will deteriorate over time and an older home will be in need of more repairs than a newer one. Approximately 47 percent of the housing stock is over 30 years old, with approximately 1.6 percent over 60 years old.

Mobile homes are more difficult to rehabilitate than single-family houses. A significant number are not placed on permanent foundations, and therefore do not qualify for conventional bank financing for rehabilitations. Furthermore, many housing service providers note that even if financing for repairs is obtained, older mobile homes are often difficult to repair because of their poor quality and inconsistencies in building technology.



The relatively low incomes in Hemet also may make maintenance, rehabilitation, or modification of homes cost-prohibitive, especially for homeowners (elderly households in particular) who may find the physical labor involved difficult.

The City conducted a survey of housing conditions in selected areas of the City, mobile homes excluded, providing a detailed categorization of homes needing rehabilitation. Approximately 10,000 housing units were surveyed (including both single-family homes and multi-family units), and about 15 percent were found to need some form of repair. About 5 percent of the units were judged to be “sound, but in need of maintenance,” about 4 percent were found to be in need of “minor rehabilitation,” about 5 percent were in need of “moderate rehabilitation,” about 0.3 percent were in need of “substantial rehabilitation,” and 7 units, all single-family homes, were judged to be “dilapidated,” beyond rehabilitation. Including mobile home parks in this survey would have added significantly to the total number of homes needing rehabilitation.

HOUSING MARKET

Housing Tenure and Vacancy

With only 57 percent of its occupied dwellings occupied by owners rather than renters in 2011, Hemet had the lowest homeownership rate of the nearby comparison cities (**Table H-22**). The 2013 Profile of the City of Hemet provided by SCAG estimates that the homeownership rate in Hemet as of 2012 is 62.2 percent, higher than the County-wide homeownership rate of 54.3 percent.

**Table H-22
Tenure of Occupied Housing Units: 2011**

Type	Hemet	Lake Elsinore	Moreno Valley	Perris	San Jacinto	Temecula	Riverside County
Owners	44,872	34,830	124,368	46,144	28,445	67,591	1,445,772
<i>Percent</i>	<i>57.47%</i>	<i>66.99%</i>	<i>64.30%</i>	<i>67.83%</i>	<i>64.75%</i>	<i>67.41%</i>	<i>66.86%</i>
Renters	33,204	17,159	69,037	21,881	15,488	32,681	716,632
<i>Percent</i>	<i>42.53%</i>	<i>33.01%</i>	<i>35.70%</i>	<i>32.17%</i>	<i>35.25%</i>	<i>32.59%</i>	<i>33.14%</i>
Total Persons in Occupied Units	78,076	51,989	193,405	68,025	43,933	100,272	2,162,404

Source: U.S. Census Bureau, 2011 American Community Survey, B25008.

Also in the 2011 ACS, over 12 percent of Hemet’s dwellings were vacant, the third highest among comparable cities. Hemet’s vacancy rate was lower the Riverside County average where in the past it has been higher. A significant factor in Hemet’s vacancy rate is its large number of mobile homes and alternate dwellings such as boats, and recreational vehicles. Mobile homes, which make up more than a quarter of the dwelling units in Hemet, have higher vacancies than single-family homes (**Table H-23**).



**Table H-23
Vacant Housing Units: 2011**

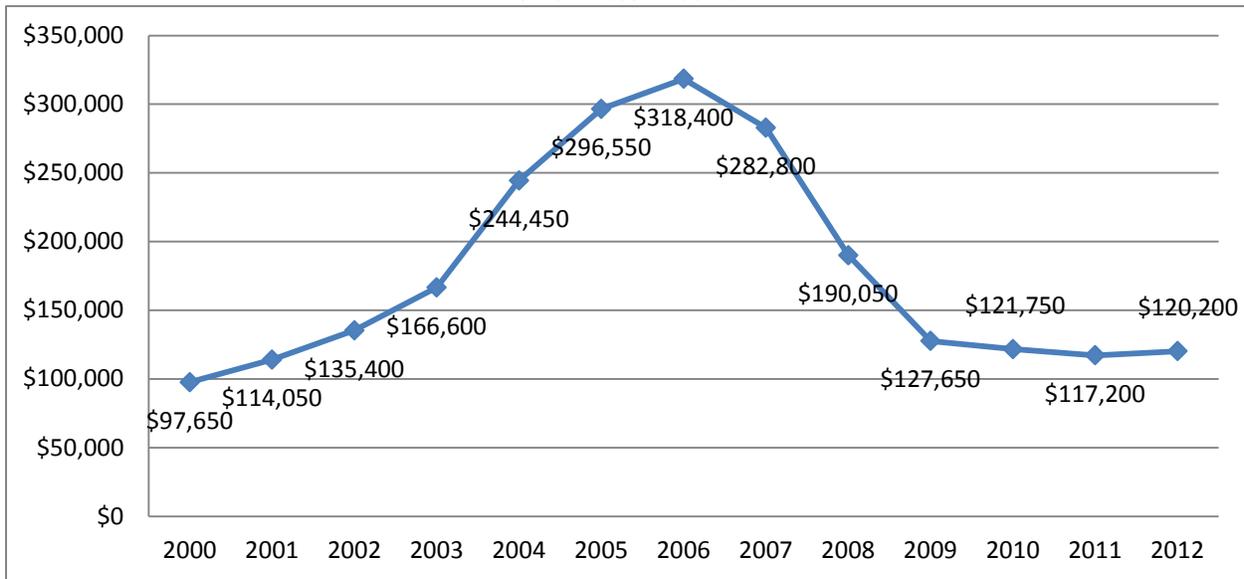
Units	Hemet	Lake Elsinore	Moreno Valley	Perris	San Jacinto	Temecula	Riverside County
Total Housing Units	35,341	15,884	54,014	18,049	14,983	32,785	801,957
Vacant Housing Units	4,360	1,745	4,352	1,768	2,106	1,479	127,694
Percent Vacant	12.34%	10.99%	8.06%	9.80%	14.06%	4.51%	15.92%

Source: 2011 American Community Survey, DP04.

Housing Costs

Between about 2002 and 2006, home prices rose rapidly in Hemet as the available supply of land and homes in Southern California’s coastal counties declined, and buyers looked inland. Hemet’s existing homes appreciated rapidly. In 2000, the City’s median existing home price was \$97,650. By 2006, that level had more than tripled to a record \$318,400 (Figure H-5). However, prices declined rapidly in 2006, and continued to drop in response to slowing economic growth, tightening in the mortgage loan market, and response to the subprime mortgage crisis. The Inland Empire area, including Riverside and San Bernardino Counties, has suffered particularly high foreclosure rates, further depressing prices. In 2012, the median home price was approximately \$120,200 in Hemet (based on interpretation of data published by Zillow.com).

**Figure H-5
Home Prices: 2000-2012**



Source: Hemet Market Trends, www.Zillow.com.

As shown in Table H-24, very few condominiums were sold in Hemet between November 2011 and November 2012 compared to single-family homes. Households wishing to own homes, but amenable to condominium living may be able to purchase condominiums at prices considerable less than a single-family house, but the market for condominiums in Hemet is small, with more than 25 times as many single-family homes sold as condominiums.

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Table H-25
Home Sales by Type of Housing, 2012

Community Name	ZIP Code	Single Family Residences			Condominiums			SFR Only
		Sales of Single Family Homes	Price Median SFR (\$1,000)	Price % Chg from Nov 2011	Sales Count Condos	Price Median Condos (\$1,000)	Price % Chg from Nov 2011	Median Home Price/ Sq. Ft
RIVERSIDE COUNTY		32,804	\$190	-2.60%	4,381	\$145	3.60%	\$99
Hemet	92543	321	\$75	-3.20%	10	\$39	-14.40%	\$63
Hemet	92544	638	\$117	-2.90%	17	\$50	0.00%	\$70
Hemet	92545	775	\$132	-5.90%	21	\$63	-14.30%	\$70
Hemet Totals		1,734	\$117	-3.20%	48	\$50	-14.30%	\$70

www.DQNews.com, *Southern California Home Sale Activity*, L.A. Times Sunday Edition Charts - Data for the Year 2011.

Table H-24
Home Sales by Type of Housing, 2012

Community Name	ZIP Code	Single Family Residences			Condominiums			SFR Only
		Sales of Single Family Homes	Price Median SFR (\$1,000)	Price % Chg from Nov 2011	Sales Count Condos	Price Median Condos (\$1,000)	Price % Chg from Nov 2011	Median Home Price/ Sq. Ft
Riverside County		32,804	\$190	-2.60%	4,381	\$145	3.60%	\$99
Hemet	92543	321	\$75	-3.20%	10	\$39	-14.40%	\$63
Hemet	92544	638	\$117	-2.90%	17	\$50	0.00%	\$70
Hemet	92545	775	\$132	-5.90%	21	\$63	-14.30%	\$70
<i>Hemet Totals</i>		<i>1,734</i>	<i>\$117</i>	<i>-3.20%</i>	<i>48</i>	<i>\$50</i>	<i>-14.30%</i>	<i>\$70</i>

www.DQNews.com, *Southern California Home Sale Activity*, L.A. Times Sunday Edition Charts - Data for the Year 2011.

RealFacts reported the average rent in Hemet during the third quarter of 2012 was \$787 (Table H-25). Table H-26 compares average rents by unit type with Fair Market Rents determined by HUD. Fair Market Rents are what landlords receive when they contract with the County Housing Authority Section 8 program. The Fair Market Rents are generally higher than average monthly rents surveyed by the City, which ranged from \$623 for a studio apartment to \$974 for a three-bedroom unit.

Table H-25
Monthly Apartment Rents: 3rd Quarter 2012

Unit Type	Average Rent	Average sf	Average \$/sf	HUD Fair Market Rent ²
Studio	\$623	463	\$1.35	N/A
1 Bed, 1 Bath	\$696	664	\$1.05	\$974
2 Bed, 1 Bath	\$785	909	\$0.86	\$1,149
2 Bed, 2 Bath	\$849	933	\$0.91	\$1,149
3 Bed, 2 Bath	\$974	1,125	\$0.87	\$1,886
4 Bed	N/A	N/A	N/A	\$1,886



<i>Total</i>	<i>\$787</i>	<i>837</i>	<i>\$0.94</i>	<i>N/A</i>
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Sources:

¹ RealFacts Market Comparison, 3rd Quarter 2012.

² US Department of Housing and Urban Development, FY2012 Fair Market Rent Documentation System, Riverside County for All Bedroom Sizes.

Housing Affordability

Housing affordability is determined by income and housing costs. The maximum affordable home prices in Riverside County are presented in **Table H-26**.

The distribution of different types of households at the different income levels is shown in **Table H-10**.

Extremely-low income households earn up to 30 percent of the County Area Median Income (AMI). Very-low income households in Hemet earn 50 percent or less of the County Area Median Income and low income households earn up to 80 percent of AMI. Based upon financing criteria noted earlier and median home sales prices ranging from \$75,000 and \$132,000, all four categories of low and moderate income households can afford to purchase a single family home.

The National Association of Homebuilders and Wells Fargo Home Mortgage publish a Housing Opportunity Index, which provides information on housing affordability in different metropolitan areas. The index number describes the percentage of households in the metropolitan area that can afford the area's median home price. For the Riverside-San Bernardino-Ontario area, which includes Hemet, the Housing Opportunity Index declined from a recent high of 77.5 (meaning that 77.5 percent of the area's households could afford to purchase the median-priced home) in the first quarter of 2012 to a low of 74 in the second quarter of 2012, and has since recovered slightly to 74.2 in the third quarter of 2012 (the most recent data available).

Table H-26			
Affordable Rent and Purchase Price by Income Category - Riverside County			
Household Income Category ¹	Annual Income Range ²	Affordable Monthly Rent Payment ³	Estimated Affordable Purchase Price ⁴
Extremely Low Income	≤ \$18,990	≤ \$475	≤ \$79,200
Very-Low Income	\$19,623 - \$31,650	\$491 - \$791	\$82,000 - \$132,000
Low-Income	\$32,283 - \$50,640	\$807 - \$1,266	\$134,600 - \$211,300
Moderate-Income	\$51,273 - \$75,960	\$1,282 - \$1,899	\$213,900 - \$316,700
Above-Moderate Income	> \$75,960	\$1,899	\$316,700

Notes:

¹ Based on HCD income categories.

² Based on FY 2012 HUD Median Family Income of \$63,300 (family of 4-persons) for Riverside County.

³ Affordable monthly rent payment is equal to 30% of a family's monthly income.

⁴ Estimated affordable purchase price is based on an affordable monthly payment equal to 30% of a family's monthly income and assumes a 30-year fully amortized mortgage with a 6% annual interest rate.

Table H-27 lists a brief sampling of jobs available in Hemet. Annual salaries, extrapolated from listed monthly salaries or hourly wages, are correlated in the table with the income groups shown in **Table H-26**.

Table H-27			
Selected Occupations and Salaries: 2012			
Example Occupation	Example Employer	Income Range	Income Category for a Household of Four
Sales Associate	Wal-Mart	\$15,629.12 ^a	Extremely Low Income
Manager	McDonald's	\$35,000 - \$52,000	Low Income/Top of

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			FormBottom of Form
Elementary School Teacher	Hemet Unified School District	\$42,721 - \$84,995	Low to Moderate Income
Police Officer	City of Hemet	\$55,428 - \$67,368	Moderate Income
Water/Wastewater Supervisor	City of Hemet	\$58,368 - \$74,496	Moderate IncomeTop of FormBottom of Form

^a Calculation based on an hourly rate of \$8.84 for a 34-hour work week (*National Average*).

Sources:

Glass Door Salaries, accessed January 2013 <http://www.glassdoor.com/Salary/Walmart-Stores-Salaries-E715.htm>

McDonalds, accessed January 10, 2013, <http://www.mcstate.com/careers/jobs/6291/30904>

Hemet Unified School District, accessed January 10, 2013, <http://www.hemetusd.k12.ca.us/prsonnel/vacancies/crtfctd/100783.pdf>

City of Hemet, accessed January 10, 2013, <http://www.cityofhemet.org/jobs.aspx>

An extremely-low income household can afford up to \$475 in monthly rent, which, as seen in **Table H-25**, is not even provided for by studio apartments. In practical terms, this means that, for example, a sales associate at Wal-Mart heading an extremely-low income household could not afford an average priced one- or two-bedroom apartment without overpayment or overcrowding. To avoid this, a very low income household would need to find a subsidized apartment or secure Housing Choice Voucher (commonly known as Section 8) assistance, which has a very lengthy waiting list in Riverside County.

Low income households, such as those headed by a manager at McDonald's, could afford \$807 to \$1,266 in rent, which gives them a range of affordable rental housing options in Hemet. One-bedroom apartments have an average monthly rent of \$623, two-bedroom units average \$817, and three-bedroom rentals average \$974 (**Table H-25**). Condominiums present an affordable homeownership opportunity for low income households, but down payment assistance would likely be needed to help move low income household renters to homeownership.

Moderate income households earn 80 percent to 120 percent of the County's median income. Depending on the family's size, they earn between \$51,273 and \$75,960 and can pay between \$1,282 and \$1,899 a month for rent. A Hemet police officer's base pay is within this range. As a result, they should be able to afford most rental units in Hemet.

HOUSING PROBLEMS: OVERCROWDING AND COST BURDEN

An overcrowded household is defined as one with more than one person per habitable room, excluding bathrooms, kitchens, hallways, porches, etc. Overcrowding often occurs in response to a mismatch between household income and housing costs as renters and owners take smaller-sized housing. Overcrowding often reflects one of four different scenarios: 1) a family is unable to afford a larger home, 2) a family chooses to house more relatives, 3) a family rents living space to non-family members, or 4) students double up to afford housing.

Table H-28 describes overcrowding in Hemet and in Riverside County. In both Hemet and in the County, renters are several times more likely than owners to be overcrowded. In all categories, though, overcrowding is less severe in Hemet than in the County as a whole. This reflects Hemet's smaller household sizes and the broader affordability of housing in Hemet.

Table H-28 Overcrowding: 2005-2009						
Jurisdiction	Household Type	Total Households	Overcrowded Households		Severely Overcrowded Households	
			(>1.0 persons/ room)		(>1.5 persons/ room)	
			Count	Percent	Count	Percent
City of Hemet	Owner Households	16,698	364	2.18%	185	1.11%
	Renter Households	10,218	747	7.31%	291	2.85%

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	<i>Total Households</i>	26,916	1,587	5.90%	476	1.77%
Riverside County	Owner Households	543,241	15,496	2.85%	4,376	0.81%
	Renter Households	191,944	17,264	8.99%	6,855	3.57%
	<i>Total Households</i>	645,185	43,991	6.82%	11,231	1.74%

Source: SCAG Existing Housing Needs Data Report (ACS 2005-2009).

