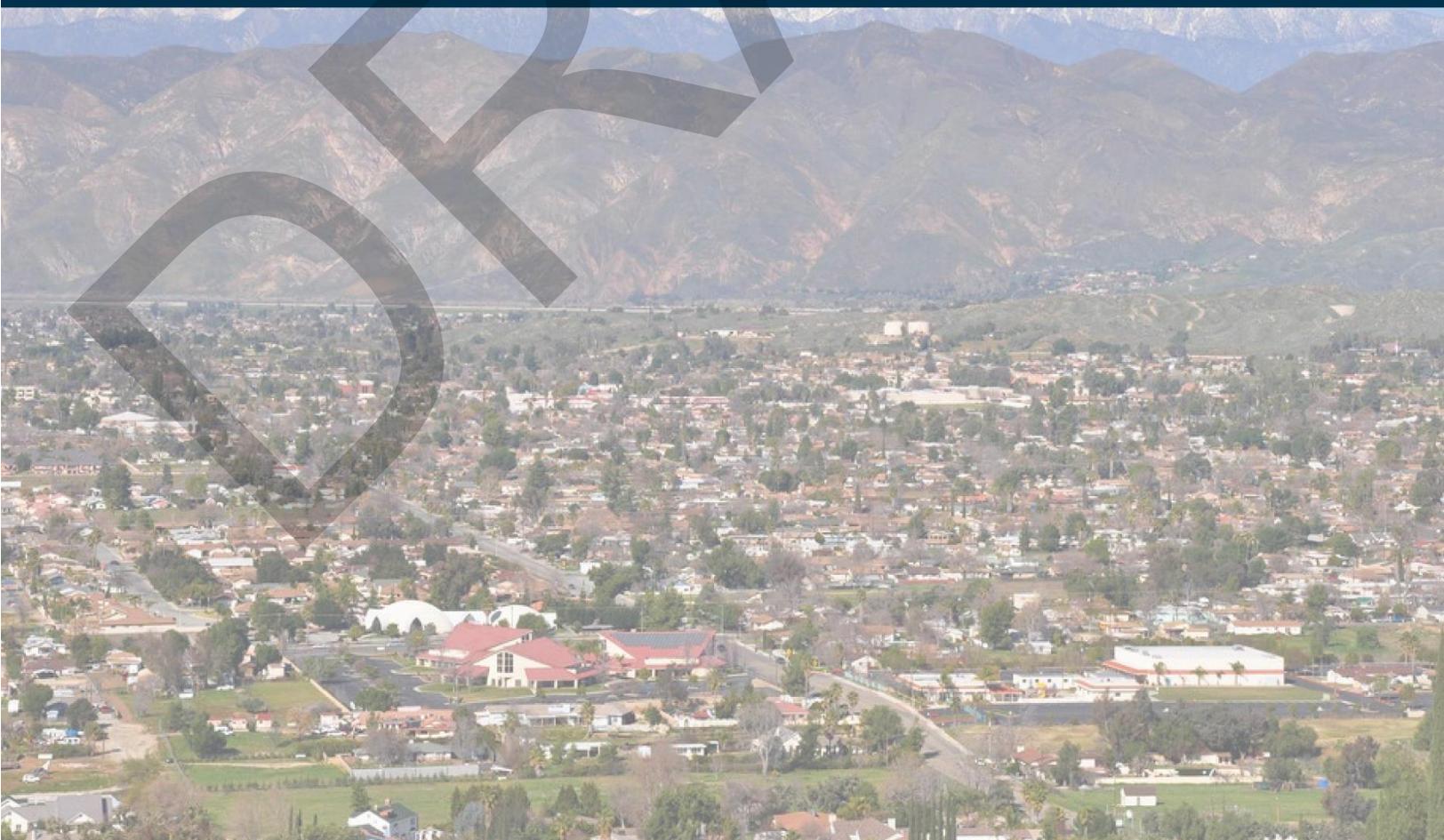




Section 3

HOUSING CONSTRAINTS, RESOURCES, AND FAIR HOUSING



Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)

As common in many communities, a variety of constraints affect the provisions and opportunities for adequate housing in the City of Hemet. Housing constraints consist of both governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; as well as, nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

A. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in the City of Hemet and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Hemet.

1. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In February 2021, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$125.18 for multi-family housing, \$138.79 for single-family homes, and \$156.95 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about \$130.58 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Hemet.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. soil stability, seismichazards, flooding) can also be factored into the cost of land. An April 2021 Redfin search for lots for sale returned just under 100 lots for sale ranging between \$39,900 and 16,000,000 based on size and location. The average cost of land in Hemet is \$9.66 per square foot.

2. Availability of Financing

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

Table 3-1 below displays the disposition of loan applications for the Riverside-San Bernardino-Ontario MSA/MD per the 2019 Home Mortgage Discloser Act report. According to the data, applications in the 120 percent of higher range of the MSA/MD median had the highest rates of loan approval. Within that income category, those who identify as White had the highest approval rates (65 percent), while those who identify as Native Hawaiian/Other Pacific Islander and American Indian/Alaska Native had the lowest rates (51 percent). This trend remains fairly similar as income decreases, except for applicants identifying as Black or African American in the lowest income category who experienced the highest loan approval rates. This is due to a higher number of applicants identifying as Black or African American in the lowest income category compared to other race and ethnicities. According to the data, applicants who identify as White were on average more likely than other race/ethnicities to receive a loan approval.

Given the generally high rates of loan approvals, home financing is typically available and not considered to be a constraint to the provision and maintenance of housing in Hemet.

**Table 3-1: Disposition of Loan Applications by Race/Ethnicity –
RIVERSIDE-SAN BERNARDINO-ONTARIO MSA/MD**

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other ⁽¹⁾	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	39.0%	35.4%	27.7%	983
Black or African American	48.9%	22.5%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.8%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	40.9%	36.4%	26.1%	352
Asian	47.0%	30.3%	27.2%	1,521
Black or African American	43.8%	27.9%	32.3%	1,529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19,017
Hispanic or Latino	51.5%	25.0%	28.2%	11,797
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	29.4%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.3%	27,396
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	28.9%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.6%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093
Notes: 1. "Other" includes: applications approved but not accepted, applications withdrawn, files closed for incompleteness, and purchased loans. Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

3. Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020,

the economy was growing, and California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. COVID-19 stalled much of the economy in early 2020. However, as the California economy regains momentum the housing stock and prices in the Hemet community remain stable. A housing market analysis by Redfin in April 2021 reported the median sale price of homes is \$334,000 and has increased by 18% since last year. Homes sold over the last year were sold at 1.4% over the listing price and were on the market an average of 23 days.

A 2021 California Association of Realtors (CAR) reports found that homes on the market in Riverside County experienced a 21.4% year-to-year increase and cost a median of \$519,500 in February 2021; approximately \$155,500 below the Southern California median home price in the same month (\$675,000). According to the CAR First Time Buyer Housing Affordability Index, for 2020 the median value for a home in Riverside County was \$414,380 with monthly payments (including taxes and insurance) of \$2,030 – requiring an average qualifying income of \$60,900.

B. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Hemet has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing create barriers to housing.

1. Land Use Controls

Cities in California are required by Law to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes permitted land uses and development density throughout the City of Hemet. **Table 3-2** lists the residential land use designations that permit a variety of housing types throughout the City.

Land Use	Intensity Range (Min. to Max.)
RR – Rural Residential	0 – 2 DU/Acre
RR 2.5	2.5 DU/Acre Minimum
RR 5	5 DU/Acre Minimum
HR – Hillside Residential	0 – 0.5 DU/Acre
HR – 10	1 DU/10 Acres
LDR – Low Density Residential	2.1 – 5 DU/Acre
LMDR – Low Medium Density Residential	5.1 – 8 DU/Acre
MDR – Medium Density Residential	8.1 – 18 DU/Acre
HDR – High Density Residential	18.1 – 30 DU/Acre
VHDR – Very High Density Residential	30.1 – 45 DU/Acre

Source: City of Hemet General Plan Land Use Element

State Density Bonus Law

In accordance with State Law – Government Code Section 65915 – a housing development may increase the number of units above the maximum permitted and/or receive reductions in development standards in exchange for reserving units for very low-, low-income, and/or moderate-income households or for seniors. These units must be restricted to their level of affordable for at least 55 years through a deed-restricted affordable housing covenant. According to the City’s Zoning Code, qualifying housing developments which satisfy at least one of the following categories or land dedication provisions listed below will be granted a density bonus:

- At least 10 percent of the total units of a housing development for lower income households;
- At least 5 percent of the total units of a housing development for very low-income households;
- At least 10 percent of the total dwelling units in a housing development that qualifies as a condominium project are moderate income units and the applicant agrees to restrict purchase of such units to moderate-income household; and/or
- An applicant for a residential tentative tract map, parcel map, or other residential development approval will qualify for grant of a density bonus if the applicant makes a legally binding commitment to donate land.

In addition to density bonuses, the City of Hemet Zoning Code Article VI Section 90-164 allows for the incentives and concessions listed below to projects which meet the qualifying number of lower/very low-/moderate-income units:

- One incentive/concession if the housing development includes at least:
 - 10 percent low-income units; or
 - 5 percent very low-income units; or
 - 10 percent moderate-income condo development units.
- Two incentive/concession if the housing development includes at least:
 - 20 percent low-income units; or
 - 10 percent very low-income units; or
 - 20 percent moderate-income condo development units.

- Three incentive/concession if the housing development includes at least:
 - 30 percent low-income units; or
 - 15 percent very low-income units; or
 - 30 percent moderate-income condo development units.

The City’s Zoning Code has pre-approved the following incentives and concessions; however, applicants may also submit a written proposal for other incentives or concessions that result in identifiable, financially sufficient, and actual cost reductions to be reviewed by the City:

- Reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 of Division 13 of the Health and Safety Code, including, but not limited to (1) a reduction in setbacks and square footage requirements and (2) a reduction in the ratio of vehicle parking spaces.
- Approval of mixed-use zoning in conjunction with the housing project.

In accordance with Hemet Municipal Code Article VI. Density Bonus Provisions the following density bonus calculations in **Table 3-3** through **3-5** will be applied to housing developments that meet the above criteria:

Percentage Very Low-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Source: City of Hemet Zoning Code

Percentage Low Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

Source: City of Hemet Zoning Code

Table 3-5: Moderate-Income Density Bonus Calculations

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

Source: City of Hemet Zoning Code

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the “base” portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low-income BMRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low-income households, or at least 20% for persons or families of

moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low income households, or at least 30% for persons or families of moderate income in a common interest development.

The City’s Density Bonus program allows a maximum of 35% density increase; however, AB 2345 requires an allowance of up to 50% density bonus when the base BMR is proposed. Additionally, AB 1763 requires that City’s permit up to an 80 percent density bonus for projects proposed with 100 percent affordable units. The City has included a program in **Section 4: Housing Plan** to update the City’s Development Code in compliance with state legislation.

2. Residential Development Standards

The City of Hemet Zoning Code established residential zoning districts that permit a variety of developments and land uses in accordance with the General Plan. **Table 3-6** provides the standards established for each zoning district to guide appropriate development.

Zone	Min. Dimensions		Min. Yard Setbacks (Feet)			Construction Standards		
	Lot Size	Lot Width ¹	Front	Side ²	Rear ³	Max. Height	Max. Lot Coverage	Min. Density
RR	20,000	100	20	15	20	35	40 ³	2 du/ac
R-1-40	40,000	100	20	15	20	35	40 ³	1 du/ac
R-1-20	20,000	100	20	15	20	35	40 ³	2 du/ac
R-1-10	10,000	100	20	15	20	35	40 ³	4 du/ac
R-1-7.2	7,200	70	18	5	15	35	45 ³	6 du/ac
R-1-6	6,000	60	18	5	10	35	50 ³	7 du/ac
R-1-5	5,000	55	18	5	10	35	50 ³	8 du/ac
R-2	6,000	60	20	5	10	30	50	8 du/ac
R-3	1 acre	100	25	5	10	45	60	30 du/ac
R-4	2 acres	100	25	5	10	55	60	40 du/ac
SLR	No minimum	C	15 ³	3	5	25	60	8 du/ac
TR-20 ⁴	4,400	55	10	5	5	20	60	7 du/ac
PUMH ⁵	4,400	55	10	5	10	35	60	7 du/ac

1. Standard
 2. Interior side yard
 3. One story
 4. TR (Independent Mobile Home Subdivision Zone)
 5. PUMH (Planned Unit Mobile Home Development District)
 Source: City of Hemet Zoning Code

Yard Requirements

The Hemet Municipal Code defines a yard as an open space on a lot or parcel, unoccupied and unobstructed by structures from the ground upward except as otherwise provided in this chapter, including the front yard, side yard and rear yard, or space between structures.

Lot Coverage and FAR

The Hemet Municipal Code defines lot coverage as the percentage of total site area covered by structures, open or enclosed, excluding the following uncovered structures: steps, courts, patios, terraces, and swimming pools. Lot coverage is regulated in order to avoid nuisances from inappropriate and excessive massing or density in a particular zoning district. Floor area is defined as the entire floor area of a building. The floor area includes not only the ground floor area but also any additional stories or basement of the building. All horizontal dimensions shall be taken from the exterior faces of walls, including enclosed porches. Unless otherwise indicated in this chapter, floor area shall mean gross usable floor area. The City does not set Floor Area Ratios (FAR) for standalone residential structures. This may however apply in certain planned and also mixed-use developments. FAR is the ratio of floor area to the total lot area and is used to limit the maximum floor area on a particular site.

Maximum Building Heights

The Hemet Municipal Code defines building height as the vertical distance measured from the average level of the highest and lowest point of that portion of the building site covered by the building to highest point of the structure, excluding chimneys and vents.

The maximum building height in the residential zoning districts of Hemet range from 25 feet to 35 feet for single-family developments and 30 feet to 55 feet in multi-family housing projects. Setting limits to the height of buildings avoids bulking and potential nuisances on neighboring properties – relating to privacy and/or sunlight and shade. This requirement also ensures a compatibility and similar aesthetic amongst uses, but in certain conditions may cause a constraint to the development of housing – particularly as it relates to multi-family housing developments.

Parking Standards

Sufficient off-street parking must be provided to avoid street overcrowding. This is maintained through the establishment on parking requirements, which fluctuate depending on the land use/housing type and the number of bedrooms. **Table 3-7** provides the parking requirements specific to the City of Hemet.

Table 3-7: Off-Street Parking Requirements

Residential Use	Parking Requirements		Additional Requirements
Single-Family Dwelling	2 spaces in garage or carport		N/A
Accessory Dwelling Unit	Sec. 90-321		N/A
Multiple-Family Dwelling	Studio (500 sq. ft or less)	1 covered space	Plus 1 uncovered space for each 5 dwelling units for visitors
	Studio (over 500 sq. ft.)	1.5 covered spaces	
	1 bedroom (700 sq. ft. or less)	1 covered space	
	1 bedroom (over 700 sq. ft.)	1.5 covered spaces	
	1 bedroom with den or more bedroom units	2 covered spaces	
Senior Housing	1 space in garage or carport		Plus 1 uncovered space for each 10 dwelling units for visitors
Mobile Home Park	2 spaces for each mobile home (1 must be covered and on the mobile home space)		Plus 1 uncovered parking space for each 10 dwelling units for visitors
Rooming House, Lodging House, Fraternity/Sorority House or Dormitory	1 space for each sleeping room, or 1 space for each 2 beds (whichever is greater)		Must be located within 150 feet of structure
TR-20 Zone	2 spaces in a carport per mobile home space		Plus 1 uncovered space for each 10 dwelling units for visitors
Travel Trailer Subdivisions	1 space per dwelling lot		Plus 1 uncovered space for each 10 dwelling units for visitors
Nursing Home	1 space for each 2.5 beds		
Rest Homes	1 space for each 2.5 beds		
Sanitarium	1 space for each 3 beds		

Source: City of Hemet Zoning Code

3. Variety of Housing Types Permitted

California Housing Element Law mandates jurisdictions must make sites available through zoning and development standards to promote the development of a variety of housing types for all socioeconomic levels of the populations. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built homes, mobile-homes employee and agricultural work housing, transitional and supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. **Table 3-8** shows the various housing types permitted throughout the City of Hemet in zoning districts which permit housing or care facility uses.

