



# Housing Element Update

2021-2029

Virtual Community Workshop #1 – April 29, 2021





# Introductions





# Spanish Breakout Room



# Agenda

- Update to General Plan Elements
- Overview of Community Demographics
- What is a Housing Element?
- Overview of RHNA Process
- Community Engagement
- Participant Activities
- Q&A





# Updates to General Plan Elements



# Updates to General Plan Elements

Housing Element (Update)	Safety Element (Update)	Environmental Justice Element (New Element)
<p>The Housing Element Plans for the current and future needs of housing in Hemet.</p> <p>It examines the unique needs of the community and sets policies and programs.</p>	<p>The Safety Element plans for all potential emergency events to minimize risk of injury, loss/damage of property, and environmental damage from natural and man-made hazards.</p> <p>This update will include a review of the Fire/Wildfire section(s) and the addition of a Climate Change section.</p>	<p>The Environmental Justice Element addresses health risks in disadvantaged communities through decreasing pollution exposure, increasing community assets, and improving overall health.</p> <p>This is a new Element to the General Plan as required by Senate Bill 1000.</p>

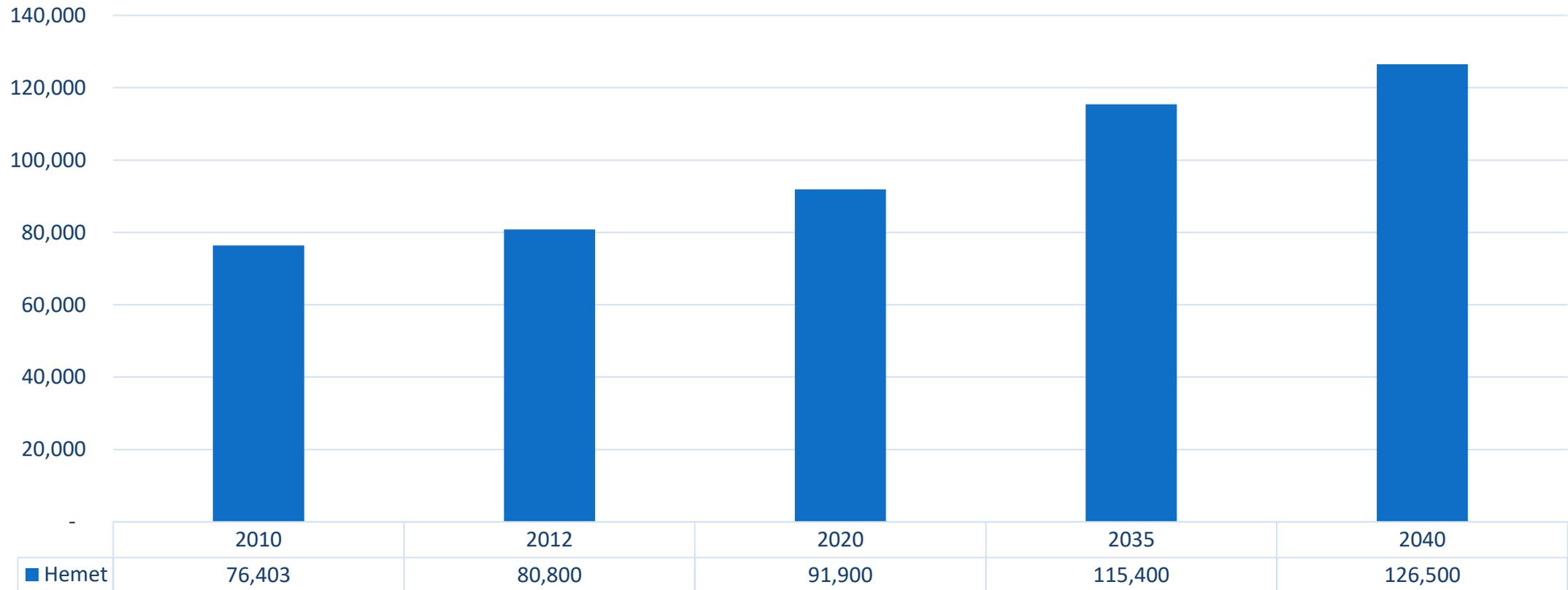


# Overview of Community Demographics



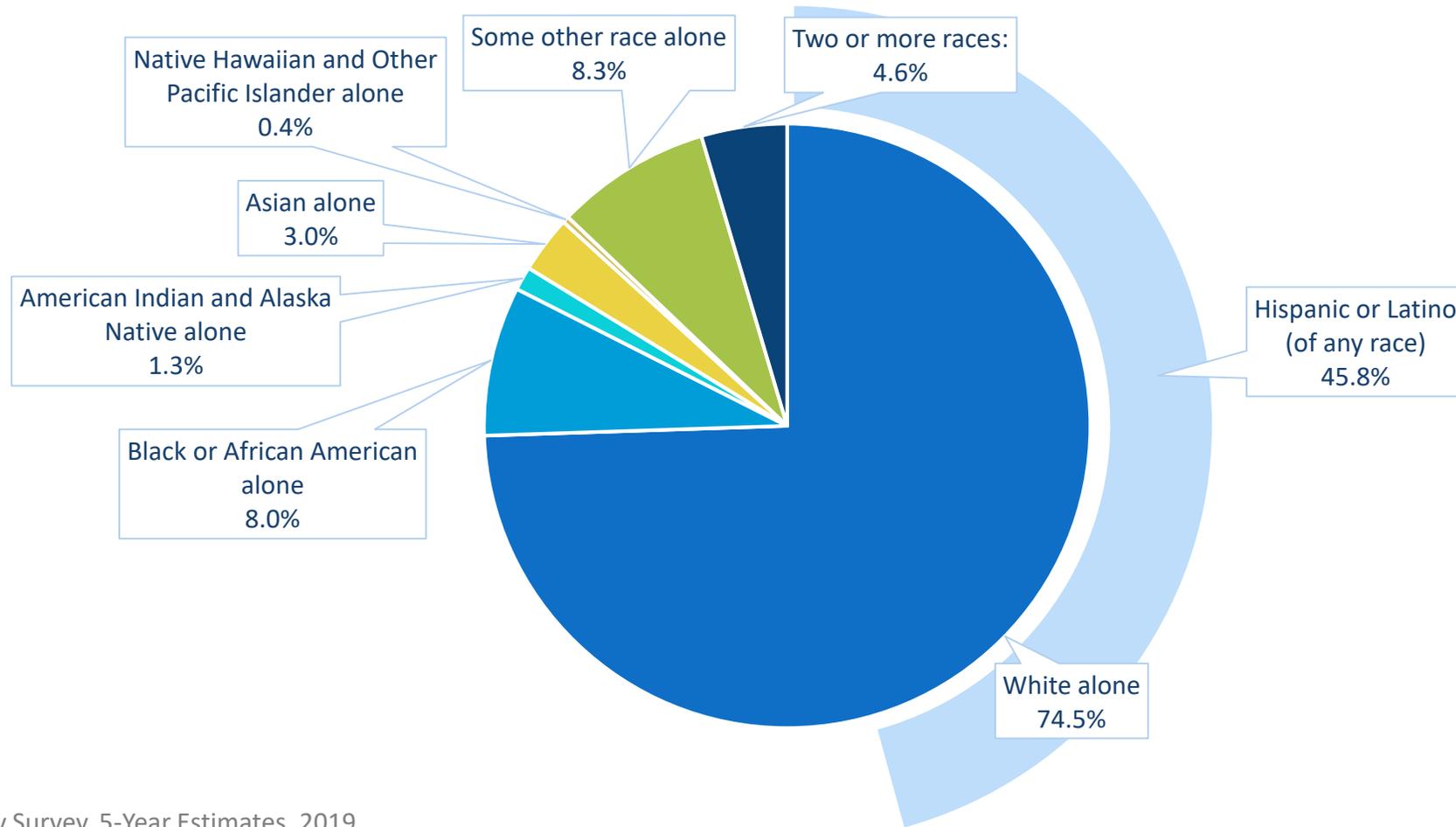
# The Hemet Community – Population Growth