State and federal standards define a “housing cost burden” as a situation where a family is spending more than 30 percent of its gross income on housing. A “severe housing cost burden” occurs when a family spends more than 50 percent of its gross income on housing. A household spending more of its income on housing has less to spend on transportation, food, and other necessities. Extremely-low income households with a housing cost burden are more likely to be at risk of becoming homeless than other families, especially in the event of a job loss or emergency expenses.

Table H-29 lists the percentage of residents of various family types and tenure that experienced a housing cost burden in 2012. As shown in the table, a total of 8,770 lower income households (5,900 renters and 2,870 owners) are cost burdened, representing 55 percent of all lower income households. More lower income renters are cost burdened (approximately 81 percent) compared to lower income owners (approximately 33 percent).

**Table H-29
Cost Burden: 2012**

Renters	Cost Burden	Elderly	Small Families	Large Families	Other	Total Renters
Extremely Low Income	>30% ≤ 50%	17%	3%	15%	1%	7%
≤30% MFI	>50%	50%	86%	85%	92%	77%
Total Extremely Low Income Households		750	1,150	100	555	2,550
Very Low Income	>30% ≤ 50%	48%	61%	55%	39%	51%
>30% ≤ 50% MFI	>50%	38%	31%	45%	54%	40%
Total Very Low Income Households		945	765	365	495	2,570
Low Income	>30% ≤ 50%	44%	48%	56%	58%	50%
>50% ≤ 80% MFI	>50%	26%	9%	18%	10%	16%
Total Low Income Households		595	855	365	355	2,165
Moderate to Upper Income	>30% ≤ 50%	22%	16%	18%	14%	17%
>80% MFI	>50%	12%	0%	0%	0%	2%
Total Moderate to Upper Income Households		455	1,070	385	1,020	2,930
Total Renter Households		2,745	3,840	1,215	2,425	10,215
All Renters	>30% ≤ 50%	34%	40%	18%	20%	112%
	>50%	34%	48%	11%	30%	123%
Owners	Cost Burden	Elderly	Small Families	Large Families	Other	Total Owners
Extremely Low Income	>30% ≤ 50%	41%	8%	0%	6%	3%
≤30% MFI	>50%	100%	83%	71%	73%	1%
Total Extremely Low Income Households		650	400	70	330	2,085
Very Low Income	>30% ≤ 50%	25%	20%	24%	43%	26%



**Table H-29
Cost Burden: 2012**

>30% ≤ 50% MFI	>50%	18%	55%	36%	15%	22%
Total Very Low Income Households		2,185	325	125	305	2,940
Low Income	>30% ≤ 50%	18%	28%	32%	8%	21%
>50% ≤ 80% MFI	>50%	5%	33%	49%	15%	16%
Total Low Income Households		2,365	660	490	200	3,710
Moderate to Upper Income	>30% ≤ 50%	9%	21%	33%	50%	20%
>80% MFI	>50%	2%	7%	10%	6%	6%
Total Moderate to Upper Income Households		2,995	3,310	1,115	545	7,965
Total Owner Households		8,195	4,695	1,800	1,380	16,700
All Owners	>30% ≤ 50%	18%	12%	7%	5%	39%
	>50%	15%	12%	5%	4%	21%

Source: State of the Cities Data Systems, *Comprehensive Housing Affordability Data*, 2012.

AFFORDABLE HOUSING

Existing housing that receives governmental assistance represents one of the largest supplies of affordable housing in Hemet and other communities. Because of the importance of these assisted units in maintaining affordable housing, each Housing Element must include an analysis of existing multi-family rental units at risk of conversion to market-rate housing through the next ten years. This risk of conversion might be due to termination of subsidy contract, mortgage prepayment or expiring use restrictions. Assisted units include projects which received funding under federal, State or local programs, including HUD, State and local bond programs, density bonuses, and local redevelopment or direct assistance programs. This section identifies publicly assisted rental housing at risk of conversion in Hemet, evaluates the potential of assisted housing to convert to market rates, and analyzes the cost to preserve those units. The period of analysis for units at risk of conversion is a 10-year period, from 2013 through 2023.

Subsidized Rental Housing Inventory and Programs

Table H-30 provides an inventory of publicly assisted multi-family rental housing in Hemet. There are no units at-risk during the next 10 years (through 2023).

**Table H-30
Publicly Assisted Multi-Family Rental Housing**

Property Name	Address	Number of Assisted Units	Program	Expiration Date	Financing	Owner Type	Risk Level Through 2023
Ability First	1360 Acacia	17	PRAC/8 11	2059	811	Non-Profit	None
Hemet Estates	1101 E. Menlo Ave.	80	Section 8/RDA	2033	--	Profit-Motivated	None
Oasis Senior	1015 N. Oakland Ave.	64	PRAC/8 11	2050	202	Non-Profit	None
Sahara Senior	465 N. Palm	74	PRAC/2 02	2048	202	Non-Profit	None
Village Meadows	700 Arbor Pkwy.	68	Section 8/RDA	2068	--	Limited Dividend	None



Source: California Housing Partnership Corporation, as reported in SCAG Existing Housing Needs Data Report, 2012; HUD Multifamily Assistance and Section 8 Contracts Database, accessed May 23, 2013; City of Hemet

The Housing Choice Voucher Program (formerly Section 8) provides property owners guaranteed rental payments, equal to the HUD determined fair market rent, in return for renting units to very low income tenants. The owner receives tenant payments restricted to 30 percent of income and HUD pays the remaining rent. Hemet has three locations receiving project-based Housing Choice Voucher assistance: Hemet Estates and Village Meadows Apartments, and Sahara Senior Village.

In addition to specific properties that provide publicly project based subsidized housing, portable vouchers for rental assistance are provided to individual families through the U.S. Department of Housing and Urban Development’s Housing Choice Voucher Program. The Riverside County Housing Authority, administers the tenant-based Housing Choice Voucher rental assistance program in Hemet. As of April 2013, 988 households in Hemet were provided with assisted housing through these vouchers. The County Housing Authority gives preferences to families with high rent burdens or homeless and working families with dependents. However, as of April 2013 there were 959 Hemet families on the waiting list for housing assistance. There are a total of 14,635 households on the waiting list. Wait times for assistance can be very long; the Housing Authority warns prospective applicants that the wait may be 18 months to five years. Also, because of the prevalence of one and two bedroom apartments in the City, it may be a challenge for large families with Housing Choice Vouchers to find suitable units⁴.

The Housing Authority serves families with children as well as elderly or disabled families. For Housing Authority purposes, though, elderly or disabled single persons count as families. Other adults or families without minor or dependent children are not served by the Housing Authority.⁵

Resources for Preservation of Assisted Housing

There are a number of resources available to finance the acquisition and preservation of existing affordable housing. The most important is HUD’s willingness to renew and extend Housing Choice Voucher contracts. HCD also has programs available to finance the acquisition of at-risk projects, and the California Housing Finance Agency has also provided bond financing coupled with low income housing tax credits. The City makes funds available for preservation projects. Funding resources include HOME Investment Partnership Program funding. Priority within acquisition and rehabilitation projects is given to preservation projects.

Tax-exempt mortgage revenue bonds with and without Low Income Housing Tax Credits have been the primary means by which projects have been acquired, rehabilitated, and preserved as affordable housing in the City of Hemet.

There are several organizations active in the region that have the managerial capacity to own, manage, and have expressed an interest in being notified of the availability of assisted rental housing. These organizations listed in **Table H-31** have expressed interest in working with the City to preserve affordable units.

Table H-31 Active Local Affordable Housing Developers in Hemet		
Organization	Address	City
Ability First, Inc.	300 E. Green Street	Pasadena

⁴ Housing Authority of the County of Riverside and Housing Authority of the City of Hemet, February 29, 2008.

⁵ Kary Klock, Housing Authority of the County of Riverside, personal e-mail communication, March 20, 2006.



**Table H-31
Active Local Affordable Housing Developers in Hemet**

Organization	Address	City
HDSI Management Inc.	3460 South Broadway	Los Angeles
Palm Desert Development Inc.	PO Box 3958	Palm Desert
Crestwood Apartments Owner Association	1255 Valencia Avenue, Unit A	Hemet
Bentall Residential Inc	8105 Irvine Center Drive, Suite 830	Irvine
Habitat for Humanity	515 Kimball Ave	Hemet
Dominium, LLC	2355 Polaris Lane North, Suite 100	Minneapolis, MN
National Community Renaissance	9065 Haven Ave, Suite 100	Rancho Cucamonga

Source: City of Hemet, April 2008.

Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy, or CHAS, developed by the Census for HUD provides detailed information on housing needs (e.g. housing cost burden) by income level for different types of households in Hemet. The CHAS data are presented in **Table H-32**. According to the CHAS, housing problems in Hemet include:

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

Disproportionate Needs

The types of problems vary according to household income, type, and tenure. Some highlights include:

- ❖ In general, renter-households had a higher level of housing problems (83.2 percent) compared to owner-households (51.2 percent).
- ❖ The number of lower-income large households in Hemet is limited, but a large proportion of these households experienced one or more housing problems.

**Table H-32
Housing Assistance Needs of Lower Income Households (Calculations)**

Household by Type, Income and Housing Problem	Renters			Owners			Total
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% MFI)	750	100	2,550	650	70	2,085	4,635
% with any housing problem	66.7%	100.0%	84.1%	163.8%	100.0%	77.2%	81.0%
% with cost burden >30% ≤50%	16.7%	15.0%	8.4%	40.8%	0.0%	3.4%	5.1%
% with cost burden > 50%	50.0%	85.0%	91.1%	100.0%	71.4%	1.2%	42.6%
Very Low Income (31-50% MFI)	945	365	2,570	2,185	125	2,940	5,510
% with any housing problem	86.2%	100.0%	91.6%	42.3%	56.0%	48.8%	68.8%
% with cost burden >30% ≤50%	48.1%	54.8%	56.1%	24.7%	24.0%	53.3%	37.8%
% with cost burden > 50%	38.1%	45.2%	43.5%	17.6%	36.0%	45.3%	30.4%
Low Income (51-80% MFI)	595	365	2,165	2,365	490	3,710	5,875



**Table H-32
Housing Assistance Needs of Lower Income Households (Calculations)**

Household by Type, Income and Housing Problem	Renters			Owners			Total
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
% with any housing problem	71.4%	83.6%	72.1%	22.8%	87.8%	38.5%	50.9%
% with cost burden >30% ≤50%	43.7%	56.2%	69.2%	17.5%	31.6%	53.8%	31.5%
% with cost burden > 50%	26.1%	17.8%	21.8%	5.3%	49.0%	42.7%	16.2%
Total Lower Income Households	2,290	830	7,285	5,200	685	8,735	16,020
% with any housing problem	76.0%	92.8%	83.2%	48.7%	83.2%	51.2%	65.8%

Source: HUD CHAS Data 2012.



C.2 CONSTRAINTS

Governmental, market, infrastructure, and environmental factors may limit the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households, not readily available for households with special needs, or may cause certain types of residential construction economically infeasible for developers.

Private developers play a significant role in the provision of affordable housing. Nonprofit developers generally have access to a wider range of public funding to subsidize affordability than for-profit developers; however, the competition for such funding is usually tight. For-profit developers may have the financial capacity to provide affordable housing, but are generally not obligated to do so.

In recent years, recognizing that affordable housing cannot be provided by the market, local jurisdictions have created a variety of methods to facilitate and encourage the development of affordable housing. Effective methods include provision of subsidies, flexible development standards, regulatory concessions, and development agreements.

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are those factors outside of local government control that limit the availability of housing and/or the feasibility of building affordable housing. The assessment of these constraints provides a basis for possible actions by the City to offset potential effects on housing supply and cost. However, the City has little or no control over many of the nongovernmental factors that influence the cost and availability of housing.

This section evaluates nongovernmental factors such as land, construction, and financing costs and availability among other nongovernmental constraints.

Land Costs

Land costs typically account for a large share of housing costs. Very high land costs may make housing development infeasible unless expected rents or sales prices are high enough to account for such costs. Even if raw land costs are low, high site preparation costs (such as grading, dewatering, and special engineering requirements to provide utilities to a property) can affect the cost of housing and the feasibility of developing affordable housing for low and moderate income households.

A data query on Loopnet.com in March 2013 found more than 15 parcels of residential land for sale in the City of Hemet. Some of the land for sale is raw land that would require entitlements, including rezoning, prior to development. This raw land ranged in price from a low of about \$3,000 per acre to a high of almost \$150,000 per acre. Parcels with entitlements for residential development ranged in price from about \$17,700 per acre to almost \$450,000 per acre.

Construction Costs

Many factors can affect the cost of building a home, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Once a vacant parcel is purchased, the contractor must complete site improvements to prepare for building on the property. Such improvements include connections to existing utility systems, rough grading, and installation of water and sewer lines. Construction costs are a significant portion of the overall development cost, and represent a constraint to housing production. However, construction costs are consistent throughout the region, and the City of Hemet can do little to reduce this constraint.

RS Means Online estimates that cost for multifamily construction in Riverside County is approximately \$150 to \$160 per square foot.



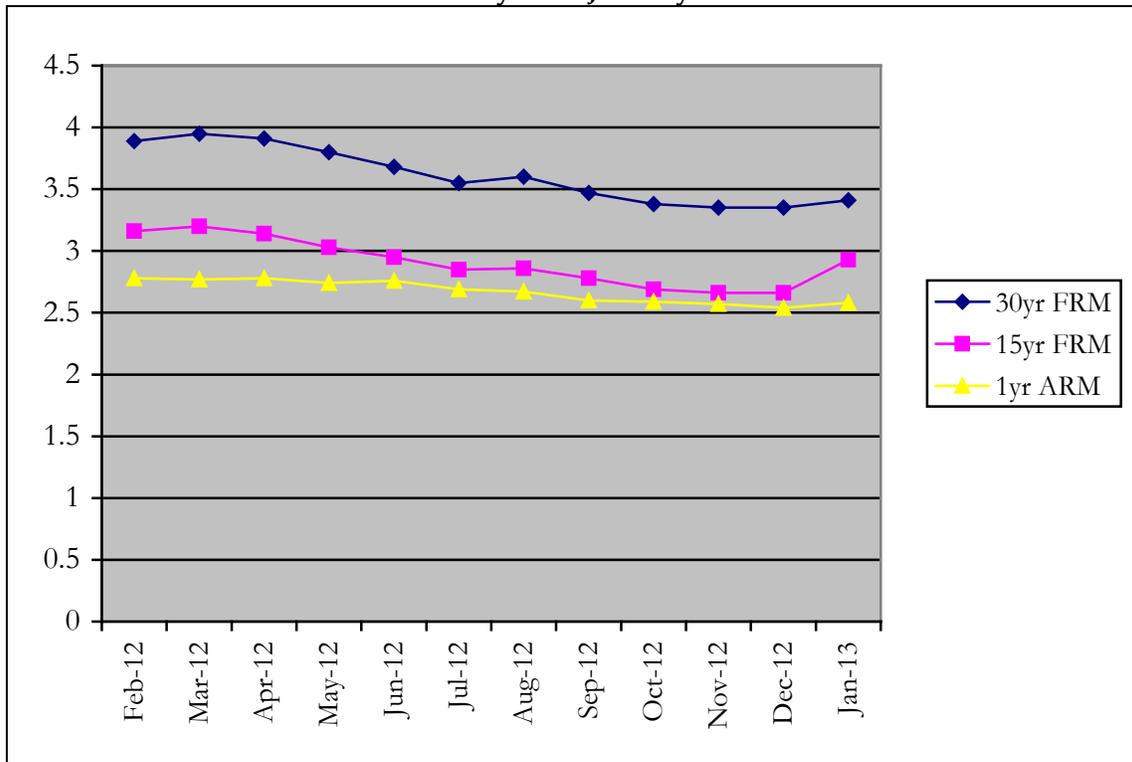
Availability of Financing

The rise in foreclosures, and the corresponding tightening of credit and loan standards, has greatly reduced the availability of financing in the Inland Empire, California, and the nation as a whole. The use of alternative mortgage products significantly increased over the past two decades. These loans (which include graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, “stated income” loans with no income verification, and zero down payment loans) allowed homeowners to take advantage of lower initial interest rates and monthly payments and obtain larger home loans than their incomes might otherwise suggest. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus minimizing the swings in home sales that accompany changes in interest rates. However, long term costs for the homeowner are less predictable with these loan types. If a buyer has an adjustable rate mortgage, for example, the “resetting” of the interest rate to a higher rate can lead to significant increases in monthly payments, even though amount of principal owed remains the same. The unpredictability of an interest rate rise on an adjustable rate mortgage can be especially troublesome to a homeowner who just barely qualified for a home loan at the initial low interest rate. The availability of these loans has declined in response to the subprime mortgage crisis, reducing the number of potential homebuyers with sufficient income or wealth to qualify for mortgage financing.