Table 3-8: Permitted Housing Types per Zoning District*

Housing Types	Residential							Commercial			
	RR	R-1	R-2	R-3	R-4	SLR	TR-20	O-P	C-1	C-2	C-M
Residential											
Planned unit development	P	P	-	-	-	-	-	-	-	-	-
Mobile home parks	C	C	C	C	C	-	P	X	X	C	C
Accessory/Secondary dwelling unit	P	P	P	P	P	P	-	-	-	-	-
Single-Family ⁽¹⁾	P	P	P	P	X	P	-	-	-	-	-
Single-family dwellings attached in groups (not more than 2 attached dwellings)	-	-	-	-	-	P	-	-	-	-	-
Single-family detached condominiums	-	-	P	P	X	-	-	-	-	-	-
Multifamily housing ⁽²⁾											
Senior housing (independent)	-	-	P	P	P	-	-	-	-	-	-
Two family dwellings	-	-	P	P	X	-	-	-	-	-	-
Multiple-family dwellings	-	-	P	P	P	-	-	-	-	-	-
Mixed use (residential and office/commercial uses)	-	-	-	-	-	-	-	C	C	C	X
Travel trailer or recreational vehicle parks	C	C	C	C	C	-	-	X	X	C	C
Care Facilities											
Assisted living facility	-	-	C	C	C	-	-	C	C	C	X
Skilled nursing facility	-	-	X	C	C	-	-	C	C	C	X
Boarding houses	-	-	C	C	X	-	-	C	X	X	X
Continuing care retirement communities	-	-	C	C	C	-	-	C	C	C	X
Child or adult care facility	-	-	C	C	C	P	-	-	-	-	-
Childcare day facility	-	-	-	-	-	-	-	A	A	C	C
Adult day health care	-	-	-	-	-	C	-	-	-	-	-
Adult day care facility	-	-	-	-	-	-	-	P	P	P	A
Transitional housing	-	-	P	P	P	-	-	-	-	-	-
Family childcare home, licensed											
Up to 8 children	P	P	-	-	-	-	-	-	-	-	-

Table 3-8: Permitted Housing Types per Zoning District*

Housing Types	Residential							Commercial			
	RR	R-1	R-2	R-3	R-4	SLR	TR-20	O-P	C-1	C-2	C-M
Up to 14 children	P	P	-	-	-	-	-	-	-	-	-
Group homes and small licensed care facilities											
Small licensed care facility	P	P	P	P	X	-	-	-	-	-	-
Small group home	SGHP	SGHP	SGHP	SGHP	X	-	-	-	-	-	-
Small group home (6 or fewer residents)	-	-	-	-	-	-	-	C	X	X	X
Large group home	X	X	-	-	-	-	-	-	-	-	-
Large group home (7 or more residents)	-	-	-	-	-	-	-	C	X	X	X
Large group home (10 or fewer occupants)	-	-	A	A	X	-	-	-	-	-	-
Large group homes (11 or more occupants)	-	-	C	C	X	-	-	-	-	-	-
Parolee-probationer home	-	-	-	-	-	-	-	C	X	X	X
Supportive housing	P	P	P	P	X	-	-	-	-	-	-
Detention Facility											
Community detention facility for unaccompanied minors	X	X	X	X	X	-	-	X	X	X	X
Private detention center	X	X	X	X	X	-	-	X	X	X	X
Emergency Shelter	-	-	-	-	-	-	-	X	X	X	C
Farmworker Housing	-	-	-	-	-	-	-	-	-	-	-
Low Barrier Navigation Centers	-	-	-	-	-	-	-	-	-	-	-
Notes: P = Permitted C = Conditionally Permitted (CUP) A = Administrative Use (AUP) TUP = Temporary Use Permit SGHP = Small Group Home Permit X = Not Permitted - = Not specified Source: City of Hemet Zoning Code						*Zoning districts not included in the table do not permit housing or care facility uses. 1. Including manufactured housing and prefabricated housing when installed on a permanent foundation and in accordance with the provisions of this article. 2. Including duplexes, condominiums, apartments, or similar residential units.					

Accessory Dwelling Unit

The Hemet Municipal Code defines an Accessory Dwelling Unit (ADU) as an attached or detached dwelling unit, which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the principal single-family home, and shall have independent exterior access.

Single-Family Dwellings

The Hemet Municipal Code defines a Single-Family Dwelling as a structure containing one dwelling unit on an individual lot. The term "single-family residential dwelling" shall also mean a mobile home manufactured and certified under the National Mobile Home Construction and Safety Standards Act of 1974, on a permanent foundation approved by the city building official.

Multiple Family Dwellings

The Hemet Municipal Code defines a Multi-Family Dwelling as a development project that has a density of greater than eight residential dwelling units per gross acre.

Mobile Homes

The Hemet Municipal Code defines a Mobile Home as a structure transportable in one or more sections, designed and equipped to contain no more than one dwelling unit, to be used with or without a foundation system. The term "mobile home" shall also include state-approved factory-built housing. The term "mobile home" does not include a recreational vehicle or commercial coach.

Group Home

The Hemet Municipal Code defined Group Homes as any boarding house that provides temporary, interim, or permanent housing to individuals where every person residing in the dwelling is an individual with a disability, and the individuals are not living as a single housekeeping unit. Group homes do not include small licensed residential care facilities.

Large group homes may contain seven or more individuals and may or may not be required to be licensed by the State of California. Small group homes may contain six or fewer individuals and are not required to be licensed by the State of California.

Supportive Housing

Supportive Housing, as cited in the Hemet Municipal Code, is defined by California Government Code § 65582 as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service. The linked service assists the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live, and when possible, work in the community.

Emergency Shelter

The Hemet Municipal Code defines Emergency Shelter as ascribed to it in Government Code § 65582(d) and Health and Safety Code § 50801(e), as such sections may be amended from time to time, and which

presently define the term “Emergency Shelter” to mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The Hemet Municipal Code does not address Farmworker Housing by definition but does allow by-right agricultural employee housing with no more than 12 units or 36 beds in agricultural zones. A program is included in **Section 4: Housing Plan** to ensure the City’s development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons.

Low Barrier Navigation Centers

AB 101 states that “The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern-.” Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The Hemet Municipal Code does not address Low Barrier Navigations Centers by definition. A program is included in **Section 4: Housing Plan** to ensure the City’s development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses.

4. Housing for Persons with Disabilities

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location, and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodations

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or

other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The Hemet Development Code defines an individual with a disability as an individual with a qualifying disability under federal and state fair housing laws. Generally, any person with any mental or physical impairment, disorder, or condition, which substantially limits one or more major life activities, including physical, mental, and social activities and working. Disabled or individual with a disability does not include impairments, disorders or conditions resulting from the current, illegal use of or addiction to a controlled substance, sexual behavior disorders, compulsive gambling, kleptomania, or pyromania. These individuals are protected under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts). The Code specifies that reasonable accommodation must be granted if all of the following findings are made:

- The housing, which is the subject of the request, will be used by individual disabled as defined under the Acts.
- The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
- The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including, but not limited to, land use and zoning.
- The requested reasonable accommodation would not adversely impact surrounding properties or uses.
- There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards, and practices.

To be considered for a reasonable accommodation, there are two different classification processes. The planning commission is designated to approve, conditionally approve, or deny all applications for a major reasonable accommodation, except that the director is hereby vested with authority to review and approve major reasonable accommodation applications that solely request a modification of development standards for uses requiring a small group home permit or an administrative use permit. The director, or his or her designee, is designated to approve, conditionally approve, or deny all applications for a minor reasonable accommodation, provided that the director may decide to allow the planning commission to determine whether to approve, conditionally approve, or deny an application for a minor reasonable accommodation if the director finds that the minor reasonable accommodation involves significant controversy or extraordinary circumstances.

The director shall mail his or her written determination to approve, conditionally approve, or deny a request for a minor reasonable accommodation to the applicant within 30 days of the receipt of a complete application for a minor reasonable accommodation. The mailed notice of decision shall inform the applicant that the decision of the director may be appealed to the planning commission within 14 days of the mailing of the notice. An application for Reasonable Accommodation must include all the following documentation that the applicant is:

- a. An individual with a disability;
- b. Applying on behalf of one or more individuals with a disability; or
- c. A developer or provider of housing for one or more individuals with a disability;

5. Planned Residential Developments

The Planned Unit Development Overlay District (PUD) is intended to encourage a more desirable living environment, a more efficient, desirable and aesthetic use of land through utilization of modern innovations in residential developments, encourage the reservation of a greater proportion of land for common open areas, encourage the retention of natural slopes, waterways and other natural features by utilizing such areas as open space, encourage more efficient use of these public facilities required in connection with such residential development, and ensure compatibility with established residential areas. The PUD shall be established only on land that is zoned R-1, R-2, R-3 or R-4, and shall be designated on the official zoning map with the symbol "PUD" in conjunction with the underlying zone classification (ex. R-1 PUD).

Planned Community Development Zone (PCD) is intended to provide the developer with greater flexibility in site design, density and housing unit options in order to stimulate variety and innovation within the framework of a quality residential environment, direct new community growth and development in the process of implementing the general plan, achieve more interest, individuality and character within and among neighborhoods, provide criteria for the inclusion of compatible uses designed to service the residential developments within the community, and encourage the most effective use of a site with a variety of residential environments providing necessary public facilities, ample open space and a functional, well-balanced community.

The purpose of the Planned Unit Mobile Home Development District (PUMH) is to permit 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. A PUMH shall be established only in conjunction with a residential zone and shall be designated on the official zoning map with the symbol "PUMH" in conjunction with the underlying zone classification (ex, "R-1 PUMH").

The purpose of the Travel Trailer Planned Development Zone (TTPD) is to provide for the development and maintenance of travel trailer subdivisions with common open space.

6. Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restricted can produce constraints to the development of housing, including accessible and affordable housing. The City of Hemet does not have any growth management measures that would affect or hinder the development of housing in the City.

7. Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes consistent and an enhanced aesthetic levels throughout the project community. Specific Plans contain their own development standards and requirements that may be more restrictive than those defined for the city as a whole. The following sections provide brief descriptions of the City of Hemet's adopted Specific Plans which affect the development of housing.

Arthofer

The purpose of the Specific Plan is to provide for the orderly development of small lot single-family homes utilizing side yard easements. The Specific Plan allows for single-family dwellings, accessory buildings and structures, and some home occupations. The minimum required lot size is 4,140 square feet and the maximum lot coverage is 45%.

City Sponsored

The purpose of the Specific Plan is to provide for the orderly development of a community comprising of agricultural, residential, and commercial components. The 208-acre planning site was previously heavy agricultural and commercial.

Diamond Valley Gateway

The purpose of the Specific Plan is to provide for the orderly development of a variety of residential, commercial, and recreational land uses on the property through the establishment and application of comprehensive planning regulations, standards, and design guidelines. The Specific Plan is designed to enhance housing opportunities while complimenting the recreational and commercial opportunities associated with the development of Domenigoni Reservoir. The Specific Plan area is a parcel of approximately 96.1 acres situated at the base of the Santa Rosa Hills, in the southeastern portion of the City. Total units for the overall project not to exceed 497 residential units.

Downtown

The purpose of the Specific Plan demonstrates a clear vision for the future of Downtown Hemet and is an economic development tool to facilitate development. The Specific Plan promotes transit-oriented development and principles, including mixed use development and pedestrian connectivity to the transit mobility hub and around Downtown, which fosters active transportation and reduces vehicles miles traveled. The minimum required lot size is 5,000 square feet for SFR with a maximum density of 5 dwelling units per acre and .5 acre for MFR with a maximum density of 18 dwelling units per acre. The maximum lot coverage is 65% for SFR and 60% for MFR.

Heartland / Four Seasons

The purpose of the Specific Plan is to create a high-quality master-planned gated retirement community and non-gated, non-aged-restricted neighborhood that will provide an aesthetically pleasing westerly entrance to the City of Hemet. The Specific Plan area is approximately 665 acres and the total units allowed is 1775 residential units.

McSweeny Farms

The purpose of the Specific Plan is to guide development of a planned community which responds to environmental, infrastructure, and economic realities. The design and layout of the land use plan, infrastructure, development standards, and design guidelines emphasize the integration of complementary land uses within a cohesive, identifiable, and walkable community. The 673 acre development accommodates up to 1,640 residential units within approximately 520 acres designated for residential development at densities ranging from 1-5 DU/Acre. Residential areas include single family detached homes on lots ranging from 5,000 square feet to 4-acre hillside estates.

McSweeny Ranch

The purpose of the Specific Plan is to provide for the orderly development of the 767.3 acre Specific Plan area and develop a variety of residential housing types with a total of 3,200 homes oriented to both the primary and senior markets, a Village Center, and 174.5 acres of open space linking the various neighborhoods together.

North Hemet

The purpose of the Specific Plan is to provide for the orderly development of 37 parcels totaling 28.6 acres in the northwest portion of the City. A primary goal of the plan is to increase the supply of new attached housing in the downtown area. Total units for the overall project not to exceed 302-525 residential units.

Page Ranch

The purpose of the Specific Plan is to provide for the orderly development of a diversity of land uses in the 1621.2-acre Specific Plan area. The plan allows for single and multi-family residential uses as well as commercial and industrial uses. Much of the plan area is built out.

Peppertree

The purpose of the Specific Plan is to provide for the orderly development of an innovative, gated senior-oriented residential development. The 82.5-acre site offers a variety of housing types ranging from medium to high densities. Total units for the overall project not to exceed 456 residential units.

Ramona Creek

The purpose of the Specific Plan is to provide for the orderly development of a mixed-use community. The purpose of the Specific Plan is to create community, celebrate uniqueness of place, optimize open space relationships, create connectivity, encourage diversity, integrate environmentally responsible practices, and enhance local economic well-being. Consisting of 209 acres along Highway 74, the historic Pines to Palms Highway, the Ramona Creek Specific Plan continues the established scenic highway along Florida Avenue as the gateway to Hemet, creating a positive image for motorists and pedestrians entering the City. Total units for the overall project are approximately 1,077 residential units.

Seven Hills

The purpose of the Specific Plan is to provide for the orderly development of a recreation-oriented community of quality homes in an attractive park-like setting. The plan allows for a variety of housing

styles such as single-family detached homes, mobile homes, and attached homes. Total units for the overall project are approximately 1,137 residential units.

Sunwest Village

The purpose of the Specific Plan is to provide for the orderly development of a mixed-use community of low and medium-density residential units specifically limited to residents 55-years of age and above. The plan also allows for related uses including residential care facilities, a health club, and office and commercial land uses. The plan site is 36.5 acres with a maximum density of 7 dwelling units per acre in Planning Area 1 and 20 dwelling units per acre in Planning Area 2.

Tierra Linda

The purpose of the Specific Plan is to provides for the orderly development of a community with a variety of residential housing types, commercial, and office uses. The Specific Plan proposed 1,589 residential units with densities ranging from 8 dwelling units per acre to 16 dwelling units per acre.

Hemet Valley Country Club Estates / Tres Cerritos

The purpose of the Specific Plan is to provide for the orderly development of 352.9-acre project site. The site was originally conceived as a resort golf community. This Specific Plan allows for amendments to previously adopted plans of the site to allow for an increase of up to 931 residential units. The site offers various open spaces, parks, and landscaped areas.

8. Development Fees

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

The location of projects and housing type result in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application. **Table 3-9** provides the planning fees and **Table 3-10** provides the development impact fees.

Table 3-9: Applications and Permits			
Application/Permit	Approval Body	Fee	Notes
Planning Division			
Administrative Adjustment	CDD	\$406	
Administrative Use Permit	CDD	\$3,125	Plus environmental fees, public notice
• Modification		\$697	
Annexation	PC/CC	\$10,000 min. deposit	Full Cost. Deposit required for staff and City Attorney time, plus GIS mapping fee.

Application/Permit	Approval Body	Fee	Notes
Appeal of Director Decision	PC	\$582	Appeal to Planning Commission
Appeal of Planning Commission Decision	CC	\$951	Appeal to City Council
Certificate of Compliance	CE	\$633	
Conditions of Approval - Amendment	PC	\$1,069	
Conditional Use Permit	PC	\$5,971	\$10,000 Minimum Deposit and \$2,500 Minimum Balance
• Streamlined		\$2,218	
• Modification		\$1,782	
Conversion to Condominium	PC	\$5,767	
Conversion to Senior Housing	PC	\$6,130	
Density Bonus Agreement	CC	\$2,857	
Determination of Use	CDD	\$389	
Development Agreement	PC/CC	\$20,000 min. deposit	Full cost. Deposit required for staff and City Attorney time, plus environmental and noticing
• Amendment		\$10,000 min. deposit	
Downtown Site Development Review – Major	PC/CC	\$2,698	Plus noticing and environmental fees
Downtown Site Development Review - Minor	CDD	\$664	
Extension of Time – Major	PC	\$1,855	Plus noticing fees
• Conditional Use Permit			
• Downtown Project – Major			
• Site Development Review – Major			
• Tentative Parcel Map			
• Tentative Tract Map			
• Variance			
Extension of Time – Minor	CDD	\$805	
• Administrative Adjustment			
• Administrative Use Permit			
• Downtown Project – Minor			
• Site Development Review			
Exterior Color Permit	Staff	\$0	Permit required. No cost.
General Plan Amendment – land use or circulation map change	PC/CC	\$8,000 min. deposit	Full Cost. Deposit for staff time, plus GIS mapping fee, environmental, and noticing.
General Plan Amendment – text or policy change – Major	PC/CC	\$10,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing

Table 3-9: Applications and Permits			
Application/Permit	Approval Body	Fee	Notes
General Plan Amendment – text or policy change – Minor	PC/CC	\$3,617	Plus noticing and environmental fees
Home Occupation Permit	Staff	\$43	
Lot Line Adjustment	CE	\$858	
Mobile Home Park Conversion	PC	\$7,600	
Mobile Home Complex Review	CDD	\$1,827	Plus \$200 deposit for banner removal, and subdivision bonds for temporary improvements
Planned Community Development	PC/CC	\$15,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing.
<ul style="list-style-type: none"> Amendment 		\$5,000 min. deposit	
Planned Unit Development	PC/CC	\$10,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing.
<ul style="list-style-type: none"> Amendment 		\$5,000 min. deposit	
Pre-Application Review	DRC	\$846	For large scale special events
<ul style="list-style-type: none"> Non-Profit Organization (501 C3) 		\$0	
Site Development Review – Minor	CDD	\$2,697	
Site Development Review - Major	PC		Plus noticing and environmental
<ul style="list-style-type: none"> Hemet Auto Mall (SP87-28) 		\$3,340	
<ul style="list-style-type: none"> Residential 		\$5,386 plus \$10/unit	
<ul style="list-style-type: none"> Commercial (15,001+ SF) Institutional, Public, Community Facility 		\$4799 plus \$15/acre	
Site Development Review – Minor Modification	CDD	\$960	Less than 20 percent revision
Site Development Review – Major Modification	PC	\$2,162	Plus noticing and environmental fees
Sign Permit – Permanent	Staff	\$86	
Sign Permit – Temporary	Staff	\$43	
Sign Program Amendment – Minor	CDD	\$330	
Sign Program Review or Major Amendment	CDD	\$902	
Small Group Home Permit	Staff	\$875	
Specific Plan	PC/CC	\$20,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental and noticing
<ul style="list-style-type: none"> Amendment 		\$10,000 min. deposit	
Sphere of Influence Amendment	PC/CC	\$15,000 min. deposit	Full Cost. Deposit required for staff time, plus environmental, GIS fee and noticing