**Estimated and Projected Hemet Population (2010-2040)**



Source: American Community Survey, 5-Year Estimates, 2010 / 2016-2040 RTP/SCS Final Growth Forecast

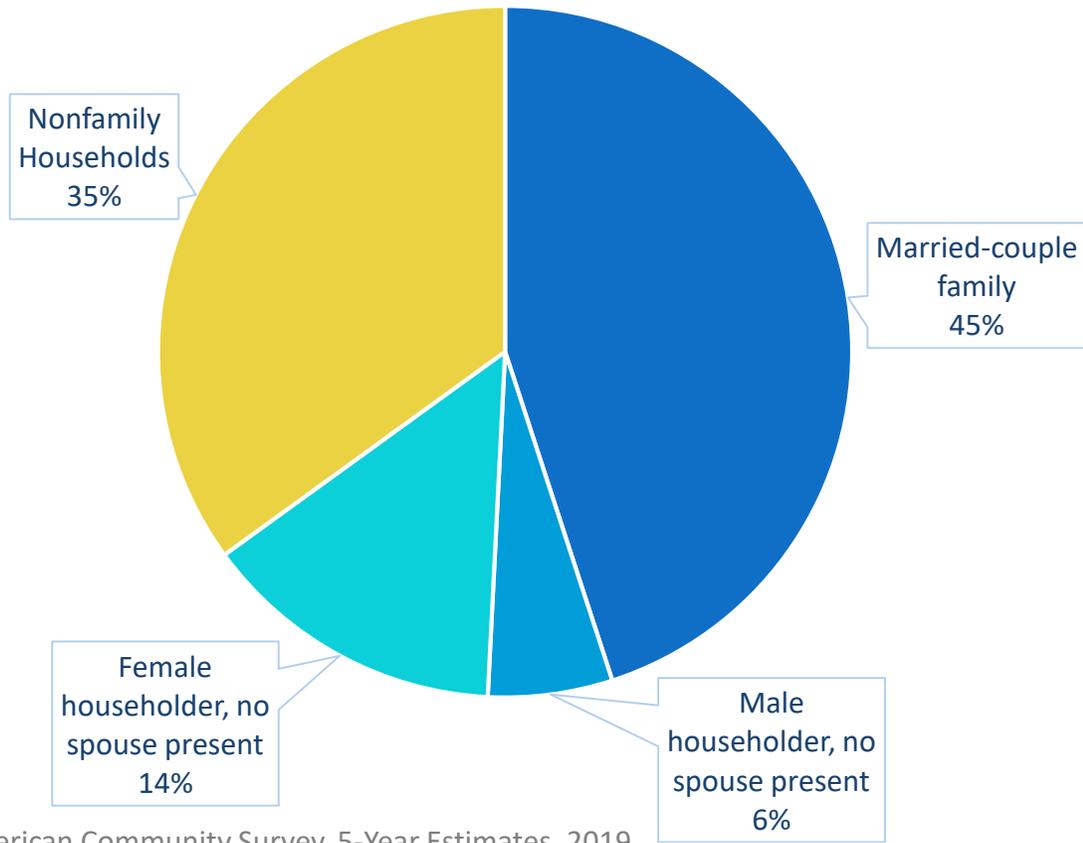
# The Hemet Community – Race and Ethnicity