The fixed-interest-rate mortgage remains the preferred type of loan, especially during the current period of low interest rates. Most governmental programs that seek to increase homeownership among low and moderate income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership.



Figure H-6
Average Interest Rates
February 2012-January 2013



Source: Freddie Mac Primary Mortgage Market Survey

Figure H-6 shows the average interest rates between February 2012 and January 2013. The interest rates have generally decreased in the past year. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates.

The historically large gap between local incomes and housing costs increases the challenge of delivering affordable housing when credit becomes tight. Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase.

Most governmental programs that seek to increase homeownership among low and moderate income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. The recent tightening of mortgage lending standards may result in a decrease in homeownership opportunities despite government programs to assist low and moderate income homebuyers (see the section below on foreclosures).

Troubled Subprime Loans and Foreclosures

The growing use of alternative mortgage products such as those described previously has allowed more individuals to qualify for home loans. Loans with low initial payments often had provisions for substantial payment increases after several years (usually between one and three years). These loan products enticed many investors into the single-family market in the Inland Empire. The increasing availability of these loan products also allowed homebuilders to qualify many more households for home purchase and provided more



business opportunities for virtually every profession linked to the homebuilding and residential real estate markets (mortgage brokers, real estate agents, and title companies).

Rapidly rising housing prices since the late 1990s provided homebuyers and investors a sense of security that, even if loan payments adjusted upward significantly after an initial period, the growth in home equity would allow the borrower to either refinance or re-sell the home and thus avoid financial difficulties. The ability to “grow” one’s way out of potential financial trouble with equity growth changed dramatically after 2006, when home prices began to level off and then decline in many parts of California (both for new and existing homes). Many borrowers who purchased homes, particularly those with subprime loans, found that they owed more on their homes than their homes were worth. The changing mortgage market also affected borrowers without subprime loans in more expensive housing markets in California. In these markets (including parts of the Inland Empire), borrowers have to qualify for “jumbo” loans—relatively large loans that are not federally backed. Individuals who, two or three years ago, could qualify to purchase high-priced homes with jumbo loans have found it increasingly difficult to find willing lenders.

The confluence of flattening or declining home prices and the growing number of subprime and alternative loans resulted in a spike in defaults on home loans beginning in 2007.

GOVERNMENTAL CONSTRAINTS

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations can affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics can impact housing cost and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of State and federal financial assistance for such housing.

While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. The City’s efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Potential governmental constraints include land use controls and their enforcement, site improvements, fees, exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost of housing. Building codes set specific building standards that may add material costs, limit the amount of buildable area, or can otherwise constrain housing production.

Land Use Controls

Hemet’s zoning code is described below.

Zoning Districts

Hemet’s zoning ordinance includes a wide assortment of zones permitting residential development, including single-family districts, multifamily districts, zones intended for development of senior housing products, planned development zones, office-residential zones, and a variety of mobile home and travel trailer zones.

R-A Residential Agricultural

The R-A zone provides for the development of large residential lots or parcels that may combine the attributes of rural and urban living, allowing the continuation of agricultural uses in appropriate areas, and



precluding premature or untimely land development at urban densities in area inappropriate or ill-suited for such development.

R-1-C Single Family Zone (County)

The R-1-C zone provides appropriate areas for the establishment of single-family residences and related uses in a manner consistent with County standards.

R-1 Single Family

The R-1 zone provides for the development of single-family homes.

R-1-D Single Family Downtown

The R-1 zone specifically recognizes the unique development characteristics of single-family residential property in the downtown area.

R-1-H Single Family Hillside

The R-1-H zone provides appropriate areas for the establishment of single-family residences and related uses in areas of steep topography or terrain. This zone is intended to assure that development occurs in a manner which protects the hillside's natural and topographical character, environmental sensitivities and aesthetic qualities, and minimizes the adverse effects of grading.

R-2 Low-Medium Density

The R-2 zone provides for the development of low to medium density multiple-family residential uses with density not-to-exceed 8 du/ac.

R-3 Medium-High Density

The R-3 zone provides for the development of medium to high density multiple-family residential uses with density not-to-exceed 25 du/ac.

R-4 Very High Density

The R-4 zone provides for the development of high to very high density multiple-family residential uses with density not-to-exceed 45 du/ac.

SLR Small Lot Residential

The SLR zone provides for the development of small lot single-family residential subdivisions in a planned neighborhood setting. The development may, but is not required to, restrict occupancy to senior citizens. This zone has no minimum lot area, but the maximum lot size is 5,000 square feet.

PCD Planned Community Development

The PCD zone provides for the development of areas of at least 100 acres under a master plan.

Mobile Home Parks

The Mobile Home Park zone provides for the establishment, maintenance and operation of mobile home parks in the city. Except as provided in section 90-73, pertaining to temporary uses, no mobile home shall be occupied or used for living or sleeping purposes unless it is located in a mobile home park or in an approved TR-20 independent mobile home subdivision or travel trailer park.

TR-20 Independent Mobile Home Subdivision

The TR-20 zone provides an area where subdivisions of not less than 20 acres may be permitted for independent mobile homes, and allows the sale of individual lots to private individuals in strict conformance with the terms and conditions under which the subdivision was approved by the planning commission.



PUMH Planned Unit Mobile Home Development

The PUMH zone provides an alternative to the traditional mobile home subdivision development. The planned unit mobile home development district will differ from the traditional mobile home subdivision in some respects, particularly as to development standards and jointly held common areas. Ownership of open space, private streets, recreational vehicle storage areas, service and recreational facilities shall be as jointly held common areas.

Travel Trailer Parks

The Travel Trailer Park zone provides regulations for the establishment, maintenance and operation of travel trailer parks in the city. The construction and operation of all travel trailer parks in the state is governed by the state Health and Safety Code, Section 18860-18874. These state requirements shall apply, except where ordinances and requirements of the city are more restrictive. The city shall enforce all state travel trailer park requirements in the city.

TTPD Travel Trailer Planned Development

The TTPD zone provides for the development and maintenance of travel trailer subdivisions with common open space.

R-P Residential Professional

The R-P zone reserves appropriately located areas for desirable mixes of medium density multiple-family residential uses and compatible professional uses. Residential uses are permitted at a maximum density of 15 units per acre.

A Agriculture

The A zone reserves land for the orderly development of large areas of open land which will have a definite public value as open space or which have been intended for eventual development, pending proper timing for the economical provision of utilities, major streets and other facilities, so that orderly development will occur. The A zone is also used to provide appropriate areas for the establishment of light agricultural uses. The A-1-C and A-2-C zones provide for light (A-1-C) or heavy (A-2-C) agricultural land uses in a manner consistent with County standards.

In addition to the designations described above, Hemet also has a Planned Unit Development (PUD) overlay which may be applied in conjunction with an underlying residential designation as part of a master planned development with a Specific Plan or similar document. A Senior Housing Designation designates areas of current and future senior (55 + years) residential use.

Table H-33 presents densities and development standards for zones which permit residential development.



**Table H-33
Residential Development Standards**

Zoning District (maximum density)	Minimum Lot Area	Minimum Lot Dimensions	Setbacks	Lot Coverage (%)	Minimum Building Area (sf)	Maximum Height of Main Building	Parking	
RA (2 units/acre)	6,000 sf	Width-100 ft. Depth-120 ft.	Front-20 ft. Side/Rear-10 ft./ 20 ft. Street Side-10 ft.	1-story-40% 2-story-40% gross site area (parking area included in calculation)	900 sf	35 ft	2 covered spaces	
R-1-6 (7 units/acre)	6,000 sf	Width-60 ft. Depth-100 ft.	Front-18 ft. Side/Rear-5-7.5 ft./15 ft. Street Side-10 ft.	1-story-65% 2-story-45%				
R-1-7.2 (6 units/acre)	7,200 sf	Width-72 ft. Depth-100 ft.	Front-18 ft. Side/Rear-5-7.5 ft./15ft. Street Side-10 ft.	1-story-65% 2-story-45%				
R-1-10 (4 units/acre)	10,000 sf	Width-85 ft. Depth-100 ft.	Front-20 ft. Side/Rear-10ft./ 20 ft. Street Side-10 ft.	1-story-40% 2-story-40%	1,200 sf			
R-1-20 (2 units/acre)	20,000 sf	Width-100 ft Depth-100 ft.						
R-1-40 (1 unit/acre)	40,000 sf	Width-100 ft. Depth-100 ft.						
R-1-H (0.1-2 units/acre, based on slope)	20,000 sf	Width-120 ft Depth-100 ft.	Front-20 ft. Side/Rear-10 ft. / 20 ft. Street Side-15 ft	1-story-40% 2-story-40%	1,600 sf	40 ft		
R-1-D (7 units/acre)	5,000 sf	Width-50 ft. Depth-100 ft.	Front-20 ft. Side/Rear-5 ft. / 10 ft. Street Side-5 ft.		900 sf	35 ft		
R-1-C (2 units/acre)	Per Riverside County Standards							
R-2 (8 units/ acre)	6,000 sf	Width-60 ft. Depth-100 ft.	Front-20 ft. Rear-10 ft./1 story; 15 ft./2 story Side- 5 ft./story Street Side-10 ft. landscaped	50%	Floor area (interior): Studio – 550 sf 1 bedroom – 750 sf 2 bedroom – 900 sft 3 bedroom – 1,000 sf	30 ft 2 stories		<500 sf: 1 <=700 sf:1.5 >500 sf or 700 sf: 2 covered Visitor: 1 uncovered space per 5 dwelling units
R-3 (30 units/ acre)	1acre	Width-100 ft. Depth-150 ft.	Front-25 ft. Rear- 10 ft./ 1 story; 20 ft/ 2 story; 30 ft/3 story Side-5 ft./ story Street Side-15 ft. landscaped	60%	Floor area (interior): Studio – 550 sf 1 bedroom – 750 sf 2 bedroom – 900 sft 3 bedroom –	45 ft 3 stories		



**Table H-33
Residential Development Standards**

Zoning District (maximum density)	Minimum Lot Area	Minimum Lot Dimensions	Setbacks	Lot Coverage (%)	Minimum Building Area (sf)	Maximum Height of Main Building	Parking
					1,000 sf		
R-4 (45 du/ac)	2 acres	Width – 100 ft. Depth- 150 ft.	Front-25 ft. Rear- 10 ft./ 1 story; 20 ft./ 2 story; 30 ft./3 or more stories Side-5 ft./ story Street Side-15 ft. landscaped	60%	Floor area (interior): Studio – 550 sf 1 bedroom – 750 sf 2 bedroom – 900 sft 3 bedroom – 1,000 sf	55 ft 4 stories	
R-P	8,000 sf	Width-60 ft. Depth-100 ft.	Front-20 ft. Rear-10 ft. Side- 5-10 ft.	60% 10 % Open Space		35 ft	1-2
SLR	No Minimum	None	Front-15 ft. Rear-5 ft. Side-0-3 ft	60% 10 % Open Space	None	25 ft.	1 covered, 1 uncovered
MHP (7 units/ acre)	4,400 sf	55 ft by 80 ft	Front-10 ft. Rear-5 ft. Side-10 ft.	60% 20% Open Space	None	20 ft	2
TR-20 (7 units/ acre)	4,400 sf	Width-55 ft Depth-80 ft	Front-10 ft. Rear-5 ft. Side-5 ft	60% 10 % Open Space	None	20 ft	2
PUMH (7 units/ acre)	4,400 sf	Width-55 ft Depth-80 ft	Front-10 ft. Rear-5 ft. Side-10 ft	60% 10 % Open Space	None	None	2 covered spaces per lot
TTPD	900- 1,750 sf	18-35 ft by 50 ft	Front-10 ft. Rear-5 ft. Side-5 ft	No maximum		15 ft	1 space per lot
TTP (No Max)			Front-5 ft. Rear-5 ft. Side-5 ft	Less than 60% paved.		15 ft	1 paved space per lot + 1/10 space for guests
A, A-1-C, A-2-C	20,000 sf	20-100 by 150 ft	Front-20 ft Rear-10 ft Side-5 ft per story, or 10 ft.	None	None	40-75 ft	2 covered spaces per single family residence.

Source: City of Hemet Zoning Code, 2013.

Lot Size and Area

The Zoning Code establishes minimum lot areas for single-family residentially zoned properties. The minimum lot area varies from 5,000 square feet in the R-1-D to 40,000 square feet in the R-1-40 district. Minimum lot dimensions range from 50 to 100 feet in width. The SLR zone has no minimum lot size, but a maximum lot size of 5,000 square feet. In addition to the standard single-family zones, the City also has zones designed for mobile homes and travel trailers. The TR-20, MHP, and PUMH zones have a 4,400 square foot minimum lot size, while the TTPD zone has a minimum lot size that varies from 900-1,750 square feet depending on the location. The minimum dimensions for the mobile home and travel trailer designations are typically based on the required setback distances.



The City's zoning districts provide options for a variety of lot sizes, including small-lot homes. However, the SLR zone, which has no minimum lot size, is restricted to senior housing. This designation should be broadened to permit non age-restricted units as well as senior housing. Otherwise, lot sizes and minimum lot dimensions do not represent a constraint to housing development in any of the City's residential zones.

Yards and Setbacks

Front yard setback requirements range from five to 25 feet, depending on the zone district. Side yard setbacks range from three to 10 feet for non-street side yards and vary depending on the number of stories and five to 15 feet for side yards fronting a street, with "zero lot line" homes permitted in the SLR zone. Rear yard setbacks range from five feet to 20 feet depending on the zone district. The setback requirements do not pose a constraint to housing development in any of the City's residential zones.

Lot Coverage

The City imposes reasonable limits on lot coverage, which includes covered and uncovered structures, including buildings and accessory buildings (such as recreation buildings), but not including steps, courts, patios, terraces and swimming pools. In single-family zone districts, lot coverage limits range from 40% for the RA zone to 65 percent for one-story buildings in the R-1-6 and R-1-7.2 zones. Within the multifamily zone districts, structures and parking may occupy up to 50 percent of the lot in the R-2 zone, and up to 60 percent of the lot in the R-3 and R-4 zones. These limits would permit sufficient square footage to facilitate construction of a range of variously sized apartment units up to the maximum allowable densities. In the mobile home and travel trailer districts, maximum lot coverage is typically 60%, although the TTPD district has no maximum lot coverage. Hemet's lot coverage standards do not prevent parcels from being built to the maximum density permitted by their zones, and are not considered to represent a constraint on housing development.

Minimum Floor Area

Minimum floor area requirements are maintained within multiple family and some single-family residential zone districts. Within the R-2, R-3 and R-4 districts, a minimum of 550 square feet for studio units, 750 square feet for one-bedroom units, 900 square feet for two-bedroom units and 1,000 square feet for three-bedroom units is required. Within the RA to R-1-40,000 districts, a minimum of 900 to 1,600 square feet is required. These minimum floor area requirements do not constrain the ability of projects to achieve the maximum densities within these districts.

Building Height

Land use regulations establish a height limit of 35 feet for most zone districts. The SLR zone permits structures up to 25 feet in height, and the R-4 zone permits structures up to 55 feet in height for four stories. In the mobile home and travel trailer districts, maximum height is 15 or 20 feet, which reflects the one-story nature of these units. Height limits do not prevent a project from achieving the maximum density permitted within the City's residential zones.

Parking

Two covered off-street parking spaces per unit are required for all single-family residential units. Parking requirements within multiple-family districts vary by unit size and density. Units less than 500 square feet in size must provide one covered space (garage or carport), while units larger than 700 square feet must provide 1.5 covered spaces. The SLR zone, permitting small lot residential development, allows one space to be uncovered in addition to one covered space.

Regardless of unit size or density, one visitor parking space per five units is required of all projects within the R-2, R-3 and R-4 districts. For projects meeting the density bonus requirements, the State parking standards (Government Code 65915[p]), which are generally lower than City standards, will be used.



The City has not found that the current parking standards are an undue constraint to residential development. Projects meeting the State's density bonus requirements are permitted to follow the State's parking standards. The City should consider making these lower parking standards available for projects meeting other conditions as a way to address this constraint.

Open Space

In general, Hemet's Zoning Code requires a minimum of 10 percent of the lot area to be landscaped open space in mobile home zones. Single-family zones do not have open space requirements, with the exception of the SLR zone, where a minimum of 10 percent of the lot area must be landscaped open space. In the MHP zone, 20 percent of each lot must be landscaped, including at least one tree per space. No open space is required in the TTP or TTPD zones.

In multifamily zones R-2, R-3 and R-4, 100 to 150 feet of private open space must be provided per unit (patio or balcony). In addition, 250 square feet of common open space shall be provided, with a minimum of 1,000 square feet of open space for any project. Pools are required in developments with more than 100 units, and clubhouses may be provided. Open space requirements are reduced by two square feet for each square foot of clubhouse space.