Table 3-9: Applications and Permits			
Application/Permit	Approval Body	Fee	Notes
Parcel Map Waiver	CE	\$2,497	Plus scanning fees
Reversion to acreage/Lot Merger	CE	\$2,038	Plus noticing and environmental fees
Tentative Parcel – Commercial/Industrial	PC	\$4,796	Plus noticing, environmental, GIS and scanning fees
Tentative Parcel – Residential		\$3,753	
Tentative Tract – Commercial/Industrial		\$6,861 plus \$25/lot	
Tentative Tract – Condominium or Conveyance		\$5,951 plus \$15/lot	
Tentative Tract – Residential		\$7,805 plus \$15/lot	
Tentative Map Revision or Resubmittal		\$4,086	
Final Map Amendment	CC	\$2,428	
Vesting Tentative Tract	PC/CC	\$15,000 min. deposit	Full Cost. Deposit for staff and City Attorney time
Substantial Conformance Determination	CDD	\$829	
Temporary Use Permit	Staff	\$139	Plus, direct cost of inspections, if needed
<ul style="list-style-type: none"> Non-profit Organization (501 C3) 		\$0	
Variance	PC	\$2,256	Plus noticing and environmental fees
Zone Change – map designation	PC/CC	\$4,429	Plus noticing, environmental fees, and GIS mapping fee
Zone Ordinance Amendment	PC/CC	\$3,000 min. deposit	Full Cost. Deposit required for staff time
Additional Application Related Fees			
GIS Mapping Fee (PC/CC)	--	\$105 plus \$10/acre	For only Maps, Zone Change, and General Plan Amendments
Public Hearing Notice – newspaper publication fee (PC/CC)	--	\$200 or Full Cost	For standard public notice ad. Display ads will be charged at full cost.
Public Hearing Notice – mailing fee (PC/CC/CDDR)	--	\$66 plus postage costs	Due when the project has been cleared for hearing and the public Notice label package has been submitted.
Scanning Fee	--	\$40	For all applications except for TUP, Sign applications
Additional/Environmental Review Fees			
Airport Influence Area Review for all projects located within the Hemet Ryan Airport Land Use Plan	--	\$229	A separate application is required by the Airport Land Use Commission
Airport Compatibility Study Review	--	\$842	

Application/Permit	Approval Body	Fee	Notes
CEQA – Categorical Exemption	--	\$229	For all exempt projects
CEQA – Initial Study w/ negative declaration	--	\$2,000 min. deposit	Full Cost. Deposit required at 100% of consultant contracts plus 20% of contract amount for staff time plus estimate of City Attorney time
CEQA – Initial Study w/ mitigated negative declaration	--	\$5,000 min. deposit	Full Cost. Deposit required at 100% of consultant contract plus 20% of contract amount for staff time plus estimate of City Attorney time
CEQA – Environmental Impact Report	--	\$20,000 min. deposit	Full Cost. Deposit required at 100% of consultant contract plus 20% of contract amount for staff time plus estimate of City Attorney time
CEQA – Planning Staff Time	--	20% of contract	Deposit required for Planning staff time.
CEQA – City Attorney Review/Meeting Time	--		Deposit required for City Attorney time.
Mitigation Monitoring	--	\$2,000 min. deposit	Full Cost. Deposit required for staff time
Habitat Acquisition and Negotiation Strategy (HANS) Review	--	\$1,593	
Technical Study Review	--	Full Cost	Deposit required for staff time
Planning and Fire Plan Review			
Residential Plan Review – R1		\$445.83	
Residential Plan Review – R-2, R-2.1, R-3.1, R-4 <10 units		\$445.83	
<i>Source: City of Hemet Planning Division Fees (1/1/2021), City of Hemet Permit Fees (12/14/2015)</i>			

	Mobile Home Senior	Multi-Family Dwelling	Single Family Dwelling	Townhome/ Duplex
Bridge Signals & Thoroughfares	\$1,537	\$2,030	\$2,948	\$1,805
Fire Suppression Facilities	\$354	\$480	\$560	\$424
General Facilities	\$493	\$669	\$780	\$591
General Plan	\$300	\$300	\$300	\$300
Law Enforcement Facilities	\$298	\$404	\$471	\$357
Library Expansion Facilities	\$465	\$631	\$735	\$557
L&LMD	\$25	\$26	\$40	\$40

Parks & Recreation Facilities	\$920	\$1,247	\$1,453	\$1,101
Retention Basin Capacity Fee	\$1,900/acre	\$1,900/acre	\$1,900/acre	\$1,900/acre
Sewer Connection	\$145	\$145	\$250	\$250
Storm Drainage Facilities	\$1,147	\$474	\$1,405	\$1,013
Valley Wide Park & Recreation	\$179	\$243	\$283	\$214
Water Holding and Distribution	\$149	\$225	\$483	\$483
Administrative Processing Fee	3% of total impact fees			
TUMF Admin Fee	1% of TUMF fees			
MSHCP				
<= 8 Dwelling Units/Acre	\$2,234	\$2,234	\$2,234	\$2,234
8.1 – 14 Dwelling Units/Acre	\$1,430	\$1,430	\$1,430	\$1,430
>= 14.1 Dwelling Units/Acre	\$1,161	\$1,161	\$1,161	\$1,161
MSHCP Admin Fee	1% of MSHCP fees			
Hemet Unified School District	\$4.19 per square foot per new residential construction \$4.08 per square foot per additions to residential dwelling units			
San Jacinto Unified School District	\$4.08 per square foot per new residential construction			

Source: City of Hemet Development Impact Fees – Residential (7/1/2020), Hemet Unified School District (5/25/2020),

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City’s policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project measuring 3,000 square feet located on a 9,000 square foot lot, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from \$27,600 to \$32,600. Estimated total development and impact fees for a typical multi-family residential project with ten units measuring 34,848 square feet located on one acre, assuming it is consistent with existing city policies and regulations range from \$192,427 to \$197,427.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Hemet, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 5.7% percent to 6.8% percent of the direct cost of development for a single-family residential project and 4.2% percent to 4.3% percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the

length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a preapplication meeting with the respective department to: confirm City requirements as they apply to the proposed project; review the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

All permit applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing. **Table 3-6** identifies the appropriate review process and requirements for each planning permit application.

9. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (improvements within the lot or property boundaries specific to the project or development), and off-site improvements which are required as a result of a development or project (curb, gutter, sidewalk, road widening and upgrading; stormwater facilities; and traffic improvements). Thus, these are costs that may influence the sale or rental price of housing.

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The majority of cost associated with on and off-site improvements is reimbursed to the City in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines.

Building Codes and Code Compliance

The City has adopted the 2019 California Building Code, including the ancillary information within the tables, attachments, addendums, and footnotes. This would include the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The adoption California Building Code therefore ensures a consistent development standard that would be promoted throughout the State. The Code's intent is to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020. The City of Hemet is required by State law to enforce the new code.

The City of Hemet's Code Compliance Division responds to citizen complaints and pro-actively identifies violations on public or private property. The basis of Code Compliance rests with property owners and tenants to act as good neighbors. Property owners have rights that protect them; however, the term "property rights" also implies that property owners have certain responsibilities. No property within the City may be used or maintained in a manner, which downgrades the value, use, enjoyment, or safety of one's own or surrounding property. Code Compliance activities protect the health and safety of the community and ensure the highest level of voluntary compliance.

Senate Bill 35

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

According to HCD's SB 35 Statewide Determination Summary (based on APR data received as of June 25, 2019), the City of Hemet has not made sufficient progress towards its Above Moderate RHNA and is therefore subject to SB 35. The City is subject to streamlined ministerial approval review for proposed developments with at least 10 percent affordability. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs has not been satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."

A project does not qualify for SB 35 streamline processing if:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.

C. Infrastructure Constraints

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

1. Dry Utilities

Dry utilities include electric, telephone, TV, internet, and gas service in a community. Of the utilities, the City must plan to provide the necessary resources, such as electric and gas, to new housing units.

Electricity

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

Natural Gas

The Southern California Gas Company (SCGC) provides natural gas service to Hemet and is the nation’s largest natural gas utility provider with more than 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As public utilities, SCGC and SCE are under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in-state transportation over the utilities’ transmission and distribution pipelines system, storage, procurement, metering, and billing. Most of California’s natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in Hemet.

2. Water Supply and Wastewater Capacity

Water Supply

The City relies primarily on groundwater from the Hemet South Subbasin and the San Jacinto Upper Pressure Subbasin of the San Jacinto Groundwater Basin. These sources are adjudicated and managed as the Hemet/San Jacinto Groundwater Management Area by Watermaster, a governing body made up of the City of Hemet, the City of San Jacinto, Lake Hemet Municipal Water District, Eastern Municipal Water District (EMWD) and a number of private water producers. The City also has access to imported water from EMWD. The City’s groundwater supply is sustainably managed and is projected to exceed demand through 2040.

Water Demand

Water use and production records, combined with projections of population, employment, and urban development, provide the basis for estimating future water demands in the Hemet Urban Water Management Plan (UWMP). According to the UWMP, in 2015 a total of 1,467 single family residential accounts were served and 980 multifamily residential accounts were served. Project water deliveries through 2040 are displayed in **Table 3-11** below.

Hotter days and nights, as well as longer irrigation season, will increase landscaping water needs, and power plants and industrial processes will have increased cooling water needs. As required by state law, the City of Hemet will continue to monitor water supply and demand in the updated urban water management plan at least once every five years. Through this monitoring and regular update schedule the City can account for and plan for future water demands to all sectors of the community.

Table 3-11: Hemet Water Uses by Sector

Sector	2010	2015	2020	2025	2030	2035	2040
Single Family	1,512	1,467	1,834	1,872	1,902	1,929	1,943
Multi-Family	985	980	1,388	1,417	1,440	1,459	1,471
CII	783	797	907	925	940	953	961
Landscape	177	272	383	391	397	403	406
Losses	783	234	348	355	361	366	369
TOTAL	4,240	3,750	4,860	4,960	5,040	5,110	5,150

Source: City of Hemet 2015 Urban Water Management Plan

Table 3-12: 7-Year Average Demand Distribution by Sector

Sector	Percentage of Total Demand
SFR	37.7%
MFR	28.6%
CII	18.7%
Landscape	7.9%
Losses	7.2%

Source: City of Hemet 2015 Urban Water Management Plan

Water Quality

Water quality serviced to Hemet is typically better in the Management Area than in the surrounding areas. Artificial and natural recharge of San Jacinto River water improves the overall quality and quantity of groundwater.

Total dissolved solids (TDS) and Nitrate are monitored in the Hemet/San Jacinto Groundwater Management Area. These constituents may require treatment or blending in the future in order to maintain groundwater production goals. The City will work cooperatively with the other participants of the GWMP to resolve water quality issues, as needed.

Reduced snowpack, shifting spring runoff to earlier in the year, increased potential for algal bloom, and increased potential for seawater intrusion—each has the potential to impact water supply and water

quality. The City of Hemet regularly tests its water supply for quality and contaminants and has found the water meets the state's water quality standards.

Wastewater

The City of Hemet provides wastewater collection within the Water Service Area. Collected wastewater flows to EMWD's San Jacinto Valley Regional Water Reclamation Facility where it receives tertiary treatment. The treatment capacity of the facility is 15,700 acre-feet per year (AFY). EMWD estimates wastewater generation within the City's Water Service Area at 1,770 AFY.

EMWD is responsible for all wastewater collection and treatment in its service area. It has four operational Regional Water Reclamation Facility (RWRFs) located throughout EMWD. Inter-connections between the local collections systems serving each treatment plant allow for operational flexibility, improved reliability, and expanded deliveries of recycled water. All of EMWD's RWRFs produce tertiary effluent, suitable for all Department of Health Services permitted uses, including irrigation of food crops and full-body contact. The four RWRFs have a combined capacity of 81,800 AFY.

In addition to treatment facilities, EMWD has several recycled water storage ponds throughout the District. Using existing storage ponds, EMWD is able to sell more than the recycled water produced by its treatment plants during the peak demand months (June – September). During the cooler, wetter parts of the year, surplus recycled water is stored in unlined surface impoundments, resulting in some degree of groundwater recharge. If storage capacity is full, surplus recycled water is disposed of through a regional outfall pipeline to Temescal Creek and the Santa Ana River.

Stormwater Management

City of Hemet Water/Wastewater Department is responsible for the collection of wastewater within the City limits and delivery to the trunk sewer mains of EMWD.

The San Jacinto Water Harvesting Project allows EMWD to capture stormwater for the purposes of recharging the groundwater aquifers in the Hemet/San Jacinto Basin. The San Jacinto Water Harvesting Project uses the San Jacinto Reservoir as a retention basin for flows rerouted from Riverside County Flood Control and Water Conservation District storm drain Line E. The San Jacinto Water Harvesting Project is currently not monitored; however, at time of construction, the project was estimated to capture 300 to 320 AFY of storm water on a long-term average.

3. Fire and Emergency Services

Fire Prevention

The City of Hemet Fire Department, acting as the City's fire protection provider, administers a number of programs and services in the City. The Hemet Fire Department and Hemet Police Department provide first response within Hemet in the event of disasters and emergencies. The Hemet Fire Department has 5 fire stations disbursed throughout the City.

The City of Hemet Office of Emergency Management works in coordination with all departments to strengthen the City's ability to prepare for, mitigate against, respond to, and recover from threatened or actual natural disasters, acts of terrorism, or other man-made disasters. Various preparedness activities

are conducted regularly such as trainings, drills, and exercises to promote a safer, less vulnerable community.

Emergency Medical Services (EMS)

The evolution of emergency medical services by the Hemet Fire Department continues to evolve. All Hemet Firefighters are trained at the Emergency Medical Technician (EMT-Basic) level. Acknowledging the importance of EMS quality assurance, continuing education and the continued support of the Fire Departments EMS Mission, the Hemet Fire Department has a dedicated Nurse Educator who services as the Department’s EMS Coordinator, including a dedicated Medical Director.

Police Services

The Hemet Police Department acts as the City’s enforcement agency to provide general law enforcement. The Hemet Police Department has one main station and 3 additional substations that service the whole city. The Hemet Police Department has eight divisions to protect & serve the citizens of the Hemet.

D. Environmental Constraints

Like most Southern California cities, Hemet faces a diverse array of potential natural hazards such as earthquakes, fire hazards, and flooding hazards. The City of Hemet, plans and engages mitigation techniques through the City’s Public Safety Element. Environmental Hazards that may pose a constraint to the development of housing in Hemet are detailed below.

1. Geologic and Seismic Hazards

Natural landforms in the Hemet-San Jacinto Valley play an important role in shaping the City. While they provide a dramatic and varied topographical setting for the community, the region's areas of steep slopes, unstable soils, and seismic hazards also create potential for human safety and property risks. Earthquakes pose the greatest potential for far-reaching loss of life or property. A lesser geologic hazard relates to slope and soil stability. Hillsides located mostly on the periphery of the City can be subject to landslides or dislodged boulders, and portions of the City have expansive soil types with shrink-swell behaviors related to moisture content during rainy periods.

Seismic Hazards

Hemet lies within a region with several active faults; therefore, Hemet is subject to risks and hazards associated with earthquakes. Most significantly, the City is located on a portion of the San Jacinto Fault Zone, considered one of the state's most active faults.

Faults

The City is susceptible to fault rupture and ground shaking caused by multiple nearby earthquake fault zones. The following are the most significant faults affecting Hemet, although damage is possible from earthquakes along other faults, including faults not previously identified.

- The San Andreas Fault, which is the largest, most significant fault in California, is at its closest point approximately 15 miles northeast of downtown Hemet, in the San Bernardino Mountains.

The San Andreas Fault is capable of producing an 8.0 magnitude (m) earthquake. The San Jacinto and Elsinore Faults are the primary offshoots parallel to the main San Andreas Fault, which continues into the Coachella Valley.

- The San Jacinto Fault system underlies the northeast portion of the City. This fault runs more than 125 miles, separating from the San Andreas Fault near Cajon Pass and continuing southeast, passing the communities of San Jacinto and Hemet along the base of the San Jacinto Mountains, to the vicinity of El Centro. In the Hemet vicinity, the fault disperses from a single fault trace into a set of parallel traces called a fault zone, spreading through the eastern side of the planning area between Park Hill and the base of the San Jacinto Mountains. The San Jacinto Fault Zone is a major element of the San Andreas system and is considered one of the most seismically active fault systems in Southern California today. Along the mountain front in this area, the fault has dammed groundwater channels, forcing water to the surface as hot springs. This fault is capable of producing up to a 7.5 m earthquake.
- The Elsinore Fault, also a member of the San Andreas system, runs as close as 18 miles from downtown Hemet, west of the planning area. The fault runs southwest of Lake Matthews, through Corona, and south into Lake Elsinore. Of the three principal branches, including the San Andreas and the San Jacinto Faults, the Elsinore Fault has been considerably less active than the San Andreas and San Jacinto Faults. The Elsinore Fault is capable of producing up to a 7.5 m earthquake.