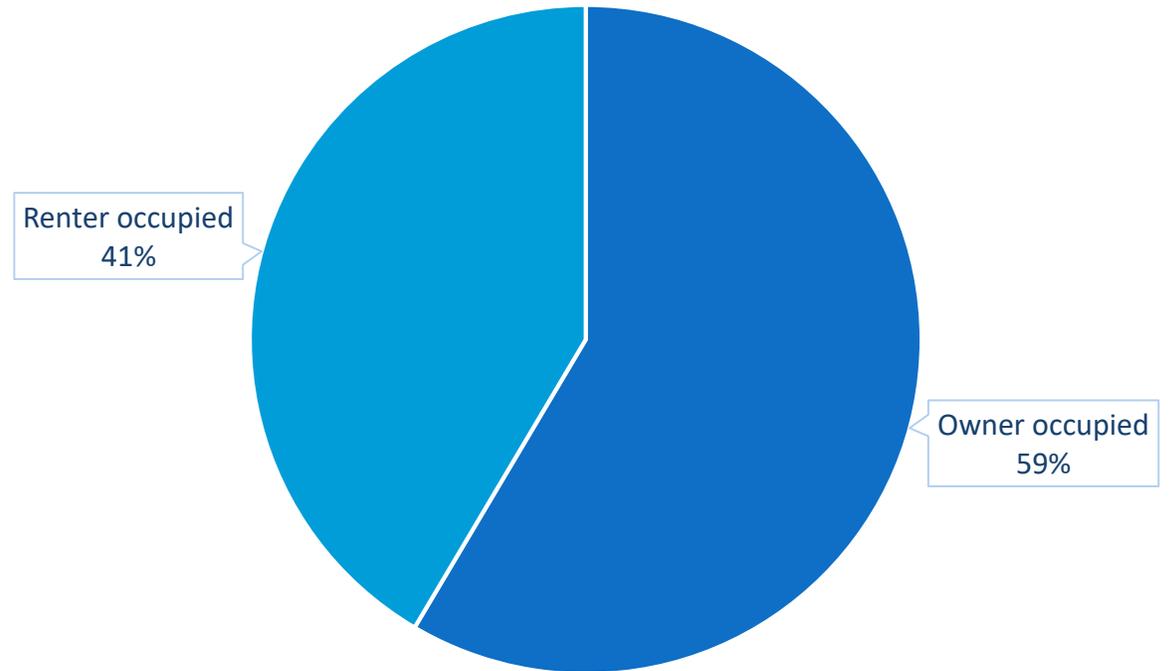
Source: American Community Survey, 5-Year Estimates, 2019