The City's open space requirements do not prevent parcels from being built to their maximum permitted densities. The requirement that larger multifamily complexes provide pools has the potential to increase cost per unit, but market conditions typically demand that complexes provide pools even in jurisdictions which do not have a requirement. Landscaping requirements for open space also add to costs, but an alternative (in the form of a clubhouse) is also available. These requirements do not represent constraints on the development of housing.

Recreational Facilities

In the SLR zone, a patio with a minimum size of 100 square feet must be provided adjacent to each residence. The MHP, PUMH, and TR-20 zones require that 270 square feet of public recreation space be provided per unit, including a clubhouse with a minimum of 25 square feet per unit. In travel trailer parks, 90 square feet of public recreation space, including 15 square feet of clubhouse space, must be provided per unit. In the TTPD zone, a minimum of 90 square feet of public recreation space per unit must be provided, including a clubhouse with a minimum size of 1,200 square feet. Recreational facility requirements have the potential to increase cost per unit, but provide public and community space in developments which feature small units. Recreational facility requirements are not considered to be a constraint on the development of housing in Hemet.

Senior Residential Projects

Development standards for senior residential projects permitted within the R-2, R-3 and R-4 zones may be reduced according to the following:

- ❖ Floor area. The interior floor area of the individual senior housing units may be reduced below the minimum floor area per unit provided that additional square footage is allocated to common area activity centers or facilities. In no case shall a one-bedroom unit be less than 460 square feet or a two-bedroom unit be less than 690 square feet
- ❖ Open space. Senior-only housing developments may request a reduction in private and common open space required per unit, provided that compensating alternative indoor, recreational or outdoor open space amenities is approved by the Community Development Director or the Planning Commission as a component of the Site Development Review



Density Bonus

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. Senate Bill 1818, which went into effect January 1, 2005, significantly reduced the percentage of affordable units that a developer must provide in order to receive a density bonus, and requires up to three concessions, depending upon the percentage of affordable units in the development. The maximum density bonus a developer can receive is 35 percent when a project provides either 10 percent of the units for very-low-income households, 20 percent for low-income households, or 40 percent for moderate-income households. The legislation also imposed new statewide parking standards and density incentives for developers that donate land for affordable housing. State density bonus parking standards are as follows:

- ❖ 0-1 Bedroom: one parking space
- ❖ 2-3 Bedrooms: 2 parking spaces
- ❖ 4 or more Bedrooms: 2.5 parking spaces

These requirements include both guest and handicapped parking.

Density incentives may include reductions in zoning standards, other development standards, design requirements, mixed use zoning, and any other incentive that would reduce costs for the developer. The City has revised its density bonus ordinance to be consistent with state law through adoption of Ordinance 1743.

Permitted Uses within Residential Zones

The Zoning Code stipulates the residential types permitted, conditionally permitted, or prohibited in each zone allowing residential uses. Residential types in Hemet include single-family dwellings, second dwelling units, manufactured housing, residential care facilities, multi-family dwellings, and mixed-use residential development. **Table H-34** summarizes the different types of residential uses permitted or conditionally permitted in various residential zones within the City.

Table H-34 Housing Types by District								
Residential Uses	RA, R-1, SLR	R-2	R-3	R-4	CP	CM	C-1	M
Single-family Homes	P	P	P		P*			P*
Single-family Detached Condominiums		P	P	P				
Multi-family Housing including duplexes, condominiums, apartments or similar residential units:								
Senior		P	P	P				
Two-family dwellings		P	P					
Multiple family dwellings		P	P	P				
Accessory Second Units**	P except in R-1-H ; CUP	P	P	P				
Manufactured homes	P but not in R-1-H	P	P	P	P*			P*
Mobile home parks	P but not in RA or R-1-H	CUP			CUP in R-P & O-P			
Small licensed residential care facilities (6 or fewer persons)	P	P	P		P			P

APPENDIX C: HOUSING DATA



Large group homes (7 or more persons)		A (10 or fewer); CUP (11 or more)						
Small group homes (6 or fewer persons)	Small Group Home Permit Required, but not permitted in SLR	Small Group Home Permit Required	Small Group Home Permit Required					
Emergency Shelters						CUP	P ¹	
Assisted Living Facility		CUP	CUP	CUP				
Boarding House or Congregate Care Facilities		CUP	CUP		CUP (R-P, O-P)			

“P” = permitted uses

“A”= Administrative Permit

“CUP” = conditionally permitted uses

* Existing single-family dwellings including manufactured homes and mobile homes built after 1986 are permitted to remain in commercial and manufacturing districts.

**Subject to criteria (lot size and/or locational criteria)

¹ Existing Valley Restart Shelter (200 E. Menol Ave.) is permitted by right

Note: MHP, TR-20, TTP, and TTPD districts are not included in this table because they are intended primarily for use of mobile homes or travel trailers.

Source: City of Hemet, 2013

Single-Family Dwellings

Detached, single-family dwelling units are permitted in all residential zones, except for mobile home/trailer zones. This provision, along with the SLR designation, allows the development of small-lot single-family homes that fall within the density range of the multiple-family districts, but offers a product type that may be more compatible with surrounding uses.

Multiple-Family Dwellings

Multi-family dwellings including condominiums and apartments are permitted in the R-2, R-3 and R-4 zones. Senior multi-family housing is permitted in the R-2, R-3 and R-4 as well.

Accessory/Second Units

Hemet adopted conditions under which second dwelling units may be permitted in the SLR, R-1, R-2, and R-3 districts. These conditions are consistent with state law and include:

- ❖ Minimum lot size by district
- ❖ Unit size not more than 50 percent of principal structure
- ❖ One off-street parking space per bedroom

Mixed-Use

Residential development may be permitted in the Planned Community (PCD), Neighborhood Commercial (C-1) and General Commercial (C-2), Downtown (D1 and D2), Scenic Highway Setback Overlay (S) and Parking (P) districts with a conditional use permit, provided that the residential uses are a component of a larger mixed-use development. Residential uses are encouraged to be located on the second floor above commercial uses.



Manufactured Housing

Manufactured homes meeting national standards and installed on a foundation system pursuant to the California Health and Safety Code on individual lots are treated as a standard single-family residential development. No additional standards are required for approval or construction of units.

Mobile Home Parks

Mobile home parks are permitted within the R-1-C, R-1, R-1-D, TR-20, R-P, O-P, and M districts pursuant to State requirements for this type of housing. The City sets minimum space size at 4,400 square feet, access drive widths of 30 feet, utility undergrounding, sidewalk, screening and landscaping, drainage, and recreation standards for mobile home parks. These restrictions are not considered a constraint to the development of mobile home parks. In addition, additional zoning designations permit only mobile home or travel trailer development – MHP, TR-20, TTP, and TTPD, as well as PUMH zones.

Residential Care Facilities

Residential care facilities serving six or fewer persons are considered a regular residential use and are permitted in all residential districts pursuant to the State Health and Safety Code and State Welfare and Institutions Code. Residential care facilities serving more than six persons are permitted in the multi-family zones, the R-P zone and the O-P zone subject to a conditional use permit or an administrative use permit.

Emergency Shelters

Emergency shelters are permitted in the CM zone with a conditional use permit. In addition, the City recognizes the existing Valley Restart Shelter located at 200 E. Menlo Avenue as being permitted by-right in the C-1 zone.

The City has established the following development and management standards for new emergency shelters:

- ❖ The shelter shall prepare and file a management plan with the Community Development Department.
- ❖ The shelter shall limit the number of beds available nightly to 35, unless a greater number of beds is allowed as a condition of approval to the shelter’s Conditional Use Permit.
- ❖ The shelter should have not less than one space for every four beds, plus one space for each staff person.
- ❖ The client intake area shall be no less than 500 square feet in total floor area.
- ❖ Outdoor activities on site are limited to the hours of 9:00 am to 9:00 pm.
- ❖ A shelter client cannot stay at the facility for more than 180 consecutive days.
- ❖ The shelter shall be located at least 1,000 feet, as measured from property line to property line, from another emergency shelter.
- ❖ The shelter must be located within one half mile of a bus stop or transit station.
- ❖ Adequate lighting shall be provided.
- ❖ A minimum of 1 staff person for every 15 beds must be on site during operational hours.
- ❖ Refuse collection shall conform to the requirements for multiple family housing.



- ❖ Signage is required pursuant to sign standards for insitutional uses.
- ❖ The shelter must have a city business license.
- ❖ The shelter shall provide sufficient bathroom and laundry facilities.
- ❖ The shelter must meet ADA accessibility and adaptability requirements.

The existing Valley Restart property may continue as a shelter use or the site may be used for a different emergency shelter by-right. If the shelter is significantly altered or expanded, the use is terminated for a continuous six month period, or the use regularly exceeds its capacity, the shelter will be subject to the development and management standards that new shelters are subject to.

The City has included a program to amend standards and requirements to comply with comply with statutory requirements related to emergency shelters pursuant to State law, including use separation requirements. The City will review and revise Chapter 90 Article X Division 4 (Emergency Shelters) of the Municipal Code to meet the statutory requirements. The C-1 zone has sufficient capacity to provide for emergency shelters.

Other Special Needs Housing

Farmworker housing of up to 36 beds or 12 family units is permitted by-right in the A, A-1-C and A-2C zones as a component of an agricultural use, and housing for six or fewer persons is permitted as a single family residential use pursuant to the Employee Housing Act. According to the local district office of the Riverside County Agricultural Commissioner in San Jacinto, the majority of the local agricultural operations in the Hemet area are associated with vegetable crops, dairies, and horse farms. The type of agricultural employment associated with these operations generally consists of year-round employment, for which housing is provided through the conventional housing market. When temporary labor is required in Hemet, such as when vegetables are being harvested, farmers typically contract with a labor contractor to bring in workers for a set period of time. The contractors are responsible for providing housing for their workers.

Single Room Occupancy (SRO) units are not permitted by right in any of the City’s zones. Boarding houses are permitted in the R-P and O-P zones with a conditional use permit.

Convalescent hospitals (nursing homes) and homes for mentally, physically, or emotionally handicapped persons are permitted in the R-A, R-2, R-3, and commercial zones (excepting downtown zones) with a conditional use permit.

Supportive housing, including elderly care, alcohol and drug treatment, congregate health facilities, and community residential mental health services are also permitted in all commercial zones with a conditional use permit.

HOUSING FOR PERSONS WITH DISABILITIES

Hemet permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. Residential care facilities serving more than six persons are permitted in the multi-family zones, the R-P zone and the O-P zone subject to a conditional use permit or an administrative use permit. No separation or siting requirements are imposed for special needs housing developments. Special permit or processing requirements, including extended comment periods, are not used for special needs housing developments, including licensed residential care facilities.

Accessory uses such as wheelchair ramps are permitted within all residential zones as incidental structures related to the residence. Building procedures within the City are also required to conform to the California Building Code (Title 24), as adopted in the City's Municipal Code. Standards within the Code include



provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act.

The City has not adopted amendments to Title 24 which might diminish the ability to accommodate persons with disabilities. The City also has not adopted universal design standards.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City requires 10 percent of multi-family residential development to be ADA accessible and offers seniors a home repair and handicap ramp program. The City established reasonable accommodation procedures through Ord. No. 1852 in June 2012. The adopted procedure includes a process for reasonable accommodations, including retrofit applications.

The City's definition of "family" for the purposes of housing is "a group of individuals, not necessarily related by blood or marriage, or adoption, or guardianship living together in a dwelling unit as a single housekeeping unit." This definition is sufficiently broad to comply with fair housing law.

FEES AND EXACTIONS

Site Improvement Standards

Site improvements and property dedications are important components of new development. Exactions (property dedications) for new subdivisions include:

- ❖ Reservation of sites for parks, recreation facilities, fire stations, libraries, or other public uses.
- ❖ Dedication for streets, highways, alleys, access rights, bikeways, walkways, equestrian trails, rights-of-way for drainage and erosion control facilities, open space and other public easements, and public utility easements.

Other site improvements required of new subdivisions include:

- ❖ Collector streets constructed according to roadway classifications identified in the Circulation and Mobility Element of the General Plan.
- ❖ Local streets and alleys constructed as shown on the approved tentative map and/or as required by the tentative map conditions of approval. The City's standard curb-to-curb street width for residential streets is 36 feet.
- ❖ Curbs, gutter, sidewalk, driveway and other applicable improvements in accordance with City of Hemet standard specifications for public works construction.
- ❖ Private streets designed and constructed in accordance with City of Hemet Ordinance No. 634.
- ❖ Street trees installed in accordance with the City of Hemet Street Tree Master Plan.
- ❖ Each unit or lot within the subdivision served by a domestic water system and a sanitary sewer system approved by the Public Works Director. Septic tanks and other private sanitation systems are prohibited unless an exemption is approved by the Public Works Department.
- ❖ Drainage facilities designed and constructed in accordance with the City Master Storm Drain Plan. Payment of in-lieu fee for area-wide retention basins may be substituted for basin construction, if applicable.



- ❖ Sewer mains and sewer laterals installed or upgraded in accordance with City of Hemet standard specifications for public works projects.

Planning and Development Fees

Planning and processing fees cover administrative review of proposed developments by City Planning, Building, and Engineering Departments. The City's fee schedule is based on anticipated reasonable costs associated with review and approval of proposed projects. Hemet's planning and development fee schedule for residential projects as of March 2013 is summarized in **Table H-35**. These development fees were last revised in February 2013. According to the City's Building Department, fees charged by the City are moderate compared to surrounding and similar communities. Fees are due upon issuance of permits, but may be deferred beyond the final building permit stage. However, if a fee increase occurs prior to the payment of the deferred fee, the increased rate must be paid.

Table H-35 Planning and Development Fees for Residential Projects	
Planning and Processing Fees	Fee/Deposit
Administrative use permit	\$2,500
Annexation processing (normal project)	\$4,575 (Base charge includes the first 20 hours of the Project Planner. Additional time billed based on actual cost.)
Certificate of compliance (no lot line adjustment)	\$285
Conditional use permit	\$1,630 Minor CUP Project \$4,100 Major CUP Project
Development agreement	\$4,220 plus cost of attorney
Environmental review	\$180 Categorical exemption \$1,980 Initial study \$120 Negative declaration \$8,000 Environmental impact report (Actual cost charged against the initial deposit of \$8,000) Recordation of Documents: \$50 Negative declaration de minimis fee \$2,156.25 Negative declaration Fish and Game review \$2,995.25 Environmental impact report \$1,018.50 Certified Regulatory Program
General plan amendment	\$1,000 Initial review for normal project \$1,525 Initial review for complex project \$4,480 Revisions for normal project \$33,800 Revisions for complex project
Lot line adjustment application	\$610
Site development review	\$2,010
Planned community development (review & revision)	\$33,800 Planned community development fee \$4,480 Revision to planned community development
Planned unit development application	\$200 (plus \$10.00/acre on 0-99 acres and \$5.00/acre for 200+ acres)
Specific plan	\$11,400 includes first 60 hours of the Project Planner. Additional time billed based on actual cost.
Tentative map	\$3,050 Tentative parcel map (plus \$2.00/lot plus \$175 for the Certificate of Compliance or Parcel Merger) \$50 waiver of parcel map \$5,140 Tentative subdivision/tract map
Variance	\$3,400



**Table H-35
Planning and Development Fees for Residential Projects**

Planning and Processing Fees	Fee/Deposit
Zone change or Zoning Code amendment	\$4,050 application without general plan amendment. Base charge includes the first 15 hours of the Project Planner. Additional time billed based on actual cost. \$5,000 application with a general plan amendment. Base charge includes the first 17 hours of the Project Planner. Additional time billed based on actual cost.
Development/Permit Fees	Fee
Airport influence area review	\$155
Flood control fees	\$440 (plus \$11.00/acre, rounded to the nearest whole number, + 10% of total for administrative costs)
Special redevelopment review	\$270
Time extension review	\$1,510 (with a conditional use permit) \$925 (other projects)
Agenda mailing service	\$35/year plus 24 self-addressed, stamped envelopes
Determination of use	\$90
Home occupation permit	\$22
Occupancy conversion	\$1,205
Planning appeals process	\$110 deferment or relief from code requirement \$220 Planning Commission decision on variance application \$220 public hearing
Project logs	\$3-6 (picked up or mailed out)
Sign permit review	\$125 \$32 (temporary sign review)
Temporary use permit	\$100 for a for-profit group, no fee for not-for-profit schools
Zoning letter	\$55 residential single-family \$245 normal conditions \$1,340 complex projects

Note: All applications requiring deposits will be charged the hourly rate. A deposit will be charged when the application is submitted. The review cost will be charged against the deposit.
Source: City of Hemet, March 2013.