2. Flooding

Potential flooding in the Hemet area is attributable to two sources: natural flooding (excess rain and watercourse) and local dam failure. Flooding becomes particularly hazardous when development encroaches onto floodplains, modifying the landscape and altering natural patterns of conveying excess water during floods. Hemet's geographic location within a valley and proximity to several significant bodies of water contribute to the significant flood risk within the City. The greatest flood hazard is present in the southern parts of the City.

100-Year Floods

One-hundred-year floods are those that have a 1/100 or one percent chance of occurring in any given year. The 100-year flood is a regulatory standard used by Federal agencies and most states to administer floodplain management programs and is also used by the National Flood Insurance Program (NFIP) as the basis for flood insurance requirements nationwide. Flood insurance rates are based on FEMA designations of flood zones. Standard practice is to avoid or restrict construction within 100-year flood zones, or to engage in flood-proofing techniques such as elevating building pads or constructing walls, dams, and levees. Portions of the City of Hemet are located within a 100-year flood plain, primarily in the southern parts of the City.

3. Fire Hazards

Wildland Fires

A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. The wildland fire threat is high in the area surrounding Hemet because of the region's weather, topography, and native vegetation. Mild and wet winters result in an annual growth of grasses and plants that dry out during the hot summer months and provide fuel for wildfires in the autumn, when the Santa Ana winds blow through the area. The Santa Ana winds are hot, dry winds that blow across the region in the late fall and often fan and help spread wildfires. The areas with the highest threat are generally the undeveloped, mountainous, and hilly sections of the Santa Rosa Hills, the Lakeview Mountains, Bautista Canyon, and Diamond Valley Lake. Simpson Park, a city-owned wilderness park located in the Santa Rosa Hills, is within a Very High Fire Hazard Severity Zone and becomes a wildland fire hazard from approximately June through November. The park contains numerous hiking and off-road biking trails in an unspoiled natural environment.

Urban Fires

Structural and automobile fires are the most common types of urban fires, and they can be caused by a variety of human, mechanical, and natural factors. Urban fires can spread to other structures or areas, particularly if not extinguished promptly. Proactive efforts, such as fire sprinkler systems, fire alarms, fire resistant roofing and construction methods, can help reduce the frequency and severity of urban fires. In newer structures, these safety requirements help confine structural fires to the building or property of origin. In the older areas of Hemet, where building materials may not be fire rated and structures are not fitted with fire sprinklers, the probability of structural fires spreading to adjacent buildings is much higher. Structural fires are of particular concern in high-density areas, where the potential for fire to spread from one building to the next is greater.

E. Affirmatively Furthering Fair Housing (AFFH)

Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

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

The Analysis of Impediments (AI) to Fair Housing Choice, prepared for by the City of Hemet for 2020 to 2025, examines housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

1. Needs Assessment

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

AI Outreach

As part of the AI, the City conducted a Fair Housing Survey to gather community input. A total of 77 participants participated. Key findings from the survey include the following:

- 12 percent of the respondents stated they had or thought they had experienced housing discrimination.
- The basis for housing discrimination included: familial status, race, source of income, and disability.
- The vast majority of respondents who cited housing discrimination stated the person responsible was their landlord.
- Respondents revealed knowledge regarding agencies to which they should report housing discrimination. Of the 39 residents who responded to the questions, 19 stated the Fair Housing Council of Riverside County, Inc., 17 stated HUD, and 9 named the State Department of Fair Employment and Housing. The respondents revealed a greater knowledge of fair housing agencies compared to the November 2015 survey respondents.

In addition, the City consulted with the Fair Housing Council of Riverside County, Inc., HUD-LA, and HUD-San Francisco, California Tax Credit Allocation Committee, California Department of Fair Employment and Housing, California Department of Housing and Community Development and the County of Riverside Housing Authority.

Fair Housing Issues

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

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

As part of the 2020 to 2025 AI, the City identified the following fair housing impediments:

Private Sector Impediments:

- Population diversity
- Housing discrimination
- Steering
- Lending practices
- Property management practices

Public Sector Impediments:

- Disability definition
- Group homes
- Transitional and supportive housing
- Reasonable accommodation procedure

Local Contributing Factors

The City’s AI provides the following details on the identified impediments to fair housing:

- **Population Diversity** – Although the City as a whole has a low segregation level, there is one racially/ethnically concentrated area of poverty. This area is census tract 434.03. Actions to ameliorate this impediment involve improvements to the neighborhood, creating incentives for market rate housing development, and enhancing the economic mobility of residents.
- **Housing Discrimination** – Housing discrimination, particularly on the basis of disability, race, and familial status, is an impediment to fair housing choice. Based on past trends, it is estimated that 25 housing discrimination complaints may be filed by Hemet residents with HUD during the five-year period between FY 2020-2021 and FY 2024-2025. During the same period, it is estimated that 300 housing discrimination complaints may be filed with the FHCRC,
- **Steering** – Steering may adversely impact homebuyers in their search process and when they apply for a loan. Steering also may adversely impact in-place renters and rental apartment seekers. Corrective actions have been taken by the federal and state governments regarding loan steering so that abuse may not happen in the future as frequently as it occurred in the early to mid-2000s. However, the steering of apartment seekers is likely to continue, although it is not possible to measure its frequency. Although incidents of steering cannot be precisely quantified, there is evidence that it exists. Steering, therefore, creates an impediment to fair housing choice.
- **Lending Practices** – The City’s goal is to improve the loan approval rates of all racial and ethnic populations that want to buy a home located in Hemet. Excessive debt to income ratios impedes fair housing choice because borrowers cannot qualify to buy a home in a neighborhood they like. Many of these borrowers should not apply for a loan until after they have their debts under control.
- **Property Management Practices** – The results of the apartment survey reveal a high degree of compliance with fair housing laws. Many of the apartment managers however do not have written policies that would better ensure that all renters, particularly those belonging to protected classes, are treated the same and fairly.
- **Disability Definition** – The California Legislature has determined that the definitions of “physical disability” and “mental disability” under the law of this state require a “limitation” upon a major life activity, but do not require, as does the federal American with Disabilities Act of 1990, a “substantial limitation.” The Zoning Ordinance disability definition meets the intent of the federal and state fair housing laws in almost all respects. However, to eliminate what can be termed an

administrative rather than actual impediment to fair housing choice, the definition should adhere to State law and eliminate the term “substantially limits” from the definition.

- **Transitional and Supportive Housing** – State law establishes how local zoning ordinances must provide for the transitional and supportive housing. The Hemet Zoning Ordinance requirements pertaining to transition housing and supportive housing for the most part meet the intent of state law.
- **Reasonable Accommodation Procedure** – An impediment to fair housing choice is created because the community is unaware of the reasonable accommodation procedures and no brochure or application is available to request an accommodation.

Lending Patterns

Availability of financing affects a person’s ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who are regularly experience disproportionate roadblocks to home ownership. **Table 3-13** below identifies the lending patterns by race and ethnicity, as well as income category for the Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA). According to the data, applicants in the highest income category were more likely to have a loan approved, compared to applicants in the lowest income category where approval rates were consistently under 50 percent. Additionally, within each income category, applicants who identified as White consistently had higher rates of approval than other applicants who identified, for example, as Hispanic or Latino. Overall, applicants who identified as Native Hawaiian, Pacific Islander, and American Indian or Alaska Native had the lowest rates of loan approval in all income categories .

Table 3-13: Disposition of Loan Applications by Race/Ethnicity— Riverside San Bernardino Ontario MSA				
Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	40.0%	35.4%	27.7%	983
Black or African American	48.9%	22.6%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.9%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	40.9%	36.4%	17.6%	352
Asian	47.0%	30.3%	27.2%	1521
Black or African American	43.8%	27.9%	32.3%	1529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19017
Hispanic or Latino	51.6%	25.1%	28.2%	11797
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	16.2%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.4%	27,369
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	15.4%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.7%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093
Source: FFEIC (2019). Consumer Financial Protection Bureau, Disposition of applications by income, race, ethnicity of applicant, 2019. Retrieved from: https://ffiec.cfbp.gov/data-publication/aggregate-reports/2019/CA/40140/5 (Accessed September 2020)				

Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice. In Riverside County there were a total of 153 hate crimes reported between 2014 and 2019, according to the Riverside County *Analysis of Impediments to Fair Housing Choice 2019-2024* report. **Table 3-14** below identifies the reported hate crimes in the City of Hemet between 2014 and 2019. A total of 4 hate crimes were reported over 6 years. All reported hate crimes in Hemet were due to race, ethnicity, and/or ancestry. Approximately 61 percent of hate crimes in Riverside County as a whole were also due to race, ethnicity, and/or ancestry (Riverside County 2019-2024 AI).

Year	Race/ Ethnicity/ Ancestry	Religion	Sexual Orientation	Disability	Gender	Gender Identity	Total
2014	1	0	0	0	0	0	1
2015	2	0	0	0	0	0	2
2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	1	0	0	0	0	0	1
2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	4	0	0	0	0	0	4

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

Fair Housing Enforcement and Outreach Capacity

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

FHCRC provides programs and services focused on eliminating housing discrimination, providing general housing assistance, and education and outreach activities to residents in the Riverside County. In recent years the Fair Housing Foundation has performed the following in the region:

- Expanding affordable housing opportunities
- Housing rehabilitation
- Public policies and programs affecting housing development
- Outreach to lenders
- Fair housing services
- Access to home purchasing financing
- Foreclosure prevention outreach services

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

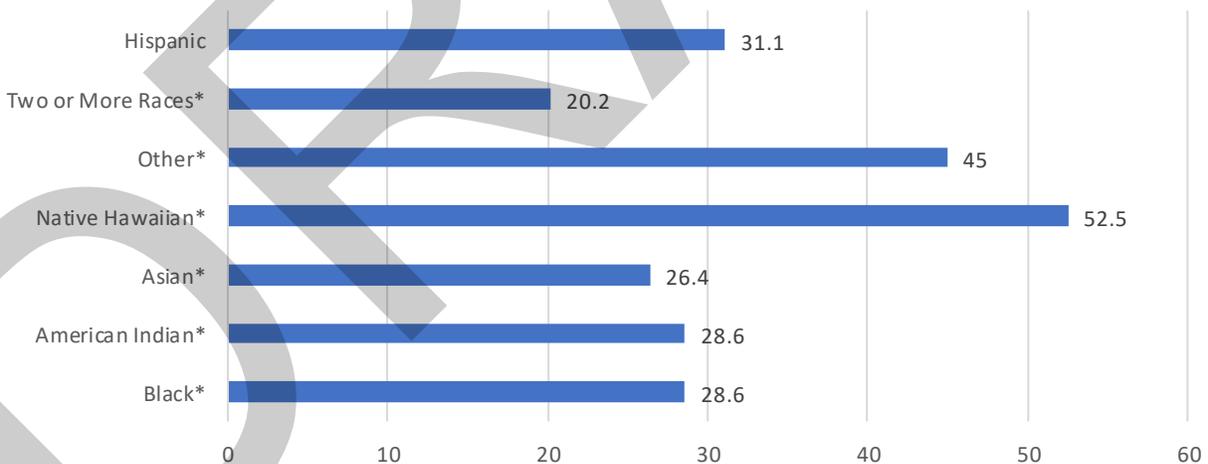
Integration and Segregation Patterns and Trends

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

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.¹ Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Figure 3-1 shows the dissimilarity between each of the identified race and ethnic groups and Hemet’s White population. The White (non-Hispanic or Latino) population within Hemet makes up about 41 percent of the total population, according to the 2019 American Community Survey 5-Year Estimates. High scores in **Figure 3-1** indicates higher levels of segregation with the White population.

Figure 3-1: Dissimilarity Index with the White Population in Hemet



*Non-Hispanic Only.

*When a group’s population is less than 1,000 its dissimilarity index may be high even if the group’s members are evenly distributed throughout the area.

Source: Census Scope, Social Science Data Analysis Network

¹ Allen, James P. and Turner, Eugene. “Changing Faces, Changing Places: Mapping Southern California”. California State University, Northridge, (2002).

The racial and ethnic groups in Hemet with the highest levels of segregation were Native Hawaiian (52.5 percent) and Other (45 percent). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominantly White census tract in order to achieve a more integrated community. For instance, 52.5 percent of the Native Hawaiian population would need to move into a predominantly White census tract areas to achieve “perfect” integration.

As indicated above, a score of 60 or higher indicate a segregated area. The City does not have any racial or ethnic groups with scores higher than 60.

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

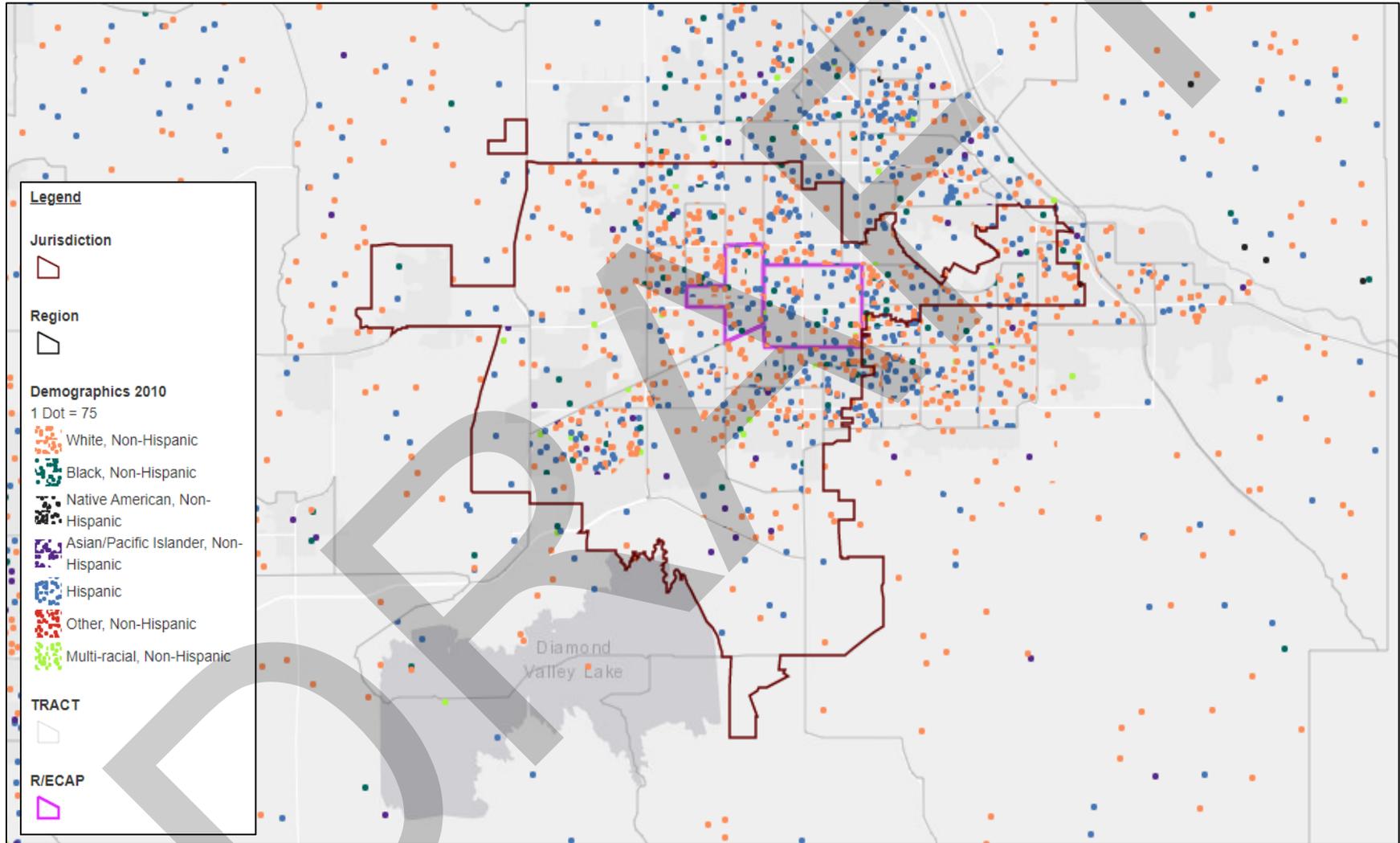
To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: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

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation². However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

Figure 3-2 below displays the R/ECAP analysis for the City of Hemet and surrounding area. The figure shows there are two racially or ethnically concentrated areas of poverty around the City’s downtown area. The City of Hemet is committed to increasing housing mobility opportunities for persons outside of the City and in the County as a whole. **Section 4** of this Housing Element outlines housing opportunities, affordable housing, and fair housing strategies to increase opportunities to all households.

² Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, 80(4), 677–iv. <https://doi.org/10.1111/1468-0009.00028>

Figure 3-2: R/ECAP Areas, City of Hemet



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, June 8, 2021

Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, the White population is the most severely insulated (separated from other racial groups).³ Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

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

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

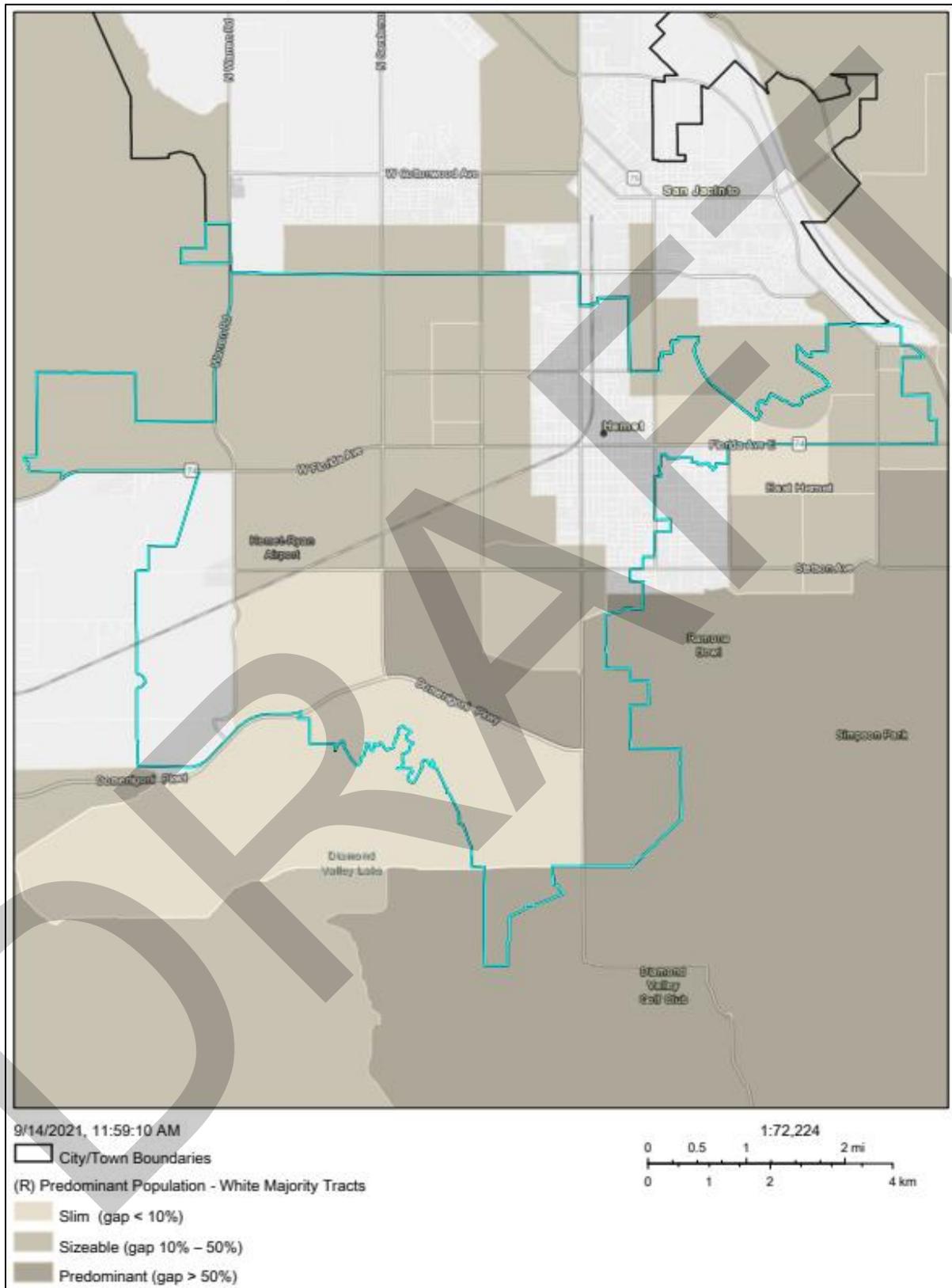
Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.⁴

Figure 3-3 illustrates a few areas of the City with a predominantly White population. The south-eastern region of the City, which includes mostly current vacant land developing into single-family neighborhoods, is reported to have a predominantly White population (over 50 percent). Concentrated areas of affluence are identified when predominantly White areas also report a median income greater than \$125,000. **Figure 3-4** shows there is only one area of the City which earns a median income over \$125,000; however, this area does not overlap with a predominantly White population. Therefore, there are no concentrated areas of affluence identified within the City of Hemet.

³ Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

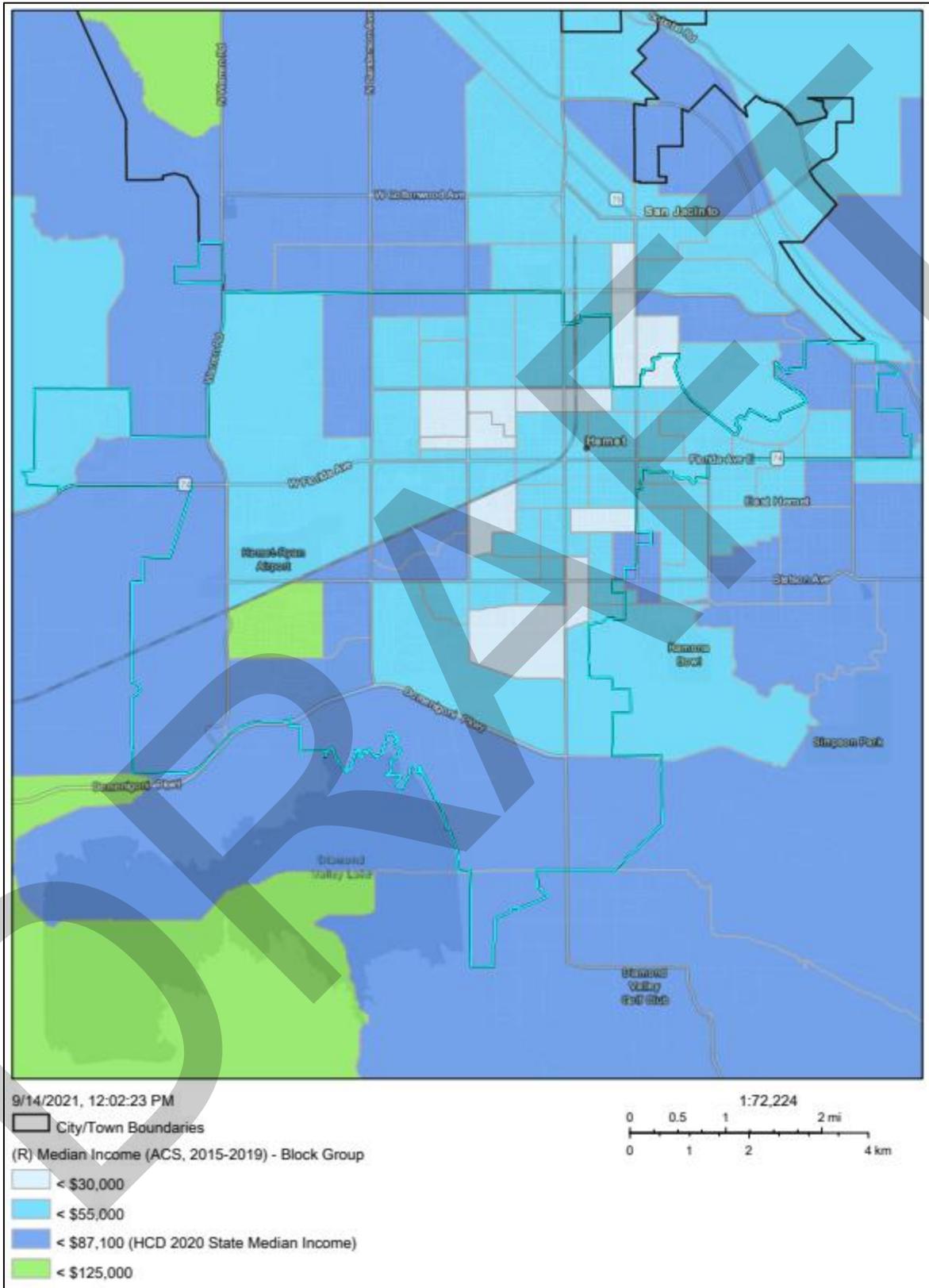
⁴ Ibid.

Figure 3-3: White Majority Census Tracts, Hemet



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-4: Median Income, Hemet



Source: California Department of Housing and Community Development – AFFH Data Viewer

Disparities in Access to Opportunity

Regional Opportunity Index (ROI)

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

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

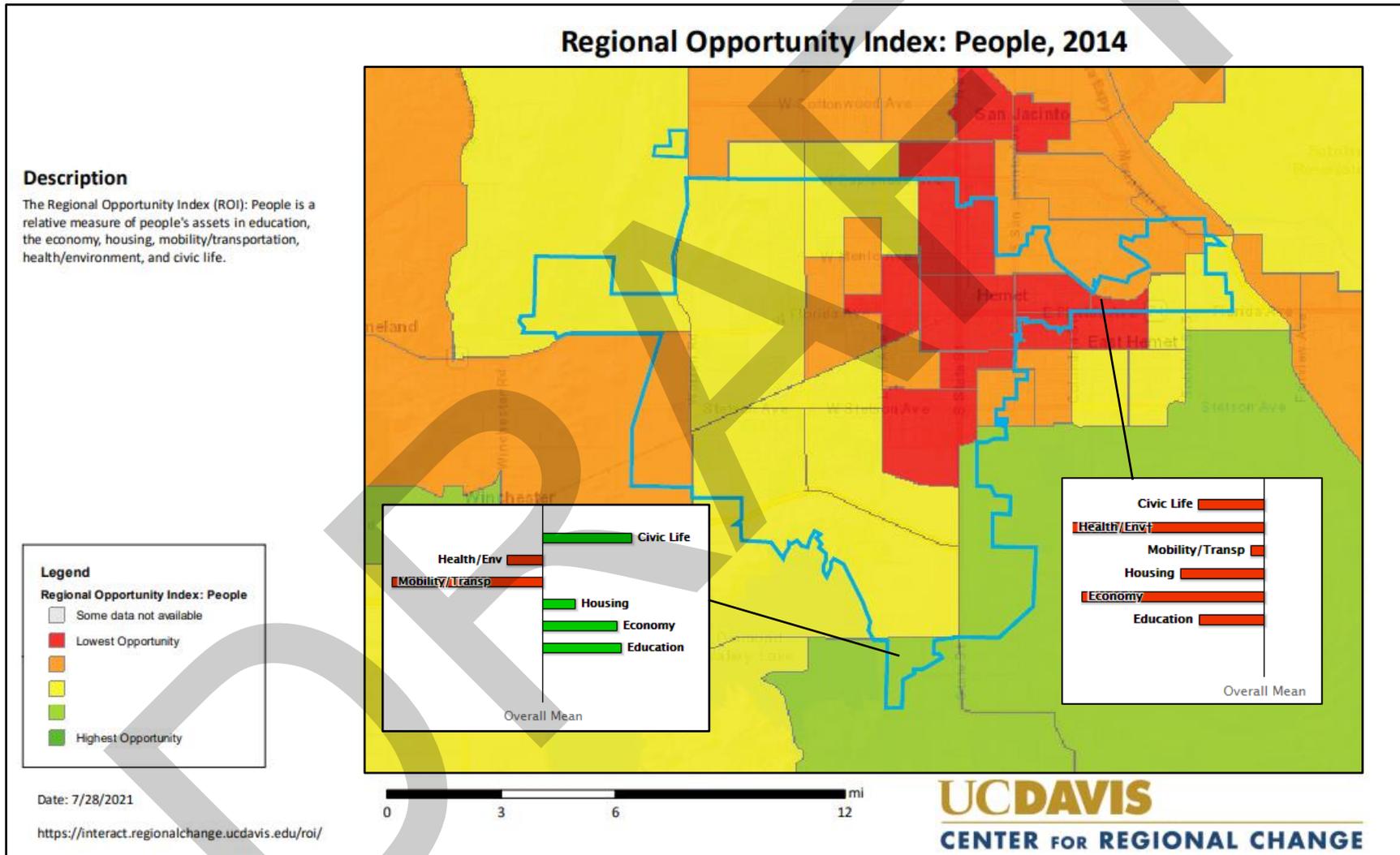
- **Education Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community,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

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

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

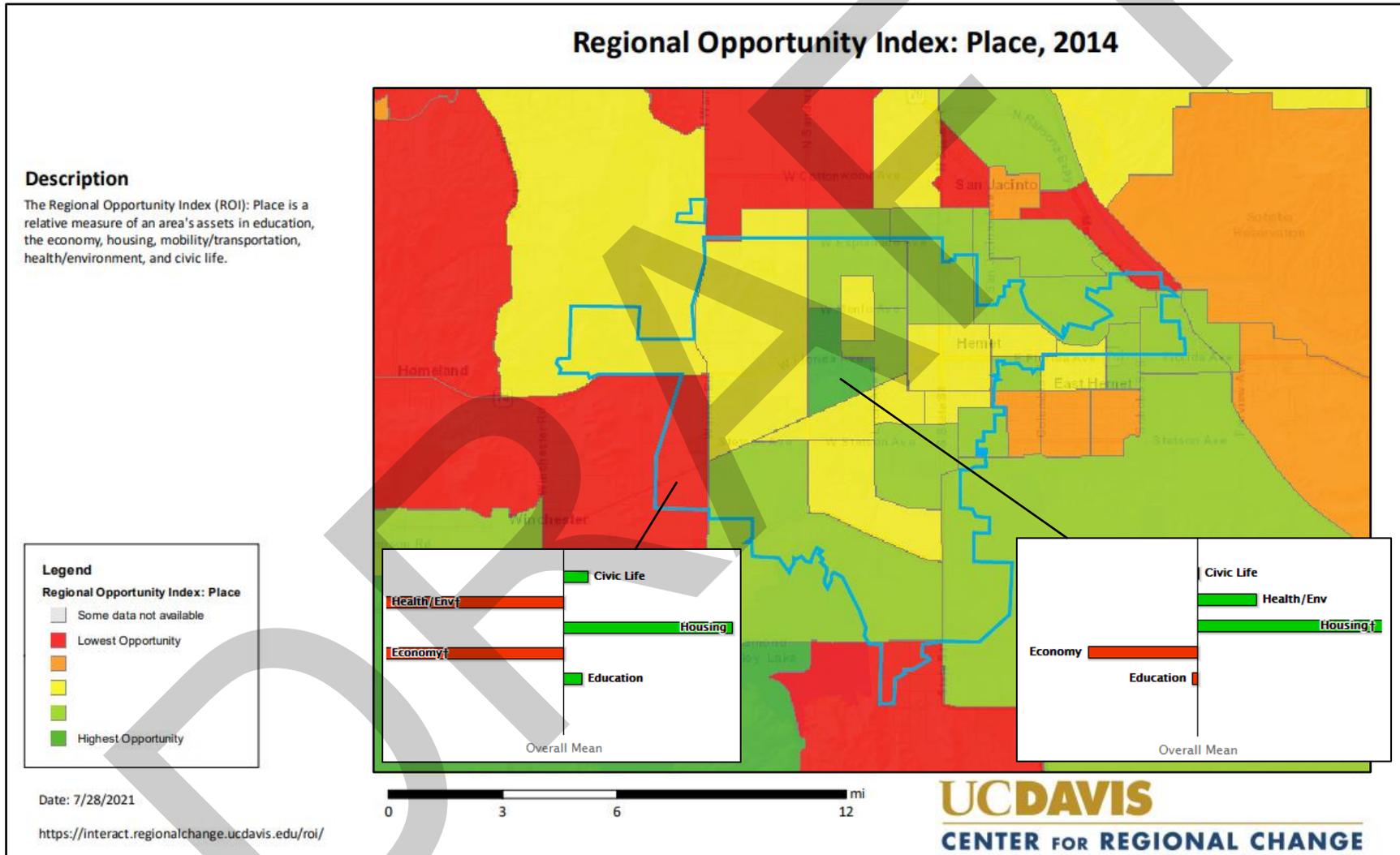
Figure 3-5 shows the opportunity classification of the Hemet population. As the figure shows, a large percentage of the City has low to moderate opportunity scores. This indicates a low level of relative opportunities that residents achieve. Figure 3-6 identifies the opportunity scores of each census tract, showing that persons living within the City have access to moderate to high levels of opportunity. Both figures also identify the census tracts with the highest and lowest levels of opportunity achieved by people and available in the census tract.

Figure 3-5: Regional Opportunity Index, People – City of Hemet



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 28, 2021

Figure 3-6: Regional Opportunity Index, Place – City of Hemet



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 28, 2021.

Additionally, **Table 3-15** and **Figure 3-7** below display the data for Regional Opportunity Index in Hemet overall compared to the State of California. The data shows the following key findings:

- While teacher experience is very high in Hemet, educational achievements are much lower and truancy/discipline rates are higher than the State.
- Economic opportunities within Hemet are low. Employment rates and minimum basic income is lower than the State, and the limited available jobs are of lower quality.
- Despite economic factors, homeownership is higher in Hemet and cost burden is the same as that reported for the State. Hemet offers housing with higher degrees of adequacy at more affordable rates.
- Hemet residents have slightly less access to vehicles but benefit from lower commute times and higher internet access than that reported for the State.
- Overall health and environmental factors are lower in Hemet. Residents in Hemet reportedly lose about 50 years of life due to various low environmental and health factors such as air quality, access to prenatal care, access to supermarkets, and available health care.
- Hemet has higher rates of US citizenship and English fluency compared to the State, though voting rates are lower.
- Overall, the City of Hemet is considered a low opportunity area with low rates of resident achievements. Poor health and environmental conditions, paired with little access to high quality employment and educational resources, results in decreased life expectancy and achievement for residents. The City should focus on providing access to affordable housing options near resources and services, as well as improving environmental, educational, and economic resources for current and future residents.