# The Hemet Community– Household Characteristics

## Household Characteristics

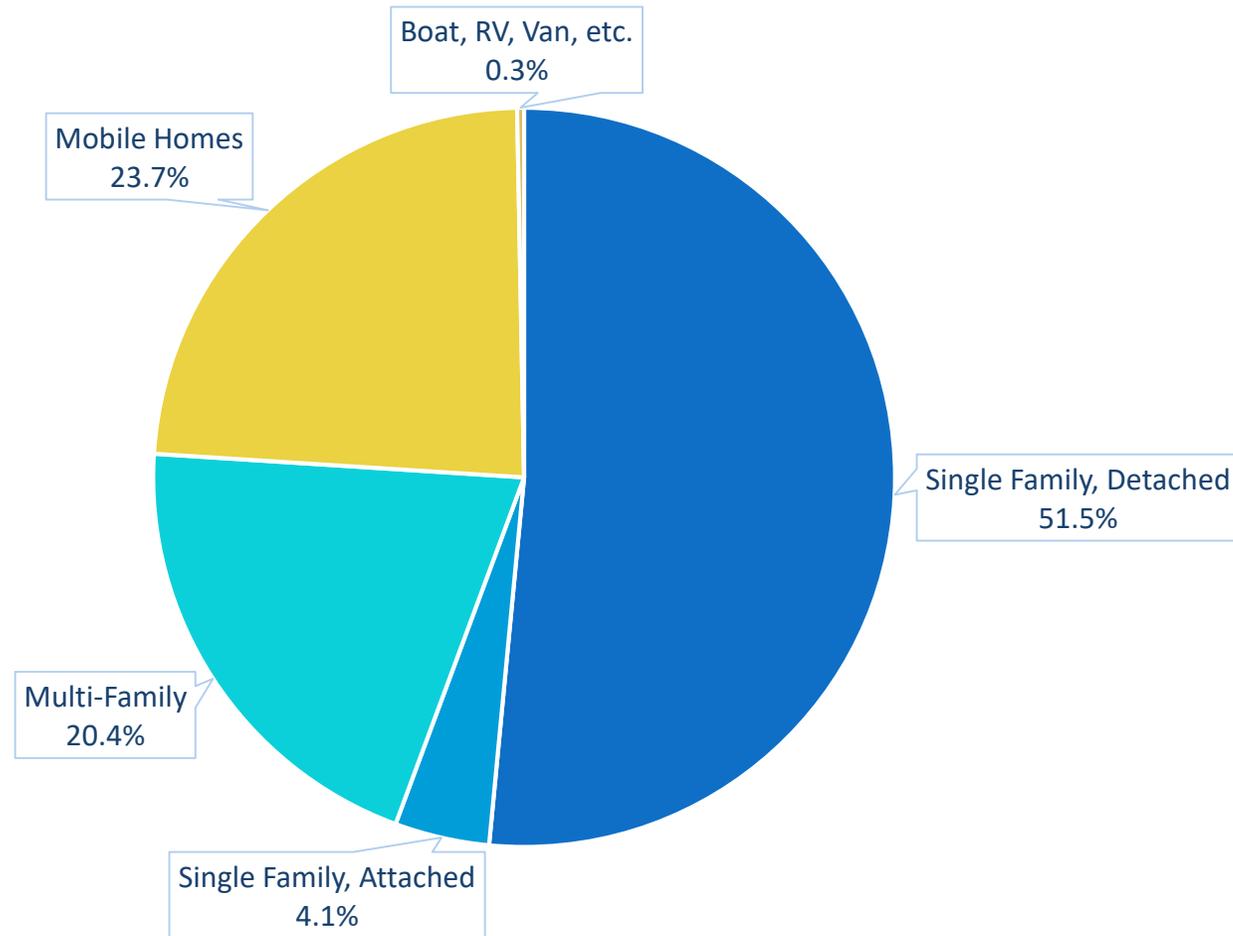


## Household Tenure



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

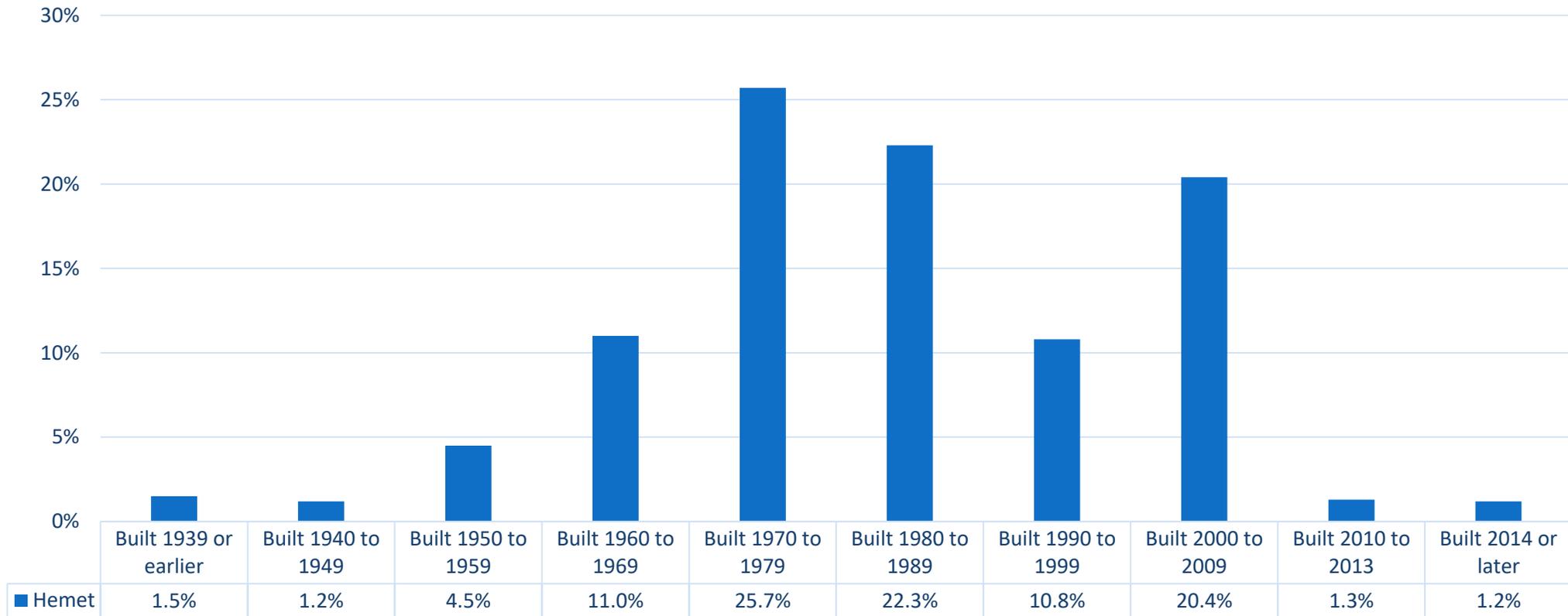
# Housing in Hemet – Housing Types



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

# Housing in Hemet – Housing Stock

Housing Stock by Year Built



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



# What is a Housing Element?



# What is a Housing Element?

Required chapter of the Hemet General Plan

Identifies existing and future housing needs for all economic segments of the community

Establishes goals, policies, programs, and quantified objectives to guide current and future housing needs for all income groups in Hemet

Requires review and certification by the Department of Housing and Community Development (HCD) for compliance with state laws

# Why are Housing Elements Update?

- State law requires the Housing Element to be updated every 8 years
- Engages Hemet residents and stakeholders in the planning process
- Demonstrates Hemet's ability to meet current and future housing needs
- Establishes policies and programs to address the housing needs of Hemet's residents
- Ensures the Housing Element complies with state housing laws



# Housing Element Certification

## What Does it Mean to Have a “Certified” Housing Element?

- Reviewed for compliance with state law by the Department of Housing and Community Development (HCD)
- “Certification” demonstrates substantial compliance with state law