Development Impact Fees

Development impact fees offset the costs of improvements serving the development. These fees fund infrastructure, public facilities, transportation, and habitat protection efforts associated with new units. Hemet’s impact fees have been established in compliance with statutory requirements in Government Code 66000 et seq. for the adoption of impact fees. **Table H-36** provides a list of the City’s impact fees for new housing units.



**Table H-36
City of Hemet Impact Fees for New Housing Units**

	Single-family Residential	Condominium /Duplex	Multifamily Residential
Bridge signals and thoroughfares	\$2,948	\$1,805	\$2,030
Fire suppression facilities	\$560	\$424	\$480
General facilities	\$780	\$591	\$669
General plan	\$300	\$300	\$300
Law enforcement facilities	\$471	\$357	\$404
Library expansion facilities	\$735	\$557	\$631
Lighting and landscaping maintenance fees	\$40	\$40	\$26
Parks and recreation facilities	\$1,453	\$1,101	\$1,247
Retention basin capacity fee (per acre)	\$1,900	\$1,900	\$1,900
Sewer connection fee	\$250	\$250	\$145
Storm drainage facilities	\$1,405	\$1,013	\$474
Valley Wide Parks and Recreation District	\$283	\$214	\$243
Water holding and distribution fee	\$483	\$483	\$225
Processing fee	3%	3%	3%
Habitat Conservation Plan Mitigation Fees			
Residential projects <8 units/acre	\$1,938	\$1,938	\$1,938
Residential projects 8-14 units/acre	\$1,241	\$1,241	\$1,241
Residential projects >14 units/acre	\$1,008	\$1,008	\$1,008
Administration fee	1%	1%	1%
Transportation Uniform Mitigation Fee	\$8,873	\$8,873	\$6,231
Administration fee	1% of total TUMF fee	1% of total TUMF fee	1% of total TUMF fee

A typical single-family unit in a residential development (<8 du/ac) would pay an impact fee of approximately \$22,874. A typical unit in a multifamily residential development (>14 du/ac) would pay an impact fee of approximately \$16,348.

Analysis of Fees and Exactions

The City of Hemet’s required fees and exactions have been established based on reasonable processing costs and the cost of providing improvements to new developments. While fees, particularly impact fees, add to the cost of new development, the City’s fees are required in order to provide reasonable services to new development. Fees are levied upon issuance of permits. The City’s fees add to the cost of both single- and multifamily housing, and constraint on the development of housing in Hemet. However, the City has established its fees at the lowest levels possible to fund the required services to new development. The City also offers the possibility of deferring fees.

Development Review and Permit Processing

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.



In Hemet, the review process takes approximately four to six months for a typical single-family project, subdivision or a typical multifamily project. Projects in environmentally sensitive areas requiring an Environmental Impact Report can take up to two years for review to prepare and certify the Environmental Impact Report. **Table H-37** provides processing times for common applications.

Table H-37 City of Hemet Processing Times for Permit Applications	
Type of Application	Time
Garage, detached	5–7 days (2–3 days if expedited)
Room addition/remodels	7–10 days (3–5 days if expedited)
Single-family dwelling	10–15 days (5–7 days if expedited)
Single-family dwelling, tract	14–21 days (7–10 days if expedited)
Small commercial building	15–30 days (7–10 days if expedited)
Interior tenant improvement (small)	10–21 days (5–7 days if expedited)
Interior tenant improvement (large)	10–21 days (7–10 days if expedited)
Single-family dwelling, architectural review	15–30 days
Multifamily dwelling	15–30 days (7–10 days if expedited)
Large commercial building (\$25,000 valuation and over)	21–45 days (10–15 days if expedited)
Lot line adjustment	5–8 weeks (5–10 weeks with certificate of compliance)
Determination of use	1–3 weeks
Tentative parcel map	14–20 weeks
Final parcel map*	4–6 months
Administrative use permit	12 weeks
Site development plan review	14 weeks
Conditional use permit	14–36 weeks
Variance	14–36 weeks
Tentative tract map	16–24 weeks
Final tract map	4–6 months
Zone change, regular	24–30 months
Specific plan (replaces PUD and planned community development)	8–30 months
General plan amendment	30–48 months (6–20 months if no issues)

Notes:

95% of applications are incomplete when submitted.

Environmental assessments, including CEQA Negative Declarations and Environmental Impact Reports will extend review periods.

Staff resources are not sufficient to address applications submittals.

The sections below describe the stages of Hemet’s development review process.

Pre-Application/Application Review

As an option, the City offers a pre-application conference and preliminary Development Review Committee review to help identify and address potential issues. A 30-day staff review of an application for completeness and compliance with zoning and development standards is required for all applications.

Environmental Review

Individual single-family homes are exempt from environmental review. Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the required public hearing can be held concurrently with the land use or architectural review hearing.



Land Use Review

City Planning Department staff generally reviews projects permitted by right. Projects requiring a conditional use permit, general plan amendment, zone change, variance, and/or land subdivision require a public hearing and review by the Planning Commission. These projects, except for conditional use permits and variances, also require a public hearing and review by the City Council.

Planned unit developments are not required for any type of housing development.

Architectural Design Review

City staff conducts architectural design review of new homes in all districts, except individual single-family residences on single lots. The Architectural Commission reviews all new multiple-family developments, new homes and additions/modifications located in the HC and AV districts, and all new single-family home developments consisting of five or more lots. Architectural review can occur concurrently with land use review. The City's architectural review process is conducted at staff level and with the Planning Commission. Expensive materials and design elements are less important than making sure the project site is designed to address adequate access, shade, landscaping and style elements such as building massing and location on the site. The City's architectural review process is not expected to add cost to housing production due to material or architectural requirements.

Building Code and Enforcement

The City adopted the 2010 California Building Standards Code. Local amendments were made to the Building Standards Code, including the requirement for automatic sprinklers. While this requirement adds to the cost of housing, it also helps prevent urban fires that may have far more costly impacts.

Habitat Conservation

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan) is a comprehensive, multi-jurisdictional habitat conservation plan focusing on conservation of species and their associated habitats in western Riverside County. The MSHCP is one of several large, multi-jurisdictional habitat-planning efforts in Southern California with the overall goal of maintaining biological and ecological diversity within a rapidly urbanizing region. Large-scale habitat conservation planning efforts have been completed in San Diego and Orange Counties and a similar effort is underway in the Coachella Valley. The MSHCP will allow Riverside County and its cities to better control local land-use decisions and maintain a strong economic climate in the region while addressing the requirements of the state and federal Endangered Species Acts.

The MSHCP Plan Area encompasses approximately 1.26 million acres (1,966 square miles). It includes all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line, as well as the jurisdictional areas of the cities of Temecula, Murrieta, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Hemet, and San Jacinto. The MSHCP is one of the largest habitat conservation plans ever attempted. It covers multiple species and multiple habitats within a diverse landscape, from urban centers to undeveloped foothills and montane forests, under multiple jurisdictions. It extends across many bioregions as well, including the Santa Ana Mountains, Riverside Lowlands, San Jacinto Foothills, San Jacinto Mountains, Agua Tibia Mountains, Desert Transition, and San Bernardino Mountains. It will provide a coordinated MSHCP Conservation Area and implementation program to preserve biological diversity and maintain the region's quality of life.⁶

Properties in which a development application is intended to be filed are required to be evaluated to determine if all or part of the property is necessary for inclusion in the MSHCP Conservation Area. This

⁶ Western Riverside County MSHCP, Volume 1 Section 1.0 (Introduction)



evaluation may take up to 45 days. If a portion or all of the property is determined to be necessary for inclusion, negotiations to acquire interests in the property will commence. If the property is not necessary for inclusion, a mitigation fee of \$9,492 per acre may be required. This fee adds to the cost of providing housing in Hemet. However, the fee is necessary to support the health and welfare of the community by reducing natural resource and habitat loss. Furthermore, the fee is based on acreage, and so higher-density residential development would be less affected.



C.3 RESIDENTIAL LAND INVENTORY

The City's share of the region's housing need was determined by the Southern California Association of Governments (SCAG) through the RHNA adopted on October 4, 2012. SCAG determined that the City must accommodate 604 housing units between January 1, 2014 and October 31, 2021. The City's RHNA allocation is accommodated by projects in progress, planned or within specific plan areas, and by an inventory of vacant parcels that may be used for future residential development. Outlined below is a brief summary of legal requirements framing the land inventory, a description of the actions the City will take to create adequate sites with realistic capacity, and information regarding environmental constraints affecting the sites and availability of infrastructure for the sites.

Legal Requirements

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

Government Code Section 65583.2(c) requires the local government to demonstrate that the projected residential development capacity of the sites identified in the inventory can realistically be achieved. The City must determine whether each site in the inventory can accommodate some portion of its share of the regional housing needs by income level during the planning period. The number of units calculated must be adjusted as necessary based on land use controls and site improvement requirements.

Regional Housing Need Allocation

The RHNA is divided into four income groups established by HCD. Pursuant to State Housing Element law, a jurisdiction must demonstrate in its Housing Element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA. In January 2007, a new law (AB 2634 [Lieber]) took effect that requires housing elements to include an analysis of extremely-low income needs and address those needs in proposed programs. According to §65583(a)(1) Hemet may "presume that 50 percent of the very-low income households qualify as extremely-low income households." For this reason, the number of very-low income units provided in the RHNA number has been split into two equal categories. The RHNA is divided into five income categories as follows:

- ❖ Extremely-Low Income (<30 percent of the Area Median Income [AMI]) – 67 units (a subset of Very-Low Income units, assumed to be 50 percent of the Very-Low Income RHNA allocation)
- ❖ Very-Low Income (31-50 percent AMI) – 134 units
- ❖ Low Income (51-80 percent AMI) – 96 units
- ❖ Moderate Income (81-120 percent AMI) – 112 units
- ❖ Above-Moderate Income (>120 percent AMI) – 262 units

Generally, the RHNA allocation for moderate and above-moderate income households can be met with housing constructed at any of the City's permitted density ranges. Housing affordable to low, very-low and extremely-low income households is typically constructed at densities of at least 30 dwelling units (dus) per acre per HCD's default density standard. These sites are identified as Very High Density sites on the land inventory.

Progress in Meeting the RHNA Goal

Hemet's efforts to meet its "fair share" of regional housing go beyond simply identifying adequate sites. The City actively encourages housing production.

**Units in Progress: Specific Plans and Projects**

Six specific plan areas are included among the in-progress projects. These are the McSweeney Farms, Tres Cerritos, Arthofer, Ramona Creek, Page Ranch, and North Hemet specific plan areas, as described below and listed in Table H-38.

Page Ranch Specific Plan

Page Ranch is located in the southwestern portion of the City. Approved in 1979, the Page Ranch Specific Plan allows for the construction of 7,116 dwelling units. As of March 31, 2013, 3,190 units have been constructed.

McSweeney Farms Specific Plan

The plan for the area known as McSweeney Farms was adopted in 2003. McSweeney Farms is located in the southernmost part of the City and includes 673 acres. The Specific Plan proposes 1,640 units, to be constructed in three phases. Final maps in Phase I are completed; Phase II was initiated, but ceased development until early 2013. Between the two phases, 231 moderate income units have been built (as of March 31, 2013). Phase I includes 295 units, Phase II includes 493 units, and Phase III includes 852 units. Tres Cerritos Specific Plan/2011 Amendment The Tres Cerritos Specific Plan was originally adopted in 1990. It was amended in 1999, 2004, and 2012 to add new acreage and increase the number of dwelling units to 887. It is anticipated that approximately 274 of these units will be moderate income, and the balance, above-moderate.

Arthofer Specific Plan

The Arthofer Specific Plan has designated two parcels for high density use. The parcels are 2.9 and 4.0 acres, respectively. Each carries a high density residential General Plan land use designation and is expected to develop at 18.1 dwelling units per acre. Combined planned capacity is 124 moderate income units.

North Hemet Specific Plan

The North Hemet Specific Plan was a project of the Riverside County Redevelopment Agency to increase affordable housing and retail opportunities in the City of Hemet. With the dissolution of redevelopment agencies in California, new funding sources are being sought. The project is comprised of seven planning areas of which six contain affordable and high density housing. The seventh planning area is intended for neighborhood commercial and quasi-public agencies to serve the residents. The project is located on State Street, a major City thoroughfare that provides a bus line and access to regional commercial and service uses. The Specific Plan is still under review, but is anticipated to provide up to 302 affordable housing units.

Ramona Creek Specific Plan.

The Ramona Creek Specific Plan was initiated in 2012 and is still in progress. The Specific Plan is anticipated to provide for 1,077 moderate and above-moderate units.



**Table H-38
Housing and Specific Plan Projects in Process**

Project Name	Description	Funding	Operator/ Developer	Status	Target	Location	Number of Units*	Type of Unit	Owner/ Renter
Page Ranch Specific Plan (PCD 79-93)	New SFR within SP area	Private	Tracts sold to several builders	Construction Deferred due to Economy; Construction Re-initiated First Qtr 2013.	Above-Moderate	South of Stetson, generally west of Sanderson	3,926	Single-family	Owner
Tres Cerritos Specific Plan (SP 90-009)	New LDR and MDR within SP area	Private	Equitas Fund	Construction Deferred due to Economy	Moderate; Above-Moderate	NWC Devonshire Av and Cawston St	887	Single-family	Owner
McSweeney Farms (SP 01-002)	New LDR within SP area	Private	McSweeney Farms Properties	Construction Deferred due to Economy; Construction Re-initiated First Qtr 2013.	Moderate; Above-Moderate	Newport Rd and State St	1,409	Single-family	Owner
North Hemet Specific Plan (SP 11-001)	New HDR within SP area	TBD (formerly LMIHF)	Hemet HA; Riv Co EDA	New Plan in Progress	Very-Low (202); Low (63), Moderate (37)	State St at Menlo Av	302	Multiple-family	Rental and Owner
Ramona Creek Specific Plan (SP 12-001)	New LDR, MDR, HDR in Mixed Use SP area	Private	Regents Property	New Plan in Progress	Moderate; Above-Moderate	NWC Florida Av and Myers Rd	1,077	Single-family; Multiple-family	Owner; Rental
Tierra West Senior Apartments (CUP05-002)	New HDR within Arthofer Specific Plan (SP 85-001)	Private	Tierra West	Construction Deferred due to Economy	Moderate	Sanderson Av at Florida Av	124	Multiple-family	Rental
Jasmine Gardens (CUP 11-004)	New Affordable	Private; Tax Credits	1027 Wilshire Associates	Project Entitled 05/15/2012; Finalizing Funding	Low/Senior	Johnston Av between State and Gilbert Sts	124	Multiple-family	Rental
Neighborhood Stabilization Program	New Affordable	HUD-NSP	Housing Authority	Rehabilitation in Progress	Moderate	HUD Target Area	4	Single-family	Owner
Total							7,853		



Available Residential Sites

In addition to the projects in the pipeline, the City can accommodate additional units on vacant land or agricultural land that can accommodate new residential units. The inventory of sites available to fulfill Hemet’s RHNA requirements includes the vacant Very High Density (R-4) sites identified in Table H-39, as well as sites for 9,115 additional units appropriate for all other housing. The inventory consists of parcels with sufficient capacity to accommodate a variety of multifamily and single-family housing types for both renters and owners and provide up to 12,437 new units as shown in Table H-40. Sites included in the inventory are identified by zoning and General Plan land use designations, which are in-turn used to identify affordability status based on their density ranges.

To estimate the capacity of the opportunity sites, realistic unit densities were created based on the density range of the General Plan land use designation. Realistic unit densities for General Plan land use designations were created using the lower end of the allowed density range in most cases. Realistic unit densities for designations with a minimum density of zero were estimated at the midrange. Descriptions of each General Plan land use designation are provided in the Land Use Element and included in Appendix C, Section C.4 to this Housing Element.

The inventory assumes that housing for low, very-low and extremely-low income households can be accommodated on 21 parcels zoned for 30 or more units per acre. The capacity of the parcels zoned for 30 or more units per acre exceeds the City’s RHNA. In order to implement the City’s 2006-2014 Housing Element and provide adequate sites for the City’s Cycle 4 RHNA allocation, the City rezoned a number of parcels. The City’s Cycle 5 (2014-2021) RHNA allocation is lower than the previous RHNA allocation, resulting in a surplus of available sites for residential development at all income levels.

The City’s RHNA allocation is a planning target used in the Housing Element. Actual construction of housing, and construction at the various income levels, will depend on a number of factors including market conditions and financing availability. While the City has utilized the default density of 30 du/ac in order to accommodate the City’s lower-income RHNA allocation, new housing units with rents or purchase prices affordable to lower-income households may accommodate the City’s projected need for lower-income units regardless of the densities they are constructed at.