Table 3-15: Opportunity Indicators - Hemet and California

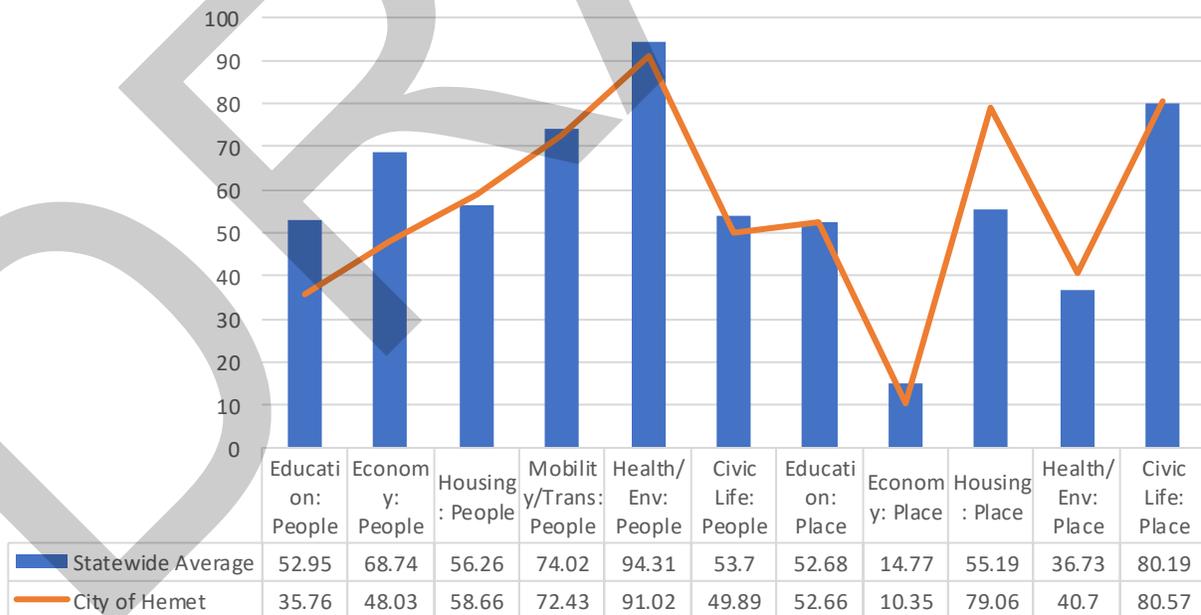
ROI Indicator		Hemet	California
Education	People		
	College Educated Adults	17%	38%
	Math Proficiency	61%	70%
	English Proficiency	55%	65%
	Elementary Truancy	37%	24%
	Place		
	High School Graduation Rate	80%	83%
	UC/CSU Eligibility	21%	41%
	Teacher Experience	69%	36%
	High School Discipline Rate	11%	6%
Economic	People		
	Employment Rate	81%	89%
	Minimum Basic Income	42%	64%
	Place		
	Job Availability	371.94	701.75
	Job Quality	28%	40%
	Job Growth	4%	3%
Bank Accessibility	0.13	0.24	
Housing	People		
	Home Ownership	57%	55%

Table 3-15: Opportunity Indicators - Hemet and California

ROI Indicator		Hemet	California
Place	Housing Cost Burden	52%	52%
	Housing Adequacy	94%	91%
	Housing Affordability	0.35	0.19
Mobility	Vehicle Availability	85%	86%
	Commute Time	55%	60%
	Internet Access	4.59	4
Health/ Environmental	Infant Health	94%	95%
	Birth to Teens	11%	7%
	Years of Life Lost	50.34	29.84
	Air Quality	6.29	10.01
	Prenatal Care	78%	83%
	Access to Supermarket	49%	53%
	Health Care Availability	1.15	1.76
Civic Life	Voting Rates	24%	31%
	English Speakers	94%	88%
	US Citizenship	90%	83%
	Neighborhood Stability	77%	85%

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

Figure 3-7: Regional Opportunity Index - Hemet and California



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

Opportunity Indicators

Opportunity indicators also help inform communities about disparities in access to opportunity. The Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident’s access to key opportunity assets in the City. **Table 3-16** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

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

Table 3-16 below displays the opportunity indices by race and ethnicity for persons living in Hemet. According to the data, there is some poverty among the population of Hemet, across all racial/ethnic groups. There are higher levels of poverty among the Hispanic and Native American, Non-Hispanic, populations. Additionally, access to quality education is low among all racial/ethnic groups (each group has an opportunity index score below 50). The data shows the City offers low labor and economic opportunity; however, residents generally have sufficient access to affordable transportation. The Asian or Pacific Islander, Non-Hispanic, population is the only one to have an index score below 50 for access to transportation at low costs. The environmental health index scores among all racial and ethnic groups are above 50. As **Table 3-16** shows, all racial and ethnic groups below the federal poverty line have decreased index scores across certain indicators (low poverty, school proficiency, and labor market); however, the population below the poverty line in Hemet experiences greater access to affordable transportation and proximity to jobs, across most racial and ethnic groups.

Table 3-16: Opportunity Indicators, City of Hemet

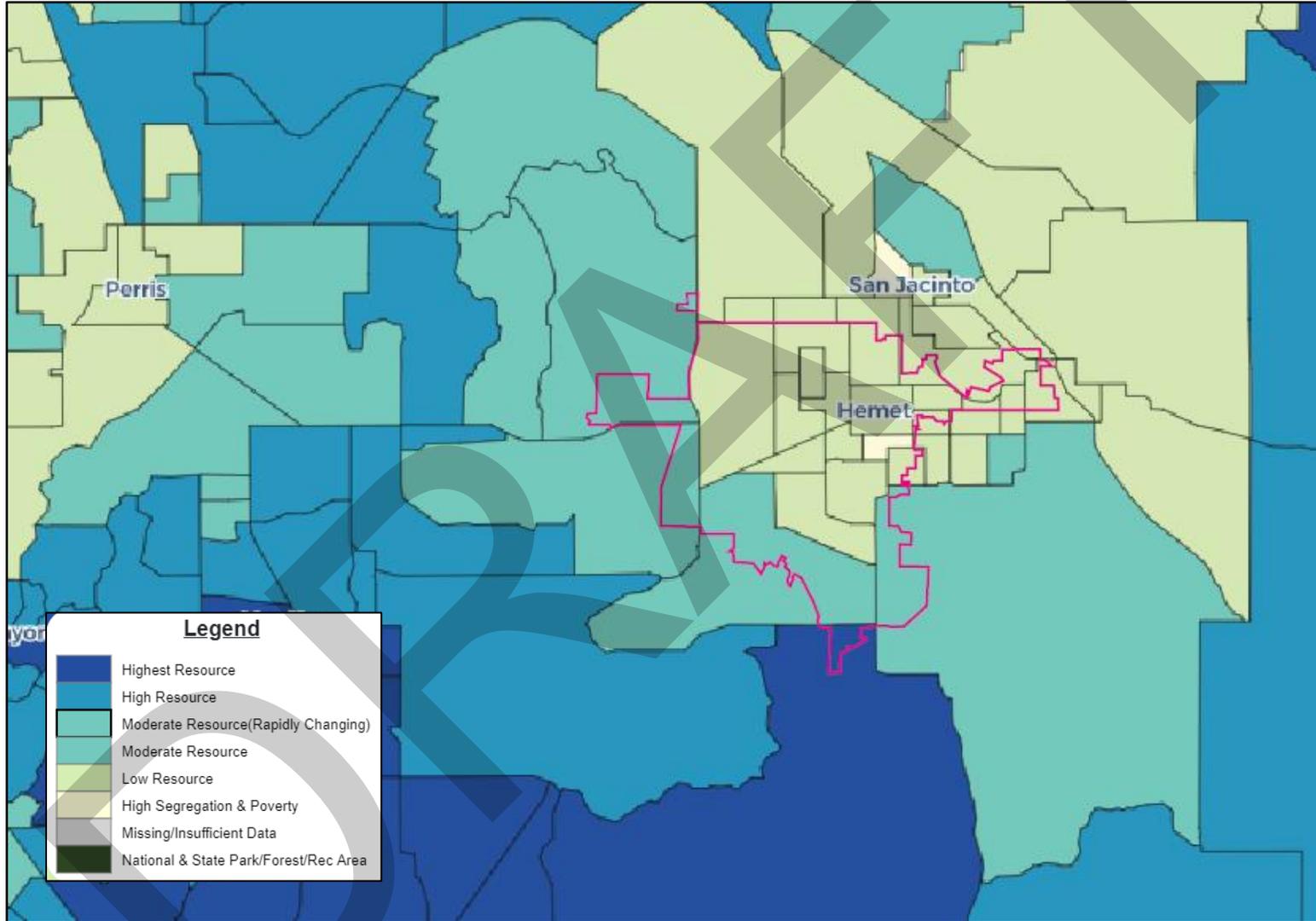
(Hemet, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	24.66	24.76	9.13	53.78	51.35	40.31	51.22
Black, Non-Hispanic	21.75	24.78	7.89	52.42	51.93	41.25	50.77
Hispanic	20.42	23.78	8.35	51.78	51.72	39.42	51.22
Asian or Pacific Islander, Non-Hispanic	28.10	28.05	10.48	47.36	45.19	38.85	50.35
Native American, Non-Hispanic	21.19	23.70	8.53	55.17	53.58	37.74	51.65
Population Below Federal Poverty Line							
White, Non-Hispanic	20.97	22.59	7.80	57.81	56.53	39.49	51.49
Black, Non-Hispanic	16.36	22.56	7.09	61.05	57.56	42.95	50.52
Hispanic	13.42	21.63	5.72	58.61	59.36	40.18	53.11
Asian or Pacific Islander, Non-Hispanic	19.83	24.81	8.83	67.71	60.17	44.42	46.37
Native American, Non-Hispanic	13.56	21.91	5.44	58.48	58.25	37.89	54.49
<i>Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping Tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA</i>							

Tax Credit Allocation Committee (TCAC/HCD)

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

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live — but might, if given the choice. As shown in **Figure 3-8** below, the City of Hemet is classified as low to moderate resource areas. The TCAC/HCD Opportunity Map also identifies one area of high segregation and poverty in the center of Hemet. The City of Hemet is committed to exploring programs and avenues to increase housing access and opportunity to both existing and future residents within Hemet and the surrounding areas.

Figure 3-8: TCAC/HCD Opportunity Map – City of Hemet



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

Access to Transit

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided in Table 3-15, Hemet scored a 3.9 AllTransit performance score, illustrating a moderate access to public transit to commute to work. Compared to neighboring cities, Hemet has the highest AllTransit score (**Table 3-17**).

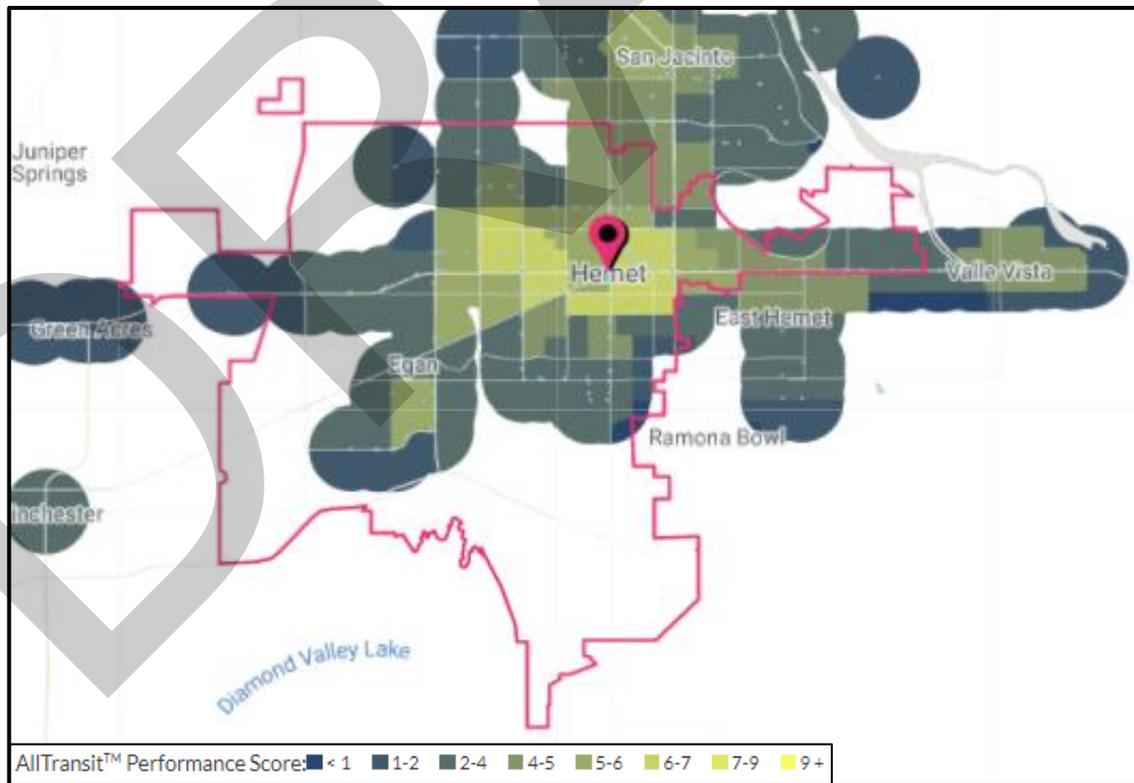
Figure 3-9 shows the performance scores throughout the City of Hemet and neighboring cities. As the Figure shows, the performance scores are the highest near the City center and the central and northwestern region of the City. Access to transit is lacking in the southern region and western edges; this may be due to the higher propensity of agricultural uses in these areas.

Table 3-17: Opportunity Indicator – Transit

Jurisdiction	AllTransit Performance Score	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
San Jacinto	3.3	449	19,910	0.69%	4
Hemet	3.9	583	21,763	1.37%	4
Menifee	2.7	370	10,898	0.75%	2
Perris	3.8	637	17,455	1.28%	4
Riverside County	3.3	589	27,262	1.42%	3

Source: All transit, American Community Survey 2019.

Figure 3-9: All Transit Performance Score – City of Hemet



Source: AllTransit Metrics, ACS 2019.

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants.

Figure 3-10 below displays mapped results for the CalEnviro Screen in Hemet. The map shows that the City has moderate to high pollution burdens with higher burdens towards the center of Hemet. Census tract 6065043401 towards the City’s center has the highest pollution burden in Hemet, while Census tract 6065043314 has the lowest pollution burden. Both census tracts are detailed in **Table 3-18** and **3-19**.

Table 3-18: CalEnviro Screen 3.0 – Census Tract 6065043401, Hemet

Pollutant	Percentile*	Health Risk/Burden	Percentile*
Ozone	91	Asthma	90
PM 2.5	20	Low Birth Weight	72
Diesel	30	Cardiovascular Rate	98
Pesticides	0	Education	82
Toxic Releases	73	Linguistic Isolation	57
Traffic	61	Poverty	98
Drinking Water	94	Unemployment	99
Cleanups	42	Housing Burden	98
Groundwater Threats	14		
Hazardous Waste	0		
Impaired Water	0		
Solid Waste	50		

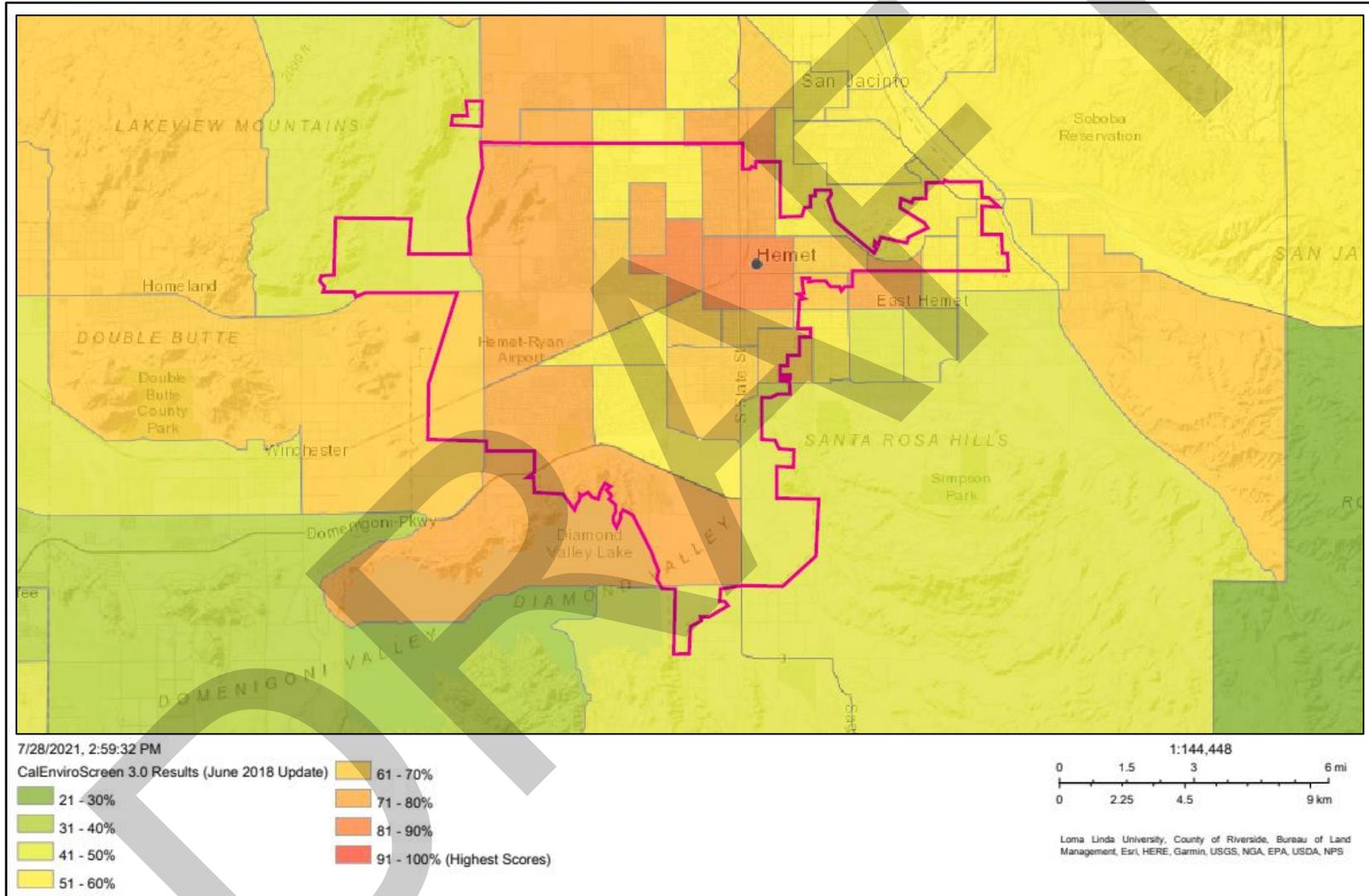
Table 3-19: CalEnviro Screen 3.0 – Census Tract 6065043314, Hemet

Pollutant	Percentile*	Health Risk/Burden	Percentile*
Ozone	91	Asthma	68
PM 2.5	11	Low Birth Weight	22
Diesel	15	Cardiovascular Rate	96
Pesticides	64	Education	34
Toxic Releases	68	Linguistic Isolation	27
Traffic	5	Poverty	48
Drinking Water	85	Unemployment	61
Cleanups	0	Housing Burden	30
Groundwater Threats	0		
Hazardous Waste	0		
Impaired Water	0		
Solid Waste	0		

*Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts.

Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update. Accessed July 7, 2021.

Figure 3-10: CalEnviro Screen 3.0, City of Hemet



Source: CalEnviro Screen 3.0 Map Tool, June 2018. Accessed July 28, 2021.

3. Discussion of Disproportionate Housing Needs

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

Existing Needs

The Housing Authority of the County of Riverside administers Section 8 Housing Choice vouchers within the City of Hemet.

Housing Needs in Hemet

A variety of factors affect housing needs for different households. Most commonly, disability, household income, and household characteristics shape the type and size of housing needed, as well as accessibility based on existing units in a City. **Table 3-20** through **3-27** display data for demographic characteristics of Hemet, as compared to Riverside County and the State of California. Additional detailed analysis of the Hemet community is provided in **Section 2: Community Profile**.

Table 3-20 displays the data for persons with disabilities in the City, County, and State. Persons with disabilities may require different features in a home to make housing more accessible. This may include, but is not limited to, ramps rather than stairs, lower and within reach counter tops, and other specific design features. The City has the highest population percentage with a disability, with about double that of the County and State. Persons with ambulatory difficulties (a physical and permanent disability that requires the assistance of a wheelchair to move from place to place) and independent living difficulties made up the largest percentage of those with a disability in all 3 jurisdictions.

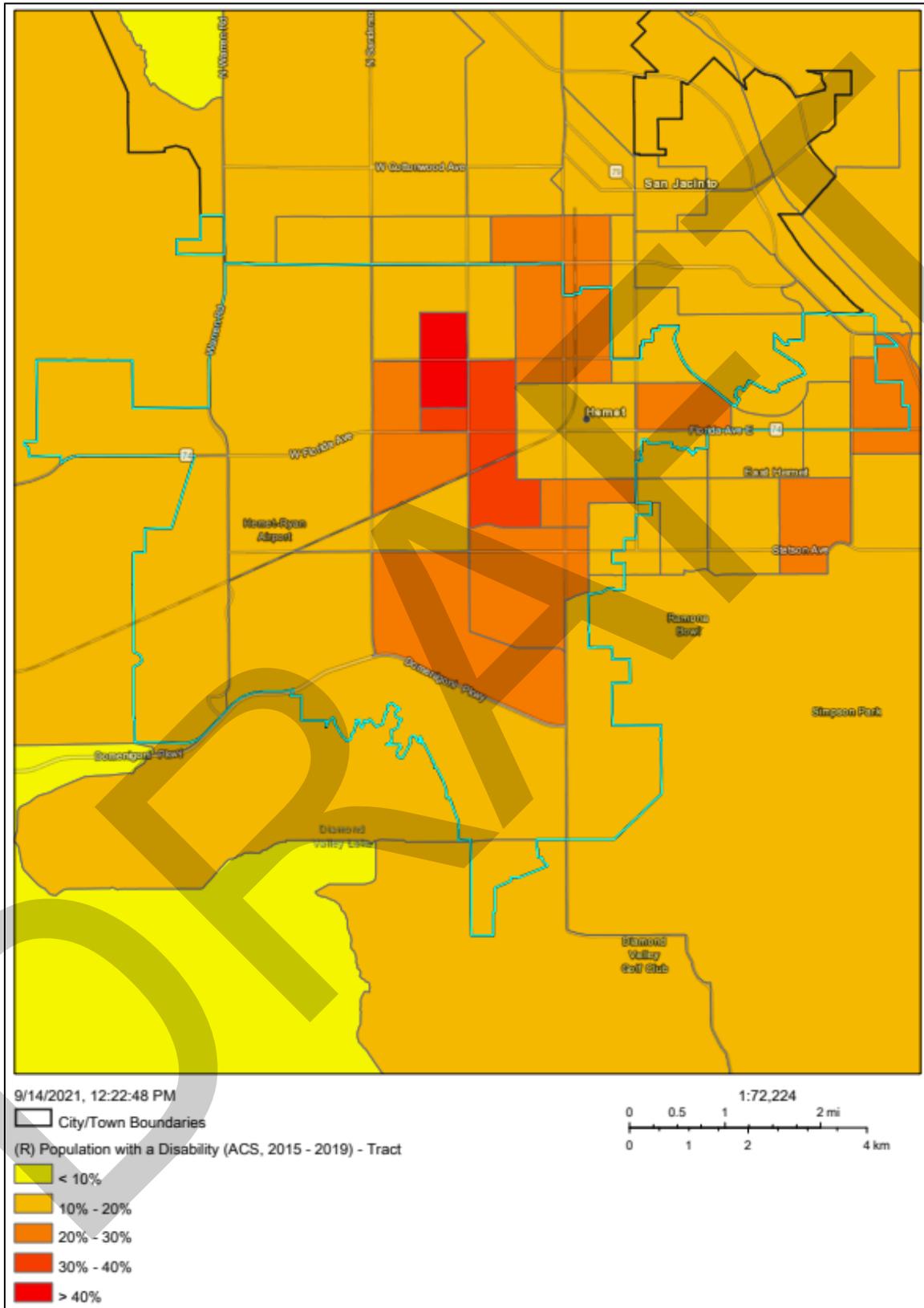
Disability Type	Hemet	Riverside County	California
Hearing Difficulty	5.5%	3.3%	2.9%
Vision Difficulty	4.1%	2.3%	2%
Cognitive Difficulty	8.1%	4.5%	4.3%
Ambulatory Difficulty	13%	6.5%	5.8%
Self-Care Difficulty	4.5%	2.8%	2.6%
Independent Living Difficulty	9.8%	5.9%	5.5%
Total with a Disability*	20.5%	11.6%	10.6%

* Total of noninstitutionalized population with at least one disability.
Source: American Community Survey, 5-Year Estimates, 2019.

Figure 3-11 identifies the occurrence of disabilities within the City’s census tracts. As illustrated, there are a few tracts towards the center of the City where over 40 percent of the population reports a disability and a number of surrounding tracts with 30 to 40 percent. At least 10 percent of the population within each census tract reports at least one disability.

A number of proposed housing sites are located within the census tracts reporting larger disabled populations. The location of the potential future housing sites in these census tracts may provide opportunities for affordable housing in conjunction with or near services.

Figure 3-11: Hemet Population with a Disability



Source: California Department of Housing and Community Development – AFFH Data Viewer

Tables 3-21 and 3-22 display household type and income data for the State, County, and City. Amongst the three jurisdictions, households categorized as “family” made up the majority of households. Hemet reports the lowest percentage of the three, with about 7 percent less than Riverside County and 3 percent less than California. In addition, 45 percent of Hemet households are married-couple family households and 32.6 percent have related children under the age of 18. The percent of households with children is near the County and State’s percentages but remain smaller. Households with children may require different or additional design standards and may also be larger to accommodate additional persons to avoid overcrowding. A little over half of the City’s households have at least one person over the age of 60. This is greater than for the County and State (41.6 percent and 39.1 percent, respectively).

Regarding household income, **Table 3-22** shows Hemet has a much lower annual median income compared to Riverside County and the State. The City of Hemet’s median income is \$39,726, while the State’s median income is \$75,235. Approximately 60 percent of the City’s population earns annual income below \$50,000, with about 15 percent earning under \$15,000. Generally, a higher percentage of married couple households show a higher median income in a community as they are more likely to have more than one income source. Higher income may provide for sufficient and stable housing options, as well as the ability to renovate and update aging attributes of a home.

Table 3-21: Population by Familial Status by Geography, 2019

Familial Status	Hemet	Riverside County	California
Family Households	65%	72.7%	68.7%
Married-Couple Family Households	45%	53.8%	49.8%
With Related Children Under 18	32.6%	37.2%	34%
Non-Family Households	35%	27.3%	31.3%
Households with one of more people 60 years or over	55.5%	41.6%	39.1%
Total Occupied Housing Units*	28,893	724,893	13,044,266

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

Table 3-22: Households by Income by Geography, 2019

Household Income	Hemet	Riverside County	California
Less than \$10,000	7.7%	5.4%	4.8%
\$10,000-\$14,999	7.2%	3.9%	4.1%
\$15,000-\$24,999	16.1%	8.4%	7.5%
\$25,000-\$34,999	12.8%	8.5%	7.5%
\$35,000-\$49,999	16.8%	11.7%	10.5%
\$50,000-\$74,999	17%	17.1%	15.5%
\$75,000-\$99,999	9.5%	13.1%	12.4%
\$100,000-\$149,999	8.4%	16.9%	16.6%
\$150,000-\$199,999	2.9%	7.9%	8.9%
\$200,000 or More	1.6%	7.1%	12.2%
Median Income	\$39,726	\$67,005	\$75,235

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

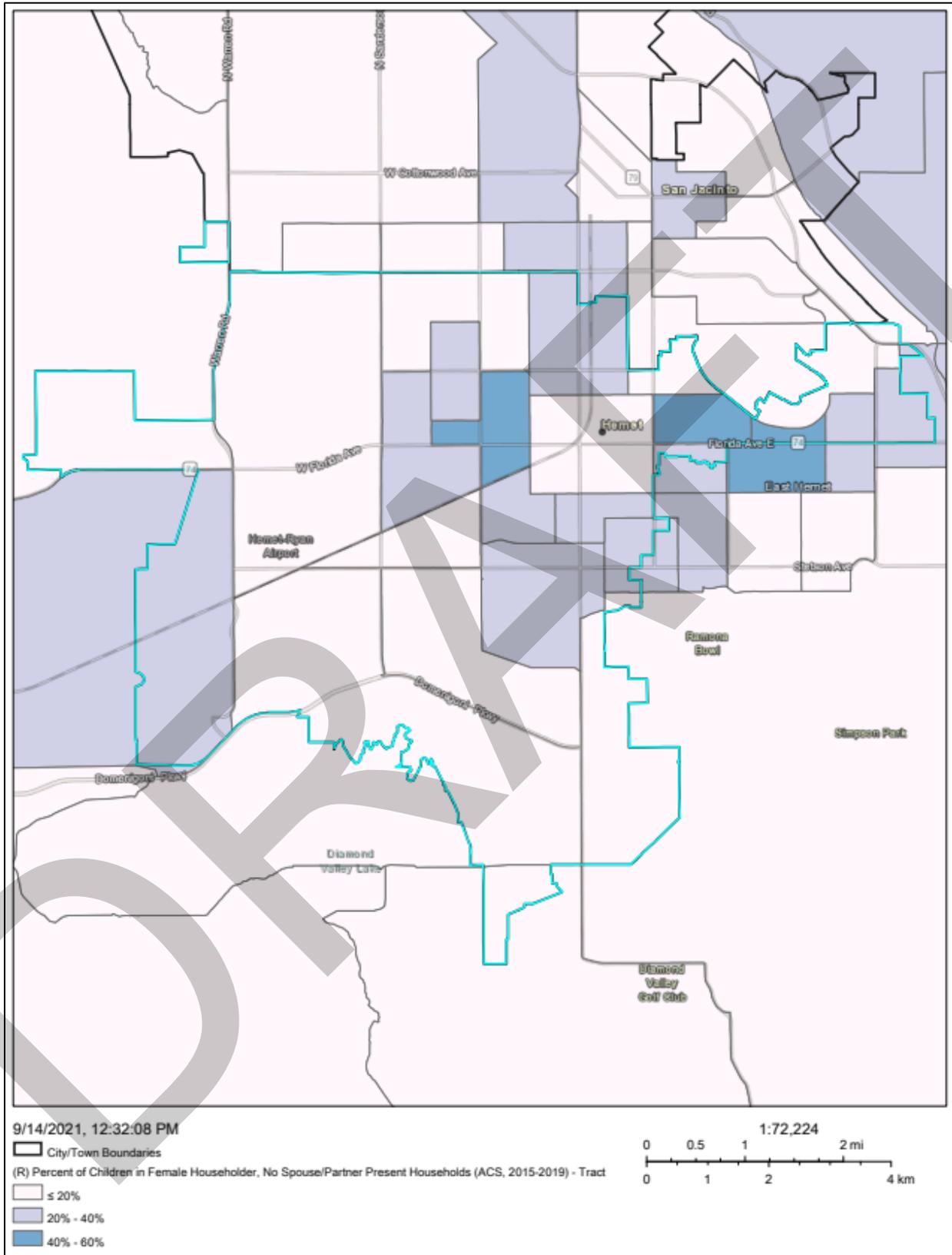
Figure 3-12 below shows that a large portion of the City has higher rates of households made up of married couples. Most of the region with high rates of married-couple households include single-family neighborhoods, as well as some agricultural and vacant land. The City's downtown region has the largest concentration of 20 to 40 percent married-couple households.

Figure 3-13 shows the percent of children living in married-couple households. In alignment with the concentration of married-couple households, there is a much greater percentage of children in areas that also reported high percentages of married-couples. The downtown region reports the lowest rates of children, with census tracts ranging from 20 to 40 percent and 40 to 60 percent children living in married-couple households.

Figure 3-14 shows the percent of children living in female households with no spouse present. A large portion of the City shows less than 20 percent; however, a few census tracts in the downtown area report 40 to 60 percent of children living in female-headed households.

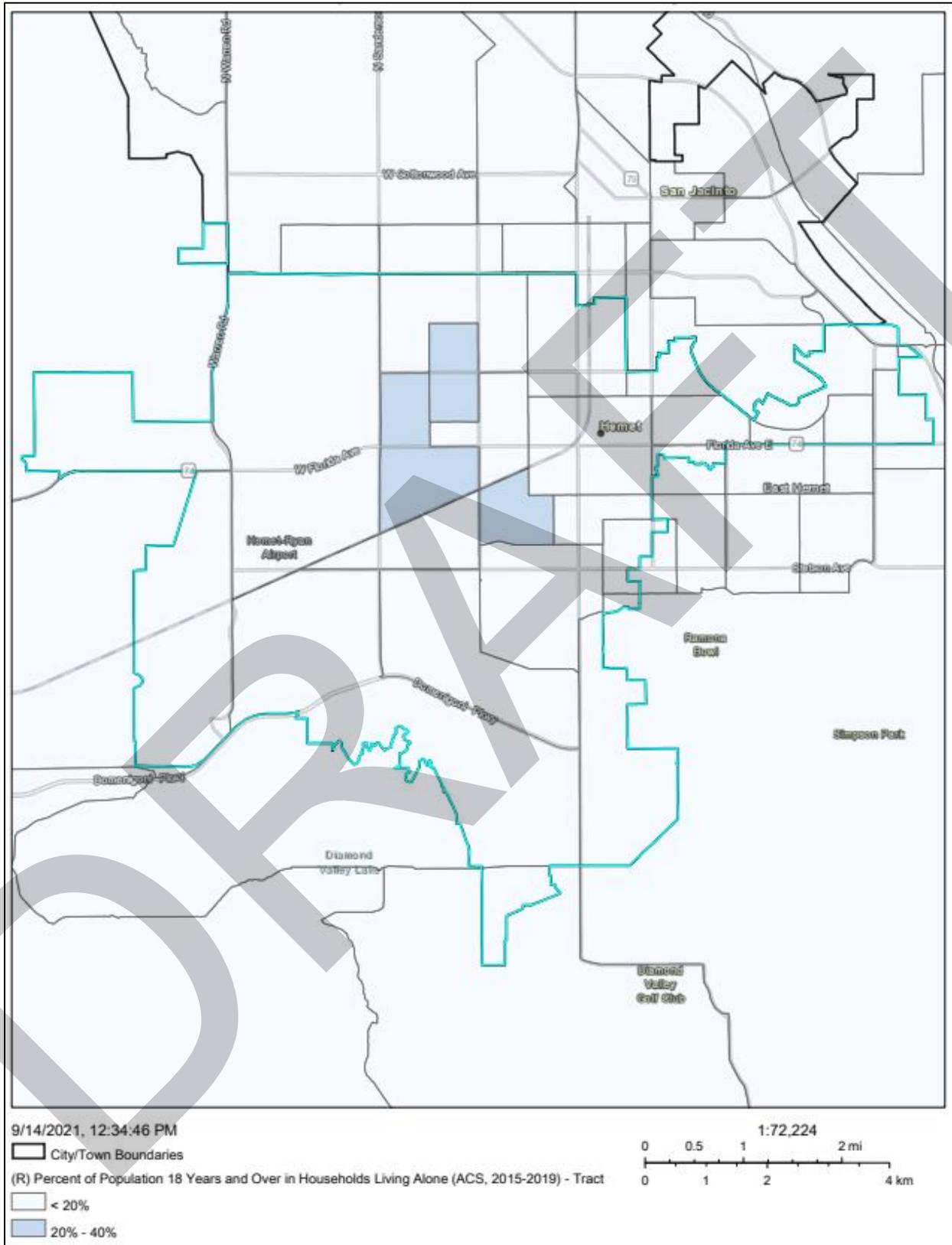
Reflecting the overall high rates of married couples and family households throughout Hemet, **Figure 3-15** shows only three census tract with 20 to 40 percent persons living alone.