## Benefits of Certification

- Access to state-sponsored grants and alternative funding sources
- Protects the City from state penalties and fines due to non-compliance

# Housing Element Features

- Population and housing profile
- Analysis of housing constraints and resources
- Evaluation of current adopted programs and policies
- Analysis of potential sites to accommodate Hemet's Regional Housing Needs Assessment (RHNA) allocation
- Policies, programs, and objectives to support identified housing goals for Hemet





# Overview of the Regional Housing Needs Assessment (RHNA) Process



# What is RHNA?



Statewide determination of units is split into regional allocations



Initiates the Housing Element Update process



Quantifies housing needs, by income category, within each County and City in California



Based on future growth in population, employment and households

# How is RHNA Determined?

## Department of Housing and Community Development

*HCD determines and distributes the State's housing need to all the regional councils of government*



## Southern California Association of Governments

*SCAG develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions*



**City of Hemet  
RHNA Allocation,  
2021-2029  
6,466 units**

# Hemet RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	\$37,650	812 units
Low Income	51 – 80% AMI	\$37,651	\$60,250	732 units
Moderate Income	81 – 120% AMI	\$60,251	\$90,350	1,174 units
Above Moderate Income	>120% AMI	\$90,351	--	3,748 units
<b>TOTAL:</b>				<b>6,466 units</b>