Table H-39 Vacant Parcels for Very High Density Housing						
Site Number	APN	GP/Zoning	Allowed Density (dus per acre)	Anticipated Density (dus per acre)	Acreage	Anticipated Capacity (units)
1	445-300-014	VHDR/R-4	30.1-45	30.1	4.1	123
	445-290-023	VHDR/R-4	30.1-45	30.1	0.6	19
2	446-300-001	VHDR/R-4	30.1-45	30.1	3.8	114
3	446-300-002	VHDR/R-4	30.1-45	30.1	0.70	21
	446-300-003	VHDR/R-4	30.1-45	30.1	4.5	135
4	464-270-002	VHDR/R-4	30.1-45	30.1	5.3	160
5	464-270-005	VHDR/R-4	30.1-45	30.1	5.1	154
6	464-270-006	VHDR/R-4	30.1-45	30.1	4.9	147
7	446-280-005	VHDR/R-4	30.1-45	30.1	1.9	58
8	446-280-016	VHDR/R-4	30.1-45	30.1	4.7	143
9	446-280-017	VHDR/R-4	30.1-45	30.1	4.8	143
10	446-300-008	VHDR/R-4	30.1-45	30.1	4.3	128
11	446-300-005	VHDR/R-4	30.1-45	30.1	4.7	143
12	446-300-011	VHDR/R-4	30.1-45	30.1	4.3	128
13	451-100-022	VHDR/R-4	30.1-45	30.1	4.1	124



**Table H-39
Vacant Parcels for Very High Density Housing**

Site Number	APN	GP /Zoning	Allowed Density (dus per acre)	Anticipated Density (dus per acre)	Acreage	Anticipated Capacity (units)
14	451-100-026	VHDR/R-4	30.1-45	30.1	2.0	62
15	451-100-036	VHDR/R-4	30.1-45	30.1	5.1	152
16	442-060-046	VHDR/R-4	30.1-45	30.1	3.3	99
17	448-120-010	VHDR/R-4	30.1-45	30.1	12.2	367
18	448-090-003	MU-1	30.1-45	30.1	20.0	602
19	443-120-003	MU-D	30.1-45	30.1	10.0	300
Total High Density					110.4	3,322

Source: City of Hemet 2012

**Table H-40
Residential Land Inventory by
General Plan Land Use Designation and Density Category**

General Plan Residential Designation	Density Range (du/acre)	Realistic Unit Density	Vacant/ Agricultural Acreage	Realistic Unit Capacity (All other housing)	Realistic Unit Capacity (> 30 du/ac)
Hillside Residential	0-0.5	0.10	50.30	12	
Rural Residential	0-2.0	1.00	20.13	22	
Low Density Residential	2.1-5.0	2.10	796.88	1,344	
Low Medium Density Residential	5.1-8.0	5.10	58.35	291	
Medium Density Residential	8.1-18	8.10	97.95	758	
High Density Residential	18.1-30	18.10	80.64	1,460	
Very High Density Residential	30.1-45	30.10	80.4	0	2,420
Mixed Use 1	8.1-18	8.10	457.61	640	602
Mixed Use 2	8.1-18	8.10	211.33	1,697	
Mixed Use 3	12.1-25	12.10	82.08	992	
Mixed Use 4	8.1-18	8.10	107.12	867	
Mixed Use 5	10.1-22	10.10	61.98	283	
Mixed Use Downtown	5-45 dus/ac	5.00	60.53	749	300
Total			2,235	9,115	3,322

Source: City of Hemet, 2013



Table H-41 shows that the City is able to accommodate all remaining need within its land inventory. The inventory is expected to create the opportunity for a surplus of more than 19,400 units with many of these being in the affordable range. In order to implement the City’s 2006-2014 Housing Element and provide adequate sites for the City’s Cycle 4 RHNA allocation, the City rezoned a number of parcels. The City’s Cycle 5 (2014-2021) RHNA allocation is lower than the previous RHNA allocation, resulting in a surplus of available sites for residential development at all income levels.

Table H-41 RHNA Summary Table 2014-2021				
Income Category	RHNA	Units In Progress	Sites Inventory	Adequate Capacity
Extremely-Low (<30% AMI)	67	0	3,322	Yes
Very-Low (31-50% AMI)	67	202		
Low (51–80% AMI)	96	187		
Moderate (81%–120% AMI)	112	283	2,287	Yes
Above-Moderate (>120% AMI)	262	7,181	6,828	Yes
Total	604	7,853	12,437	Yes

Source: City of Hemet, 2013

Environmental Constraints

Several environmental constraints were considered during the selection of sites. Sites with significant environmental constraints were removed from consideration for higher-density housing, and many have been removed from the inventory completely. In some cases, the realistic dwelling unit capacity was adjusted based on the development policy requirements applicable to various constraints. Environmental constraints considered in the analysis include:

- ❖ Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)
- ❖ Hemet-Ryan Airport Land Use Compatibility Zones
- ❖ 100-Year Floodplain
- ❖ Fire Hazard Severity Zones

MSHCP. The MSHCP serves as a Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act. It is used to direct conservation efforts in the City towards areas with threatened or endangered species. Through the general plan process, MSHCP conservation areas were spatially delineated using “MSHCP cells”. These cells were assigned percentages of expected development and preservation depending on the resource(s) present within each cell. Realistic dwelling unit capacity was adjusted for each parcel located within an MSHCP cell. Parcels located within an MSHCP cell were not



considered for higher-density housing, with one exception. Site numbers 12 and 25 are a part of a MSHCP cell, but will be available for development as the City will be brokering agreements with landowners to focus needed preservation on nearby parcels.

Hemet-Ryan Airport Land Use Compatibility Zones. Airport Land Use Compatibility Zones surround the Hemet-Ryan Airport and range from moderate to extreme risk areas. For units in high-risk areas, the realistic dwelling unit capacity was adjusted per the density requirements expressed within the Airport Land Use Plan. No parcels in extreme-risk or transition areas were used for the site inventory. No modifications to the realistic capacity were needed to include parcels in the moderate-risk area. Additional information on the Airport Land Use Plan and its density requirements can be found in the Land Use Element.

Floodplain. Flood Insurance Rate Maps show potential flood zones for the 100-year and 500-year floods. Chapter 14, Article V of the Municipal Code includes flood hazard reduction standards for construction, subdivisions, manufactured homes, utilities, and recreational vehicles. Parcels within a 100-year floodplain were only included in the inventory where drainage improvements or slight elevation can easily remove the flood hazard.

Fire Hazard Severity Zones. Fire hazard severity zones were also used to evaluate a parcel's potential for use as housing. Severity zones are determined by CAL FIRE and range from moderate to extreme fire hazard. Development within Very High and Extremely High fire hazard severity zones must comply with standards found in Article IX of the City's Municipal Code Section 14-416 et seq. The code outlines standards for roadways, water supplies, structural design and construction, landscaping, and perimeter protection.

Infrastructure

The City of Hemet has determined that all properties identified within the land inventory are available and feasible for development. All of the properties are located within suburban or urban areas of the City that are presently served by utilities/water/sewer facilities and future capacity is available through will-serve letters, water supply analyses and communications with utility companies.



C.4 EVALUATION OF ACHIEVEMENTS

This section describes the City’s accomplishments in implementing the existing Housing Element. State law requires that the Housing Element include:

- ❖ An evaluation of the “effectiveness of the element,” including a review of the actual results of the previous element’s goals, objectives, policies, and programs (Government Code 65588(a)(2)).
- ❖ An evaluation of “progress in implementation” of the Housing Element programs, including an analysis of the significant difference between what was projected or planned in the previous element and what was achieved (Government Code 65588(a)(3)).
- ❖ An evaluation of the “appropriateness of goals, objectives and policies” of the existing element. This includes a description of how the goals, objectives, policies, and programs of the updated element incorporate lessons learned from the results of the previous element (Government Code 65588(a)(1)).

The following sections briefly describe the programs contained within the existing element. The objective of each program is identified, and the results of each program are evaluated. Based on the results and the requirements of State law (Government Code 65583(c)(1) through 65583(c)(6)(d)), modifications, continuation, or deletion are recommended for each program.

Progress in Achieving Quantified Objectives

Table H-42 summarizes the current progress toward achieving the Quantified Objectives identified in the 2006-2014 Housing Element.

**Table H-42
Progress in Achieving Quantified Objectives
January 1, 2006 through May 31, 2013**

Income Category	New Construction Objective	New Construction Achievement ¹	Rehabilitation ² Objective	Rehabilitation Achievement ²	Conservation Objective	Conservation Achievement ³
Extremely Low Income	0	0	1,000	659	0	0
Very Low Income	147	150	1,000		108	108
Low Income	219	224	200	97	72	72
Moderate income	772	806	0	0	31	26
Above Moderate Income	912	989	0	0		
Total	2,050	2,169	2,200	756	211	206

¹ Included Sahara Senior (75 units); Oasis Senior (65 units); Habitat for Humanity (7 units); mobile homes (79); Tracts 30158, 31295, 30969, 33075, 30724, 31188, 31280, 29843, 31970, 32183, 32359 (481), Madrid Condominiums (15); Stoney Mountain (96); McSweeny Ranch (427); Four Seasons (321); Willow Walk (192); Montero (68); Countryside (3); Solera (170); Citywide (11); Seven Hills Senior Apartments (40).

² Included Senior Minor Home Repair Program (659 units) and Home Rehabilitation Loan Program (97 units).

³ Hemet Estates Apartments (80 units); Village Meadows (68 units); Neighborhood Stabilization Program (48); and First Time Homebuyer (10).

Progress in Implementing the 2006-2014 Housing Element Policy Program

Table H-39 summarizes the goals, programs and objectives adopted in the 2006-2014 Housing Element and the progress in implementing the programs during the planning period.



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
GOAL H-1. Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.		
Program H-1a: Implement Fair Housing Laws		
Program Description:	The City of Hemet actively furthers fair housing in the community. Specifically, the City will continue to contract with an appropriate agency to promote fair housing. The City will continue to refer complaints regarding fair housing and discrimination issues to the appropriate agency. At present, the City contracts with the Fair Housing Council of Riverside County for these services.	The City currently contracts with the Fair Housing Council of Riverside County to provide fair housing services. During a portion of the planning period, the City contracted with the Inland Fair Housing and Mediation Board for fair housing services. From FY2008-2009 through FY 2011-2012, approximately 3,320 Hemet households received fair housing services.
Objective:	Continue to support the Fair Housing Council of Riverside County and provide referral services. Advertise fair housing and housing discrimination services in City and public buildings.	Persons contacting the City in need of services are referred to the Fair Housing Council. Information about services provided and ways to contact the Fair Housing Council can be found on the City's website. Print materials including brochures can be found at City Hall.
Program H-1b: Emergency Shelters and Homeless Facilities		
Program Description:	Per State law, the City will update the Zoning Code to allow emergency and homeless shelters in an overlay zone, unless an agreement is signed with the County of Riverside for provision of regional facilities. This overlay zone will be used in conjunction with underlying zones to allow emergency and homeless shelters without a conditional use permit. This zone will have adequate sites to accommodate emergency and homeless shelters to serve Hemet needs. The review process for emergency and homeless shelters will ensure adequate access to utilities and other public services, as well as appropriate site design for the proposed location and public safety. Approval of emergency and homeless shelters will relate to compatibility with the surrounding neighborhood, public safety, and management operations – aspects of the land use, not the clientele. Pursuant to Government Code 65583, emergency and homeless shelters will be allowed in the overlay zone without other discretionary actions.	The City amended the Zoning Code to permit emergency shelters in the C-1 zone by-right and shelters in the C-M zone with a CUP.
Objective:	Amend the Zoning Code by Spring 2013 to specify emergency and homeless shelters as separate uses, and permit these uses in an overlay zone without other discretionary actions. Rezone sites as necessary to ensure that adequate sites to accommodate emergency and homeless shelters are available. This area will generally be bounded by Esplanade Ave to the north, Menlo Ave to the south, Buena Vista St to the east, and State St to the west.	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-1c: Accessibility for Persons with Disabilities		
<p>Program Description:</p> <p>The City will implement state requirements to include accessibility in housing and public facilities for persons with disabilities. The City will undertake the following actions:</p> <ul style="list-style-type: none"> • Require housing developers to include accessibility for individuals with disabilities in their project designs. • Review regulations and procedures for City funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities. • Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements to housing and residential neighborhoods. • Continue to administer and fund the Handicapped Ramp Program and the Senior and Disabled Home Repair Program as resources are available. • Continue to monitor and support the Ability First Apartments – an 18-unit apartment complex for the developmentally and physically disabled. The Hemet Housing Authority participated in the funding of the project. • The City will adopt a written reasonable accommodation ordinance to provide exceptions in zoning and land use policy for housing for persons with disabilities. This procedure will be with minimal or no processing fee, subject to administrative approval based on the following criteria: <ol style="list-style-type: none"> 1. The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws. 2. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. 3. The requested accommodation would not impose an undue financial or administrative burden on the City. 4. The requested accommodation would not require a fundamental alteration in the nature of the City’s land-use and zoning program. 	<p>The City continues to enforce ADA requirements for accessible design through the building plan check and inspection process.</p> <p>The City has reviewed its regulations and procedures to identify any constraints for participation by persons with disabilities. No changes to the regulations and procedures were found necessary.</p> <p>The City is currently in process of integrating accessibility improvements and funding for improvements in residential neighborhoods into the capital improvement plan. The City continues to offer the Senior and/or Disabled Ramp Program utilizing Community Development Block Grant (CDBG) funds. From FY 2008-2009 through FY 2011-2012, 52 households received funding through the Senior Handicapped Ramp Program.</p> <p>The City established reasonable accommodation procedures through Ord. No. 1852 in June 2012.</p> <p>The City continues to monitor and support the Ability First Complex.</p>	
Objective:	Increase accessibility in housing for persons with disabilities through facilitation of development, maintenance, and improvement of new and existing housing.	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-1d: Special Housing Needs		
<p>Program Description:</p> <p>In implementing affordable housing programs, the City will work with housing providers to provide a range of low-cost housing options for special needs groups, including seniors, large families, female-headed households, single-parent households with children, persons with disabilities, homeless individuals and families. The City will support development of housing for special needs groups through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs described in other implementation programs. In addition, the City will seek funding under state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk of homelessness.</p> <p>Objective:</p> <p>Increase the availability of housing for special needs groups while meeting the City's overall goals for the production of housing affordable to low, very low, and moderate income households. The City's goal is develop or acquire 24 units affordable to extremely low income households.</p> <p>The City will continue to partner with Riverside County on the North Hemet Revitalization Project, which targets 462 family units for rental at affordable levels, with a range of affordability from very low to low income households.</p>	<p>The City has assisted non-profit and private developers and property owners with increasing the housing options for special needs groups on a number of projects, including:</p> <ul style="list-style-type: none"> • Sahara Senior Villas/Oasis Senior Housing- 140 apartment units for very low income seniors. The project received project-based Housing Choice Voucher assistance, \$9.6 million in section 202 funding and \$330,000 in LMHIF funding. • Habitat for Humanity- 6 units on 1.08 acres at Latham and Tahquitz Avenues. The City provided grading and off site utility improvements valued at \$133,000 from RDA. • Crestwood Apartments- 40 four-plex buildings that are independently owned on separate parcels in a high crime area of the City. As an incentive for landlords to join the Apartment Owners Association and contribute monthly fees for centralized on-site property management, landscape maintenance and security, the City of Hemet Housing Department provided RDA funding for improvements including new parkway trees, alley repaving and speed bumps. Approximately \$1 million in revolving loan RDA funds were used to rehabilitate 106 apartments in this complex and now have rent restrictions. • Valley View Apartment Owners Association- 108 units on the 200 block of North Elk, Valley View, Hamilton and Devonshire, are independently owned by several absentee landlords. • The City continues to collaborate with the County of Riverside on the North Hemet Specific Plan. The Specific Plan is anticipated to be adopted in 2013-2014. 	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM	PROGRESS IN IMPLEMENTATION
<p>GOAL H-2. Assist in provision of affordable housing.</p>	
<p>Program H-2a: Facilitate development of affordable ownership and rental housing through funding and regulatory incentives</p>	
<p>Program Description:</p> <p>The City will continue to support development of additional affordable ownership and rental units. Development of affordable housing requires substantial leverage of public funds, and multiple layers of funding are often required to address the subsidies required. The City will continue to pursue available local, State, and federal funding resources.</p> <p>Currently, the City offers a number of housing programs, including first-time homebuyer assistance, HOME funds, and mortgage credit certificates. The City will advertise the availability of these programs on the City website and at public counters through brochures.</p> <p>The City will continue to provide first-time homebuyer assistance through:</p> <ul style="list-style-type: none"> • Financing through low-interest loans and/or mortgage credit certificate financed through Riverside County mortgage revenue bonds. • Down payment assistance through deferred second loans in which a percentage of loan is forgiven for each year a participant lives in the dwelling unit financed by the program. • The City will continue to work with Riverside County in issuing mortgage revenue bonds, tax credit, mortgage credit certificates, and using the Low and Moderate Income Housing Fund to finance housing construction and home purchase for low and moderate income households. Specific actions by the City will include: <ul style="list-style-type: none"> ○ Annual meetings (or more frequent, if needed) with the County to determine the financial feasibility of City participation in new mortgage bond, tax credit, or mortgage credit certificate allocations; ○ Contribution to the cost of applying for an allocation and administering the program based on the City's share or participation in the program; and ○ Distribution of information on the program to developers, lenders, the real estate industry, and homebuyers via the City's website and at public counters. 	<p>The City's Neighborhood Stabilization Program (NSP) offers up to \$5,000 in down payment assistance to households that are at or below 120% of the Average Median Income and are purchasing an NSP property located in the City of Hemet.</p> <p>Between 2000 and 2004, the City utilized a State HOME grant to fund a First Time Home Buyer (FTHB) program. The FTHB program provided down payment assistance for lower income home buyers and made 23 loans through a contract consultant. When grant funds were exhausted, the City discontinued the program, partially because as housing prices escalated, the not-to-exceed \$25,000 loans were not enough to qualify lower income households for the homes on the market. Downpayment assistance was provided in FY 2009-2010 and 2010-2011 using RDA funds for 32 households. The City's Redevelopment Agency was dissolved in early 2012, consistent with the dissolution of RDA's in California. RDA funds are no longer available to fund the downpayment assistance program.</p> <p>Qualified buyers may receive assistance through the Riverside County mortgage credit certificate program.</p> <p>The City continues to work with Riverside County to evaluate options and funding sources for projects and programs to assist with the construction and purchase of housing for low and moderate income households. With the dissolution of the Redevelopment Agency and the loss of the housing set-aside funds, the City is working with the County to identify alternative funding and financing sources.</p> <p>Information on housing programs can be found on the City's website and at City Hall.</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Objective:	<p>Continue to work with housing developers to pursue various funding mechanisms, including but not limited to, multifamily housing bonds, low income housing tax credits, homebuyer assistance programs to be used in conjunction with new construction of ownership housing.</p> <p>Continue review of the funding programs offered by HCD and HUD, and pursue additional funding sources as appropriate.</p> <p>Apply for funding sources including the HUD Neighborhood Stabilization Program, HOME Grant funds, and CDBG funds for handicapped ramp construction.</p> <p>Use the Redevelopment Agency’s Low/Moderate Income Housing Funds as a funding source for First-Time Homebuyer programs, Senior and Disabled Home Repair Program, acquisition of rental units for rehabilitation and restriction, and provision of matching funds for affordable new housing construction.</p> <p>Continue to publish the availability of housing assistance to residents and developers via the City website and brochures at public counters.</p> <p>Partner with Riverside County to provide mortgage revenue bonds, tax credits, and mortgage credit certificates. Conduct annual meetings, contribute to application costs, and distribute program information to stakeholders.</p>	
Program H-2b: Participate in Regional Solutions to Housing Issues		
Program Description:	Continue to coordinate with the California League of Cities and WRCOG to urge state and federal representatives to advocate for and monitor legislation, work directly with local legislators, propose legislation, and promote State legislation that supports the goals and objectives of the City’s Housing Element.	The City continues to participate in the California League of Cities and WRCOG. The Community Development Director represents the City of Hemet on housing matters in these organizations.
Objective:	Support legislation promoting goals and objectives of the City’s Housing Element at the State and federal levels.	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-2c: Provide Dedicated Staff for Coordination of the City’s Housing Programs		
Program Description:	Maintain staff positions as funding sources allow to oversee the development and administration of housing programs and to serve as a liaison with other agencies offering housing programs in Hemet.	The City continues to maintain one full-time Housing Specialist in addition to staff which support housing efforts such as the Community Development Block Grant Coordinator. These staff allow for smooth coordination with other City departments and outside agencies providing housing programs.
Objective:	Maintain program oversight and smooth coordination with other City departments and agencies providing housing programs.	
Program H-2d: Development Permit System Review		
Program Description:	To assure that the City can accommodate its RHNA regional share of new housing construction need and its quantified objectives for the construction, conservation, and rehabilitation of housing, the City will continue to implement a permit process that: <ul style="list-style-type: none"> • Includes concurrent review of multiple permit applications. • Provides one-stop permit processing with a case manager for each permit application. • Expedites residential development review consistent with the complexity of the project and planning/environmental issues to be resolved. • The City will annually review its development permit system to assure effective implementation. 	The City continues to provide concurrent review of multiple permit applications, one-stop permit processing and expedited residential review whenever feasible. The City is currently reviewing its development permitting process to identify additional ways to streamline processing.
Objective:	Continue expediting the permit process, including concurrent review and one-stop processing.	
Program H-2e: Address Flooding Issues		
Program Description:	Hemet will continue its efforts to resolve Salt Creek flooding problems by utilizing redevelopment funds, collecting development impact fees, and requiring implementation of planned flood control improvements in all affected residential projects.	A Request for Proposals was issued in February 2013 and a consulting firm was selected to prepare a master drainage plan for west Hemet. The master drainage plan will address the flooding issues. The plan is scheduled to be completed in fall 2014.
Objective:	Ensure that new residential developments are protected from flooding, and improve flood protection for existing homes. Utilize redevelopment funds and impact fees to	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	implement flood control improvements.	
Program H-2f: Implement the City’s Consolidated Plan		
Program Description:	<p>The City will implement the goals and programs of its Consolidated Plan, Consolidated Plan goals include:</p> <ul style="list-style-type: none"> • Increase the City’s supply of affordable housing. • Rehabilitate the City’s housing units. • Provide financial assistance for housing. • Enhance neighborhoods. • Provide fair housing services. • Support assisted housing, services and/or emergency shelters for homeless persons and families. • Provide supportive services for special needs groups, including youth, seniors, individuals with disabilities, and individuals with HIV/AIDS. • Improve infrastructure and accessibility. • Provide economic opportunities for lower income residents. 	<p>The City continues to implement its Consolidated Plan, with annual reporting through the CAPER.</p> <p>Achievements during the Planning Period include:</p> <ul style="list-style-type: none"> • Development assistance for the Sahara Senior Villas/Oasis Senior Housing. • Contracting for fair housing services. • Rehabilitation and conservation of units at Crestwood Apartments and Village Meadows • Homeless services funding for Community Pantry, Valley Restart and Alternatives to Domestic Violence • Funding for infrastructure improvements and • Funding for other community services to support stable neighborhoods.
Objective:	Improve housing conditions and availability, improve accessibility and services for special needs residents, provide supportive services, maintain a continuum of care for homeless persons and families, and improve fair housing.	
GOAL H-3. Assure adequate provision of sites for housing.		
Program H-3a: Regional Housing Needs Allocation		
Program Description:	<p>The City shall accommodate development of affordable housing to meet the City’s RHNA allocation. This includes providing sites which are adequate to accommodate the City’s allocation of 1,242 units affordable to extremely low income households, 1,242 units affordable to very low income households, 1,781 units affordable to low income households, 2,080 units affordable to moderate income households, and 4,898 units affordable to above moderate income households. The City will rezone parcels identified in the sites inventory (Figure 11-1) as necessary to ensure that the City has an adequate area available for development to accommodate the allocation.</p>	<p>In July 2013, the City amended the Zoning Code to include a Very High Density residential zoning district (R-4) and rezoned parcels consistent with the General Plan Very High Density Residential designation. The R-4 zone allows a maximum density of 45 du/ac. The Zoning Code was also amended to permit multi-family dwellings in the R-2, R-3 and R-4 zones by-right.</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM	PROGRESS IN IMPLEMENTATION
<p>The City shall establish a mixed use zone(s) that includes the following requirements:</p> <ul style="list-style-type: none"> • The very high density range must allow no fewer than 30.1 dwelling units per acre on the Very High Density residential portion of each mixed-use property. • The high density range must allow no fewer than 18.1 dwelling units per acre on the High Density residential portion of each mixed-use property. • This zone district will be applied the land inventory designated as Mixed Use and shown in Figure 2.1 Land Use Map. • The City will establish a process by which multi-family housing in this zone is allowed by-right. By-right, pursuant to Section 65583.2(i) of the Government Code, means the City must not require a conditional use permit, planned unit development, or other discretionary review or approval for the intended use. <p>The City shall establish a very high-density residential zone to accommodate the General Plan Very High Density Residential designation and rezone vacant parcels within this designation to accommodate the RHNA allocation for extremely low, very low, and low income housing needs.</p> <p>The City shall establish a high-density residential zone to accommodate the General Plan High Density Residential designation.</p> <p>The City shall create residential zones corresponding to the proposed General Plan designations, and shall establish minimum densities for each. The City must rezone sites to permit owner-occupied and rental multi-family uses by-right sufficient to accommodate the remaining need for lower-income households. and allow:</p> <ul style="list-style-type: none"> • A minimum of 30.1 units per site; and • At least 50 percent of the lower-income needs to be accommodated on sites designated for residential use only. 	
<p>Objective:</p>	<p>Accommodate housing to meet the City’s allocation of need. Encourage the development of housing to meet the City’s quantified production objectives.</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-3b: Production of New Housing		
<p>Program Description:</p> <p>In addition to ensuring that an adequate inventory of land is available to accommodate the RHNA, the City will encourage the development of units to meet the quantified objective of 1,242 units affordable to extremely low income, 1,242 units affordable to very low income, 1,781 units affordable to low income, 2,080 units affordable to moderate income, and 4,898 units affordable to above moderate income households.</p> <p>As shown in Table 11.2, the City has begun to consider future affordable housing development and six projects are already planned for this period. These projects will accommodate a variety of needs, housing renters, seniors, and families. Many projects have funding but the City is still seeking development partners. While the City cannot anticipate at this time where developer interest for housing may occur, the City and/or the Hemet Housing Authority will participate in the following incentives based on available funding:</p> <ul style="list-style-type: none"> • Land assemblages and write-downs • Subsidized on and off-site improvements • Subsidy of City development fees • Flexibility in development standards, including setback and height requirements and parking. <p>Objective: Encourage the development of housing to meet the City’s quantified production objectives.</p>	<p>The City has assisted non-profit and private developers and property owners with increasing the housing options for special needs groups on a number of projects, including:</p> <ul style="list-style-type: none"> • Sahara Senior Villas/Oasis Senior Housing- 140 apartment units for very low income seniors. The project received project-based Housing Choice Voucher assistance, \$9.6 million in section 202 funding and \$330,000 in LMIHF funding. • Habitat for Humanity- 6 units on 1.08 acres at Latham and Tahquitz Avenues. The City provided grading and off site utility improvements valued at \$133,000 from RDA. <p>The City’s Redevelopment Agency was dissolved in early 2012, consistent with the dissolution of RDA’s in California. RDA funds are no longer available to fund housing programs.</p>	
Program H-3c: Maintain Inventory of Housing Sites, Including Infill Sites		
<p>Program Description:</p> <p>Maintain an inventory of sites suitable for future residential development, particularly for housing affordable to low- and moderate-income households.</p> <p>The City has prepared an inventory of infill sites with residential development potential that identifies infrastructure and environmental issues to be addressed prior to development as part of the Housing Element update. The City will make this information available to interested nonprofit or for-profit developers.</p> <p>Objective: Ensure that sites, especially infill sites, are available for the development of affordable</p>	<p>The Planning Division maintains the inventory of suitable sites developed as part of the Housing Element. The inventory is provided within the Housing Element and will be updated as part of the 2013-2021 Housing Element update.</p>	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	housing.	
Program H-3d: Capital Improvement Program (CIP) Review		
Program Description:	The City will annually review the Capital Improvement Program (CIP) and infrastructure provided by developers as conditions of approval to ensure that facilities and infrastructure needed to implement the Housing Element and meet its RHNA allocation are included in the CIP.	The City continues to review project applications and proposed conditions of approval to ensure facilities necessary to adequately support the project development. The City will be undertaking review of the CIP to ensure infrastructure will be provided to support the 2014-2021 RHNA allocation.
Objective:	Ensure that infrastructure will meet affordable housing needs.	
Program H-3e: Encourage the Use of Density Bonuses		
Program Description:	To provide greater affordability in new housing development, the City shall encourage the use of density bonuses in accordance with the State Density Bonus Law. The City will also encourage a mix of housing types be developed to address special needs groups in Hemet. The City will continue to distribute a brochure to inform developers of density bonus advantages and work closely with builders to ensure a mixture of housing.	The City continues to encourage the use of density bonuses. During the planning period, no projects have requested a density bonus.
Objective:	Encourage use of density bonuses for affordable housing to produce 5 additional units annually between 2006 and 2014.	
Program H-3f: Remove Constraints to the Development of Housing		
Program Description:	The City will amend its building code, zoning code and development standards to remove constraints on the production of affordable housing in Hemet by December 2013. Specific changes will include: <ul style="list-style-type: none"> • Modification of the zoning district regulations to remove conditional use permit requirements for apartments in multifamily zones. • Establishment of permit procedures for multifamily residential zones that will encourage multifamily residential development, streamline processing, and promote certainty for applicants. • The zoning code will be updated to include residential care facilities serving more than six persons in one or more zones, and describe the development 	<p>The City amended its Zoning Code to remove the requirement to obtain a Conditional Use Permit for multi-family housing in the R-2, R-3 and R-4 zones, and updated the standards and processes to provide greater clarity and certainty in the development process.</p> <p>The City amended its Zoning Code through Ord. No. 1852 in June 2012 to establish development standards and remove permit requirements from the appropriate zones for boarding housing, large group homes, group homes, and small licensed residential care facilities. The City considers these facilities to be transitional housing pursuant to</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM	PROGRESS IN IMPLEMENTATION
<p>standards or approval requirements for these uses.</p> <ul style="list-style-type: none"> • Single Room Occupancy (SRO) units are not permitted by right in any of the City’s zones. Boarding houses are permitted in the R-P and O-P zones with a conditional use permit. The City will establish development standards for these facilities, and remove the use permit requirement from the appropriate zones. • Update the zoning code to consider transitional and supportive housing as residential uses that are only subject to those requirements that apply to other residential uses of the same type in the same zone. Transitional and supportive housing means housing and housing programs developed pursuant to Sections 50675-50675.14 of the Health and Safety Code. • Update the zoning code to include reference to Health and Safety Code Section 17021.5, which specifies that employee housing of 6 or fewer employees is treated as a single-family residence and is only subject to those requirements that apply to other residential uses of the same type in the same zone. • Update the zoning code to include reference to Health and Safety Code Section 17021.6, which specifies that farmworker housing of up to 36 beds or 12 family units is included in the definition of agricultural use and may not be restricted by conditional use permit requirements or other zoning clearance. • Update the zoning code to remove the age restrictions on the SLR and SR-3 zone district. • Update the zoning code to establish minimum densities for each residential zone district consistent with those used in Appendix C. • Where standard conditions or development standards are developed for specific housing types, these might include adequate access to utilities and other public services and appropriate site design for the proposed location and maintenance of public safety. Approval criteria will relate to compatibility with the surrounding neighborhood, public safety, and management operations – aspects of the land use, and not the clientele. The City will ensure that conditions placed on these facilities would not be different from conditions placed on similar uses in the same zones and therefore would not unduly constrain the development of such facilities. • The City will update its building code to reference the current building standards in Title 24. 	<p>Sections 50675-50675.14 of the Health and Safety Code.</p> <p>The City amended the Zoning Code in May 2013 to permit emergency shelters by right in the C-1 zone, and additional shelters subject to a conditional use permit in the C-M zone.</p> <p>The Zoning Code has been updated to address farmworker housing as an agricultural use pursuant to Health and Safety Code Sections 17021.5 and 17021.6</p> <p>The Zoning Code has been updated to remove age restrictions in the SLR and SR-3 zones.</p> <p>The City has adopted the most recent version of the California Building Code (Title 24).</p>
Objective:	Ensure that the zoning code and development standards do not constrain production



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	of housing, especially affordable housing and housing for special-needs residents.	
GOAL H-4. Preserve existing neighborhoods and rehabilitate the existing housing stock.		
Program H-4a: Provide Rehabilitation Loans and Senior Repair Grants		
Program Description:	<p>The City will continue to provide grants and loans to assist in housing rehabilitation and home repairs. The City will implement these programs according to guidelines that are reviewed and amended periodically to assure effective implementation. Forms of assistance will include:</p> <ul style="list-style-type: none"> Loans to low-income homeowners for housing rehabilitation. Home repair grants for very low-income elderly homeowners (including mobile home owners). Mobile home repair loans. Loans to rental property owners whose rental units are occupied by very low- or low-income homeowners. <p>These housing improvement activities will be undertaken as part of comprehensive neighborhood improvement and preservation efforts that combine community policing, social and supportive services, infrastructure and other public improvements, and code enforcement activities in targeting neighborhoods with high concentrations of substandard property conditions, crime, and other problems.</p>	<p>Owner-Occupied Rehabilitation Program was made available to eligible homeowners to obtain zero interest, deferred loans (no monthly payments) to rehabilitate and improve their single-family/mobile home residential property. The maximum loan is \$20,000 per eligible household for mobile homes and \$30,000 for single family residences. From FY 2008-2009 through FY 2011-2012, 91 low to moderate income households participated in this program.</p> <p>The City continues to offer the Senior and/or Disabled Ramp Program utilizing CDBG funds. From FY 2008-2009 through FY 2011-2012, 52 households were assisted through this program.</p> <p>The City also offers a Senior Citizen Minor Home Repair for disabled and senior citizens. Assistance up to \$800 per fiscal year with a lifetime maximum of \$3,000 (retroactively to July 1, 2004) of free home repair is available per fiscal year. No repayment is required. From FY 2008-2009 through FY 2011-2012, 525 households were assisted through this program. This program was funded with RDA set aside funds. Following the dissolution of redevelopment agencies, the City has continued this program on a smaller scale using CDBG funds.</p>
Objective:	Assist in housing rehabilitation and home repairs as part of a comprehensive neighborhood improvement strategy. The City will support the rehabilitation of approximately 200 homes (25 per year) through loans to low income homeowners and the minor repair of approximately 2,000 homes (250 per year) through grants to extremely low- and very low- income senior homeowners.	
Program H-4b: Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations		
Program Description:	The City of Hemet will continue to seek cooperative relationships with other public or private nonprofit organizations to more effectively leverage financial resources and staff capabilities in delivering home repair and housing rehabilitation programs. Continue existing agreements with the Riverside County Housing Authority, and identify one or more nonprofit agencies by December 2012 with organizational and	The City continues to seek partnerships with outside agencies and organizations to provide home repair and housing rehabilitation programs. No formal partnerships have been developed to date.