1. Income range is based on the 2020 HUD Area Median Income (AMI) for Riverside County of \$75,300 for a family of 4.



# Community Engagement



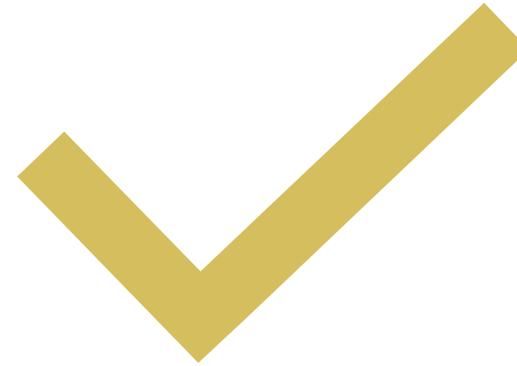
# Tentative Engagement Opportunities



# Participant Activities - Mentimeter



Using your phone  
or computer go to  
**[www.Menti.com](http://www.Menti.com)**

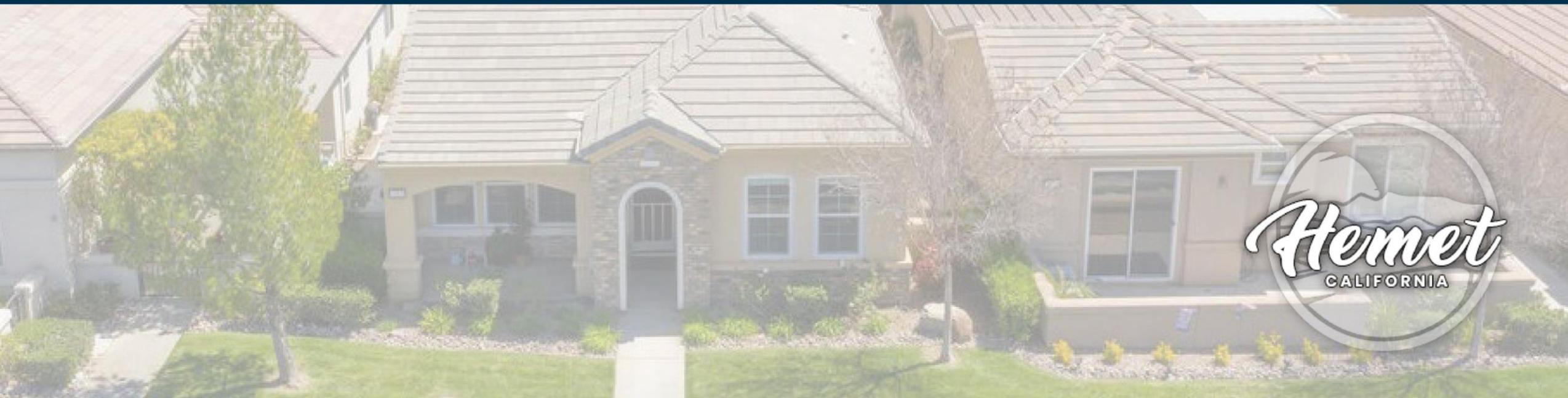


Insert the code:

**#### ##**



# Q&A



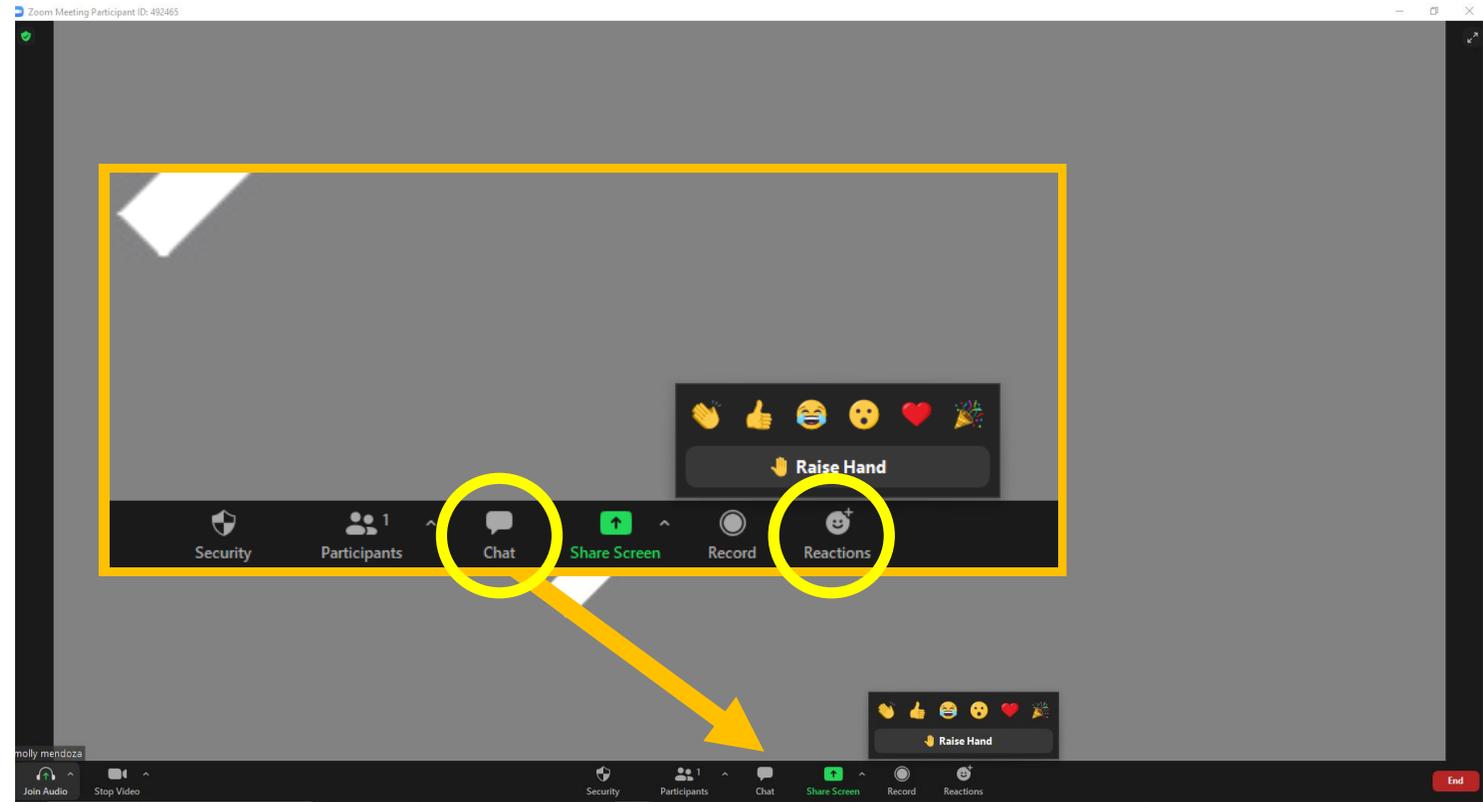
# Questions?

Thank you for participating in today's workshop!

To ask a question please:

1. Use the **Chat feature** to send your question to staff
2. Raise your hand, you will be asked to unmute and ask your question/provide your comment to staff

Both are found at the bottom of your screen (shown in the photo)





# Thank you!

**Monique Alaniz-Flejter**, Principal Planner

Email: [mflejter@hemetca.gov](mailto:mflejter@hemetca.gov)

Phone: (951) 765-2370

For more information, please visit the City's  
Housing Element Update webpage:

[www.hemetca.gov/1029/Housing-Element-Update](http://www.hemetca.gov/1029/Housing-Element-Update)