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	financial capacity to operate home repair and/or housing rehabilitation programs in Hemet.	
Objective:	Deliver home repair and rehabilitation programs through cooperation with other public and private nonprofit organizations.	
Program H-4c: Occupancy Inspections		
Program Description:	The City will continue to conduct occupancy inspections, upon request, to residential units or apartment structures when sold.	There have not been any requests for occupancy inspections during the planning period. However, the City continues to offer these inspections upon request. In September 2013, the City adopted a rental registration and inspection program to be proactive in indentifying sub-standard housing through annual inspections.
Objective:	Conduct 40 occupancy inspections for code requirements between 2006 and 2014. These inspections will be conducted upon request when sold.	
Program H-4d: Use Tax Exemptions to Encourage Maintenance of Rental Housing		
Program Description:	The City will work with the Franchise Tax Board to enforce the provisions of the California Revenue and Tax Code Sections 17299 and 24436.5, which prohibit owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax. The City will annually determine whether any properties within the City warrant enforcement of the provisions of the California Revenue and Tax Code Sections 17299 and 24436.5. If warranted, the City will contact the Franchise Tax Board.	The City is in the process of establishing program guidelines to address these issues. In September 2013, the City adopted a rental registration and inspection program to be proactive in indentifying sub-standard housing through annual inspections.
Objective:	Improve condition of rental housing by preventing owners of rental housing from claiming tax benefits from substandard units.	
Program H-4e: Improve Mobile Home Parks		
Program Description:	The City will continue to survey and inspect mobile home parks to identify conditions, amenities, and issues affecting habitability. Based on these surveys, the City will conduct code enforcement and inspections, and require specific improvements in park conditions based on inspection results. The purpose of the study will be to target mobile home parks with the most serious problems while preventing the deterioration of parks currently in sound condition.	The City continues to inspect mobile home parks. An inspection schedule has been established with annual inspections on a rotating basis.



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Objective:	Conduct mobile home park inspections. Conduct 2 code enforcement inspections per year of parks with “fair” or lower conditions based on the survey. Require specific improvements to address deficiencies identified in inspections to improve park conditions.	
GOAL H-5. Maintain affordable housing costs.		
Program H-5a: Improve Residential Energy Efficiency		
Program Description:	<p>Through the updated General Plan, the City is adopting goals and policies to reduce Greenhouse Gas (GHG) emissions in accordance with AB 32. Many of these GHG emission reduction measures will increase energy efficiency. Specific actions include:</p> <ul style="list-style-type: none"> ♦ Enforcement of state energy conservation standards (Title 24) in new residential construction; ♦ Inclusion of energy efficient home improvements and modifications in the City’s home repair and housing rehabilitation programs; ♦ Coordination with Southern California Edison (SCE) to encourage participation in the Customer Assistance Program for low-income, senior citizens, permanently handicapped, and non-English speaking customers to control their energy use; ♦ Distribution of public information on methods of achieving energy conservation in residential design, construction, and rehabilitation via the City’s website and brochures at the public counter, and; ♦ Development and implementation of General Plan policies and zoning standards for energy conservation in project design, including: <ul style="list-style-type: none"> ○ Promote mixed-use development in its updated General Plan. Development standards associated with these mixed-use areas seek to facilitate energy-efficient development patterns. ○ Review the zoning code to ensure that provisions encourage and facilitate infill development, especially development of infill sites that might otherwise remain undeveloped or under-used due to economic or physical site constraints. The city will offer owners of such properties more flexible development standards that may be applied at their option. ○ Encourage more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power, light, and heating and cooling during the preliminary subdivision design evaluation process. ○ Support conversion of asphalt to green space to help reduce urban heat island effects. ○ Coordinate the locations of new public facilities, higher density housing, and employment centers with public transit services to encourage alternative 	<p>The City continues to enforce energy conservation standards through the building code and plan check process.</p> <p>The City working with WRCOG on preparation of a regional Climate Action Plan that will address greenhouse gas emissions city-wide and in the region. The Climate Action Plan is scheduled for completion in September 2014.</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	<ul style="list-style-type: none"> ○ transportation use. ○ Advertise federal, State, and utility energy conservation incentive and education programs via the City’s website and public counter brochures. 	
Objective:	Increase energy efficiency of new and existing housing	
Program H-5b: Preserve Existing Assisted Units		
Program Description:	<p>The City of Hemet will work with the owner and management of Hemet Estates and the Village Meadows Apartments to ensure preservation of the rental housing units as affordable housing for low-income households. These properties are privately owned, and are at risk of conversion in 2013. However, both owners are working with agencies to extend the affordability of these units, and the risk of conversion is considered low.</p> <p>Should the affordability requirements for Hemet Estates and/or the Village Meadows Apartments change, the City will attempt to preserve the affordability of the rental housing by identifying another public or private entity (nonprofit or for-profit) that will continue to operate these complexes as affordable housing for low-income seniors. If necessary, the City may use redevelopment housing set-aside funds to assist in maintaining affordability, or apply for HOME or other state or federal funding on behalf of a non-profit housing entity to acquire and maintain the affordability of the dwelling units. Acquisition of the units would be more cost-effective than the construction of replacement units.</p> <p>California law requires property owners to provide a 12-month advance notice before opting out of low-income use restrictions. The City will inform the current owners of the Village Meadows Apartments and Hemet Estates of the requirement to notify tenants, affected public agencies, and qualified entities which may wish to purchase the properties within the time period designated in California Government Code Sections 65863.10 and 65863. The City will work with tenants of at-risk units and provide them with information regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk properties information regarding Section 8 rent subsidies through a non-profit housing entity, and other affordable housing options in the city.</p>	<p>The affordability covenants for Hemet Estates have been extended until February 15, 2033.</p> <p>Village Meadows was acquired by a new owner and the 68 units will remain affordable for another 55 years. The City provided RDA funds and the project received state and federal funds to conserve the units.</p>
Objective:	The City will preserve 68 units of housing affordable to lower income households.	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-5c: Work with Riverside County regarding Housing Choice Vouchers		
Program Description:	The City will cooperate with the Riverside County Housing Authority to continue to extend rental subsidies to qualified applicants who are meeting the legal requirements for eligibility in the program. The Riverside County Housing Authority administers the Housing Choice Voucher Program for the City of Hemet. The program extends rental subsidies to very low income households that cannot afford the cost of rental housing without assuming a cost burden. Vouchers pay the difference between the current fair-market rent established by HUD and what a tenant can afford to pay. The City currently accommodates a significantly larger percentage of the County’s voucher holders than its corresponding percentage of County population.	There are currently 972 voucher holders in Hemet as of 2013.
Objective:	Continue to contract with the Riverside County Housing Authority to administer the program to existing Hemet residents in need, and support the Housing Authority’s efforts in identifying fraudulent use of the funds and petitioning for increases in the payment standards. The City will continue to work with Riverside County Housing Authority to insure that the program is not being administered to disproportionately increase or attract voucher recipients from other communities.	
Program H-5d: Evaluate Development Impact Fees		
Program Description:	Pursuant to the requirements of AB 1600, the City will annually evaluate development impact fees to ensure that such fees are the minimum necessary to cover actual costs; update and implement the General Plan; and to ensure protection of the public health, safety, and welfare.	The City continues to monitor fees and update fees as needed.
Objective:	Ensure that development impact fees are no higher than they must be to cover costs.	
Program H-5e: Continue to Conduct Hearings on Mobile Home Rent Issues		
Program Description:	Pursuant to Ordinance No. 772 establishing the Rent Review Commission, the City will continue to conduct hearings on mobile home rent issues on an as-needed basis.	The City continues to conduct hearings on mobile home rent issues on an as-needed basis. There have been no reuests for rent review hearings in the past few years.
Objective:	Maintain affordable mobile home rents.	



C.5 LAND USE DESIGNATIONS

RESIDENTIAL DESIGNATIONS

Residential uses are located throughout Hemet at varying development densities. The highest residential densities exist in the core areas of the City near Downtown Hemet. The lowest residential densities are largely located in the Hillside areas to the west and south of the City limits.

Seven residential land use categories allow for a range of housing types and densities. The City also has one mixed use land use designation. The City also permits accessory units and non-residential uses such as schools, parks, group homes, child day care, and religious and charitable organizations in these areas, consistent with State law and City zoning requirements.

RR	Rural Residential 0-2.0 du/ac
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The RR—Rural Residential designation is intended to reserve areas for the pursuit and protection of rural and equestrian lifestyles and the character of existing rural communities. Representative form of development is single-family homes on lots from one-half acre to 10 acres and larger.



Subcategories

- RR 2.5.....2.5 acre minimum lot size
- RR 5.....5.0 acre minimum lot size

HR	Hillside Residential 0-0.5 du/ac
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The HR—Hillside Residential designation is used in rural portions of the Planning Area that are characterized by hilly topography. Clustering of units and use of other hillside protection techniques are encouraged in these areas, to the extent that such techniques are compatible with the overall rural character desired for the area.

Subcategories

- HR-10.....10 acre minimum lot size



LDR

Low Density Residential
2.1-5.0 du/ac



The LDR—Low Density Residential designation provides for traditional residential subdivisions, planned residential developments, mobile home subdivisions and parks, and low density senior housing. Typical lot size is 7,200 square feet (sq. ft.) with a range of lot sizes from 6,000 sq. ft. to 20,000 sq. ft.

LMDR

Low Medium Density Residential
5.1-8.0 du/ac



The LMDR—Low Medium Density Residential designation provides for traditional residential subdivisions, planned residential developments, mobile home subdivisions, and parks, and lowdensity senior housing. Common open spaces may be required. Typical lot size is in the 5,000—6,000 sq. ft. range.

MDR

Medium Density Residential
8.1-18 du/ac



The MDR—Medium Density Residential designation provides for patio homes and attached single-family and multiple-family units. MDR areas are typically located at the edges of single-family neighborhoods, and are often planned as a transition between higher intensity uses and single-family neighborhoods.



HDR

High Density Residential
18.1-30 du/ac



The HDR—High Density Residential designation provides for attached multiple-family units. HDR areas are typically located near commercial nodes, school sites, parks and other activity centers. Typical housing types include townhomes at the low end of the density range and stacked units at the high end of the density range.

VHDR

Very High Density Residential
30.1-45 du/ac



The VHDR—Very High Density Residential designation provides for multiple-family units with surface parking, although podium designs or parking structures may be constructed as a means of providing a greater amount of open space than would otherwise be possible. VHDR areas are typically located along major streets and near major activity centers or transit districts.

MU

Mixed Use



The MU—Mixed Use designation provides for a mix of residential and compatible office and retail/service uses integrated as a cohesive development, or such uses developed side-by-side in a manner that encourages interaction between uses. Density and intensity ranges vary based on location. There are six mixed-use areas identified for this General Plan.



C.6 COMMUNITY OUTREACH SUMMARY

The City held a community and stakeholder workshop to discuss housing policy and the update to the Housing Element on November 15, 2012 at the Hemet Public Library. Workshop participants included residents as well as representatives from organizations and agencies working in housing programs and development. Following a brief presentation about the Housing Element content, update process and schedule, participants were asked to identify housing challenges and opportunities in Hemet. The following are the comments provided. The comments are provided verbatim.

Challenges

- ❖ Disabled housing
- ❖ Lack of affordable safe housing
- ❖ Mental health homeless
- ❖ Regulatory constraints
- ❖ People do not know tenet/provide:
- ❖ Lack of education of rights & responsibility
- ❖ Major repair request not attended to by housing providers – Need for repair LPG calls. 70% + repairs w/N.H.'s
- ❖ Rehabilitation of mobile home parks.
- ❖ SB-2 regarding homeless
- ❖ Chronic homeless who refuse City services
- ❖ Rehab Valley Restart facilities
- ❖ Financing
- ❖ Adequate support (financial) to maintain services at Valley Restart Shelter
- ❖ Others
- ❖ Local homeless shelter being used by other Cities
- ❖ Lots of homeless
- ❖ Homeless families
- ❖ Adequate facilities for Valley Restart Homeless Shelter
- ❖ Sidewalks connecting housing developments
- ❖ Housing values decreasing
- ❖ Economic uncertainty
- ❖ Bad economy
- ❖ Deteriorating mobile home parks – many low/very low income
- ❖ Cleaning up blighted homes
- ❖ Too many rental units – not kept in good condition
- ❖ Quality of low cost housing
- ❖ Lots of vacant homes/boarded-up
- ❖ Crime
- ❖ Providing for enough affordable housing with the public's negative perceptions
- ❖ Lack of quality housing
- ❖ Low cost affordable housing
- ❖ Lack of safe/habitable housing
- ❖ Affordable decent rentals for families



- ❖ Low median income in City
- ❖ Green elements
- ❖ No RDA - \$\$ for new + rehab
- ❖ Mobile homes – maintenance

Opportunities

- ❖ Outreach to MHP owners?
- ❖ Balance of needs of policy and community green, dups, etc.
- ❖ Straightforward (develop) application process + make sure developers know it is state, etc. grant funding
- ❖ Supporting agencies + organizations working with homeless to find housing
- ❖ Addressing difference between chronically homeless & situationally homeless
- ❖ Opportunity to address hidden homeless doubled up in motels
- ❖ Explore west Riverside County cities cooperating in support of homeless shelter
- ❖ Education/information on Fair Housing Laws/practices
- ❖ Education is available
- ❖ Restoring our community strategy:
- ❖ ROCS!
- ❖ Flex housing product
- ❖ Mixed use commercial/residential
- ❖ Partnering with Developers
- ❖ Partner with Habitat for Humanity
- ❖ To work with non-profit building organizations for low income housing
- ❖ Private/public partnership
- ❖ Incorporating green technologies
- ❖ Room for growth
- ❖ With low cost of homes it bring opportunity for home ownership
- ❖ More senior housing

Stakeholder Invitees

The following stakeholder organizations were invited to participate in the workshop via mail.

- ❖ Grid Alternatives Inland Empire
- ❖ Alternatives to Domestic Violence
- ❖ Building the Way
- ❖ California Family Life Center
- ❖ Care-A-Van Transit
- ❖ Center Against Sexual Assault
- ❖ Community Pantry
- ❖ Central County United Way
- ❖ EXCEED
- ❖ Fair Housing Council of Riverside County
- ❖ Green Coalition



- ❖ Habitat for Humanity
- ❖ Inland Fair Housing & Mediation Board
- ❖ Kin Care
- ❖ Ramona VNA & Hospice
- ❖ Long Term Care Ombudsman Program
- ❖ MFI Recovery
- ❖ Valley Restart
- ❖ Valley-Wide Park & Recreation District
- ❖ Hemet Unified School District
- ❖ RHDC
- ❖ Housing Development Services
- ❖ West Coast Development, Inc.
- ❖ VCD Corp.
- ❖ Hemet San Jacinto Chamber of Commerce

APPENDIX C: HOUSING DATA



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