Figure 3-14: Children in Female-Headed Households, Hemet



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-15: Householder Living Alone, Hemet



Source: California Department of Housing and Community Development – AFFH Data Viewer

Table 3-23 displays data for households experiencing overpayment or cost burden in the State, County, and City. Housing cost burden may have a number of consequences for a household, such as displacement and limited income for food, transportation, and other necessities. The HUD Consolidated Planning/CHAS data shows that Hemet has a higher percentage of households overpaying for housing compared to the County and State. Almost a quarter of Hemet households are severely overburdened as they pay over 50 percent of their annual income for housing.

Overpayment	Hemet	Riverside County	California
Cost Burden > 30%	44%	40.4%	40.1%
Cost Burden > 50%	22.8%	19.2%	19.4%
Cost Burden Not Available	1.7%	1.5%	1.4%

Source: HUD Consolidated Planning/CHAS Data, 2013-2017.

Table 3-24 displays data for household tenure (owner vs. renter) for the State, County, and City. Homeownership is an important foundation for helping families with low income build stability and independence. The opportunity for transition into the homebuyer’s market is important for persons and households in all communities as homeownership allows for increased stability and opportunity to age in place. The data shows that Hemet has a higher homeownership rate than the State, but about 8 percent less than the County.

Household Tenure	Hemet	Riverside County	California
Owner Households	58.5%	66.3%	54.8%
Renter Households	41.5%	33.7%	45.2%

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

Table 3-25 displays data for overcrowding in the State, County, and City. Overcrowding is defined as between 1.01 and 1.5 persons per bedroom, and severe overcrowding is at least 1.51 persons per bedroom. Overcrowding occurs when nonfamily members combine incomes to live in one household, such as roommates. It also occurs when there are not enough size appropriate housing options for large or multigenerational households. The data shows that renter households experience more overcrowding than owner households. Overcrowding is the lowest in Hemet compared to the State and County. Severe overcrowding is similar for all 3 jurisdictions for owner households.

Overcrowding and Tenure	Hemet	Riverside County	California
Owner Households			
Overcrowded	1.4%	2.1%	1.6%
Severely Overcrowded	0.7%	0.8%	0.6%
Renter Households			
Overcrowded	2.7%	3%	3.6%
Severely Overcrowded	1.1%	1.1%	2.4%

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

Housing Stock in Hemet

Table 3-26 and **3-27** display comparative housing stock data for the State, County, and City. **Table 3-26** below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and household types. The data shows that a majority of housing stock in all three jurisdictions are single-family dwelling units. Approximately 11.6 percent of housing units in Hemet have at least 10 units, compared to 7.8 percent for the County and 17.5 percent for the State. The City of Hemet has the highest percentage of mobile homes at almost a quart of the total housing stock.

Table 3-26: Occupied Housing Units by Type by Geography, 2019

Housing Unit Type	Hemet	Riverside County	California
1-Unit, Detached	51.5%	68.3%	57.7%
1-Unit, Attached	4.1%	5.4%	7%
2 Units	1.8%	1.5%	2.4%
3 or 4 Units	4%	3.7%	5.5%
5 to 9 Units	3%	4.4%	6%
10 to 19 Units	4.3%	3.4%	5.2%
20 or More Units	7.3%	4.4%	12.3%
Mobile Home	23.7%	8.8%	3.7%
Boat, RV, Van, etc.	0.3%	0.1%	0.1%

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

Table 3-27 below displays housing stock by year built for the City, County, and State. Older housing generally requires more upkeep, regular maintenance, and can cause a cost burden on both renters and homeowners. Approximately 66.2 percent of the City’s housing stock was built over 30 years ago. This compares to 53.4 percent for the County and 74.4 percent for the State. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions.

Table 3-27: Housing Unit by Year Built by Geography, 2019

Year Built	Hemet	Riverside County	California
Built 2014 or later	1.2%	2.3%	1.7%
Built 2010 to 2013	1.3%	2.6%	1.7%
Built 2000 to 2009	20.4%	26%	11.2%
Built 1990 to 1999	10.8%	15.8%	10.9%
Built 1980 to 1989	22.3%	21.3%	15%
Built 1970 to 1979	25.7%	14.5%	17.6%
Built 1960 to 1969	11%	7.7%	13.4%
Built 1950 to 1959	4.5%	6%	13.4%
Built 1940 to 1949	1.2%	1.8%	5.9%
Built 1939 or earlier	1.5%	2.1%	9.1%

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

Future Growth Needs

The City’s future growth need is based on the RHNA production of 812 very low- and 732 low-income units within the 2021-2029 planning period. **Appendix B** of this Housing Element shows the City’s ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City’s ability to accommodate the anticipated future affordable housing needs of the community.

Displacement Risk

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

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low-income households.

Table 3-28 below provides a list of 303 housing units with affordability covenants, of which 0 housing units are at-risk of converting to market-rate between 2021 and 2031. Consistent with the requirements to analyze the impacts of the potential conversion of these units to market-rate units, this section provides an analysis of preservation of assisted housing units at-risk of conversion.

Table 3-28: City of Hemet Assisted Housing Covenants (2021-2031)

Project Name	Assisted Units	Owner Type	Assistance Program	Earliest Possible Date of Conversion	Risk Level Through 2031
Ability First 1360 Acacia	17	Non-Profit	PRAC/811	2059	None
Hemet Estates 1101 E. Menlo Ave.	80	Profit-Motivated	Section 8/RDA	2033	None
Oasis Senior 1015 N. Oakland Ave.	64	Non-Profit	PRAC/811	2050	None
Sahara Senior 465 N. Palm	74	Non-Profit	PRAC/202	2048	None
Village Meadows 700 Arbor Pkwy.	68	Limited Dividend	Section 8/RDA	2068	None
Total Units	303	--	--	--	0

Assisted Units “At-Risk” of Conversion

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. There are no assisted housing units in Hemet at risk of converting to market rate housing prior to 2031. R

Resources for Affordable Housing Units

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA’s Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Qualified Entities to Preserving Affordable Housing Units

- Century Housing
- Coalition for Economic Survival
- Community Partnership Development Corporation
- Housing Corporation of America
- Jamboree Housing Corporation
- Neighborhood Housing Services of the Inland Empire (NHSIE)
- Nexus for Affordable Housing, Inc.
- Poker Flats Investors LLC
- American Family Housing
- Southern California Housing Development Corporation

SB 330

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

The City has not identified any sites as part of its housing sites strategy, as outlined in **Appendix B’s** Sites Analysis, that have existing residential uses. All sites identified within this element are vacant.

4. Assessment of Contributing Factors to Fair Housing in Hemet

In addition to the identified AI impediments, Hemet experiences the following local contributing factors to fair housing:

- There are two Racially or Ethnically Concentrated Areas of Poverty (R/ECAPS) within Hemet as identified by HUD. These identified census tracts have at least 50 percent non-white populations with a poverty rate that exceeds 40 percent and/or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Hemet have moderate to low achievement opportunities but moderate to high access to opportunities. Additionally, analysis of the California Tax Credit Allocation Committee/Department of Housing and Community Development (TCAC/HCD) Opportunity Area Maps show that the majority of the City is categorized as “low resource,” meaning there is low access to essential resources for existing residents in those census tracts.

- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low- and low-income RHNA allocation (**Appendix B**). These sites are dispersed throughout the City.

The AI also identifies the following actions to remove and mitigate impediments to fair housing in the community:

- **Population Diversity**
 - Reduce neighborhood poverty levels
 - Develop market rate housing
- **Housing Discrimination**
 - Continue to provide fair housing services
 - Increase fair housing services to include periodic testing
 - Increase fair housing awareness and education through the City’s website
- **Steering**
 - Provide information on steering at first time homebuyer (FTHB) workshops
- **Lending Practices**
 - Provide information on reasons for loan denials
- **Property Management Practices**
 - In FY 2021/2022 prepare written policies
- **Disability Definition**
 - Delete the reference to “substantially limits” in the disability definition
- **Transitional and Supportive Housing**
 - Amend the transitional and supportive housing zoning requirements
- **Reasonable Accommodation Procedure**
 - Prepare a brochure or flyer to promote the reasonable accommodation procedure and prepare an application

5. Analysis of Sites Pursuant to AB 686

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

Figures 3-16 through **3-17** below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using AFFH data layers for segregation and integration provided through HCD’s AFFH data and mapping resources.

- **Figure 3-16 – Hemet Proposed RHNA Sites, Hispanic/Latino, 2018**
- **Figure 3-17 – Hemet Proposed RHNA Sites, Non-White Population, 2018**
- **Figure 2-18 – Hemet Proposed RHNA Sites, Low and Moderate Income, 2015**

Figure 3-16 – Hemet Proposed RHNA Sites, Hispanic/Latino, 2018

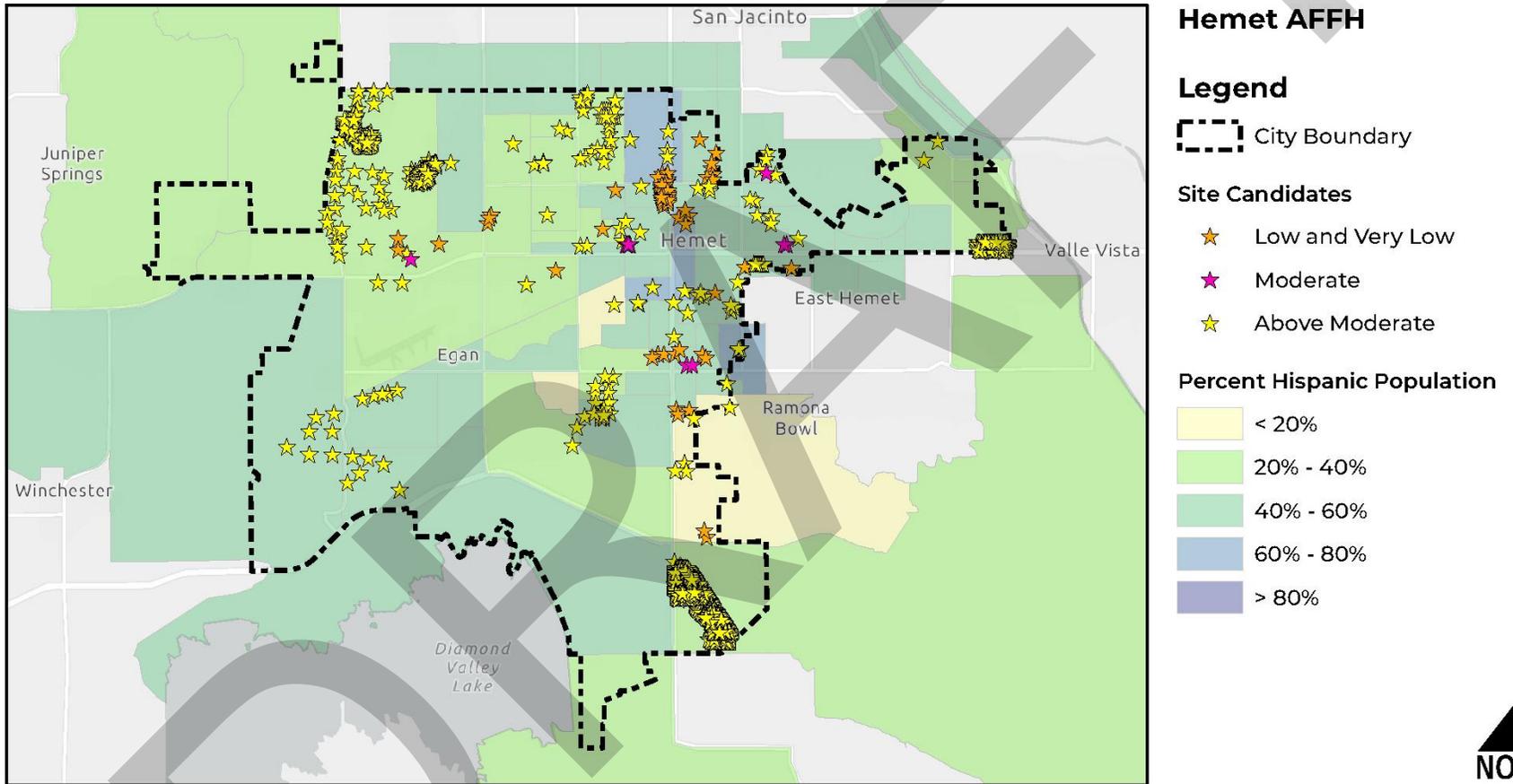


Figure 3-17 – Hemet Proposed RHNA Sites, Non-White Population, 2018

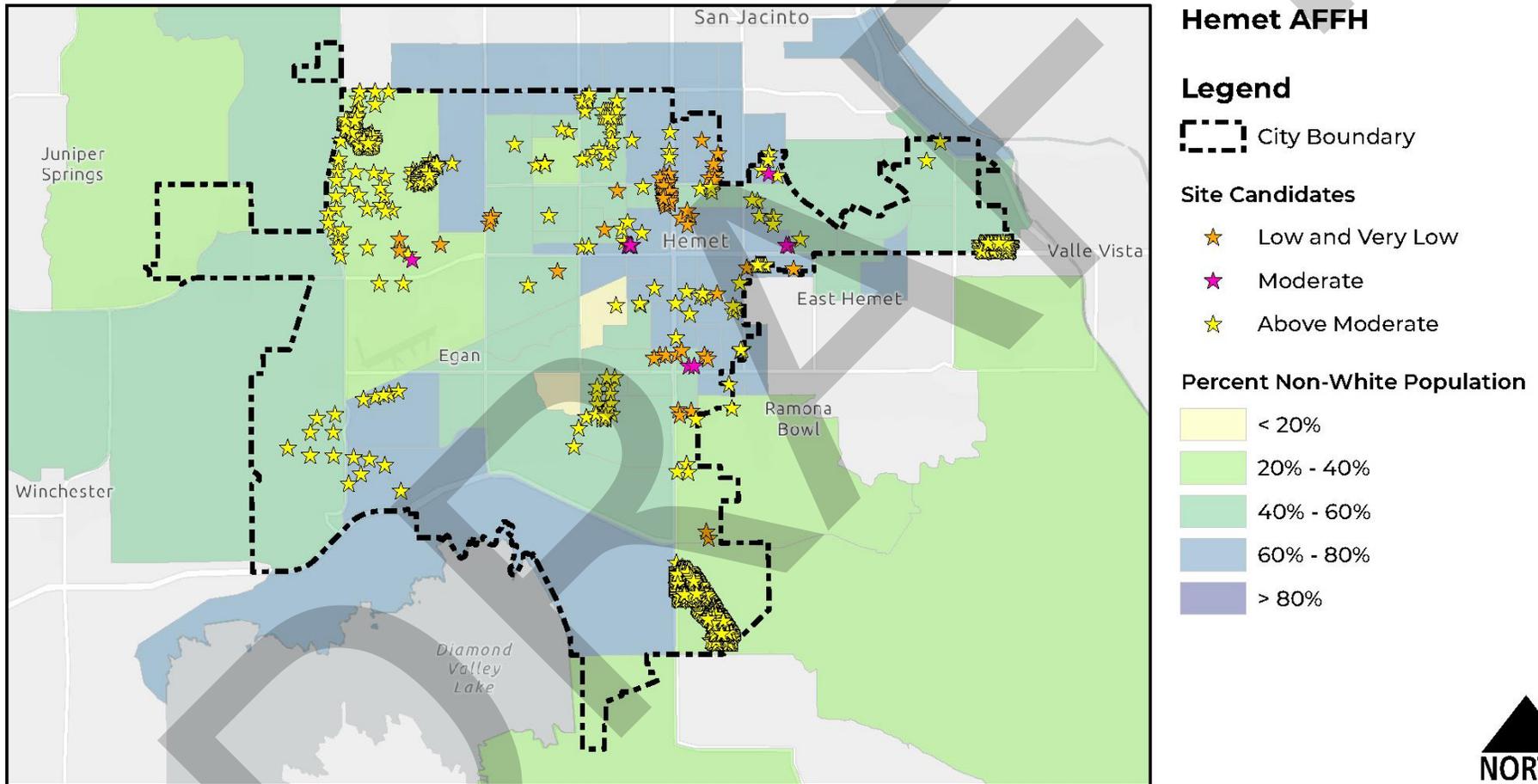


Figure 3-18 – Hemet Proposed RHNA Sites, Low and Moderate Income, 2015

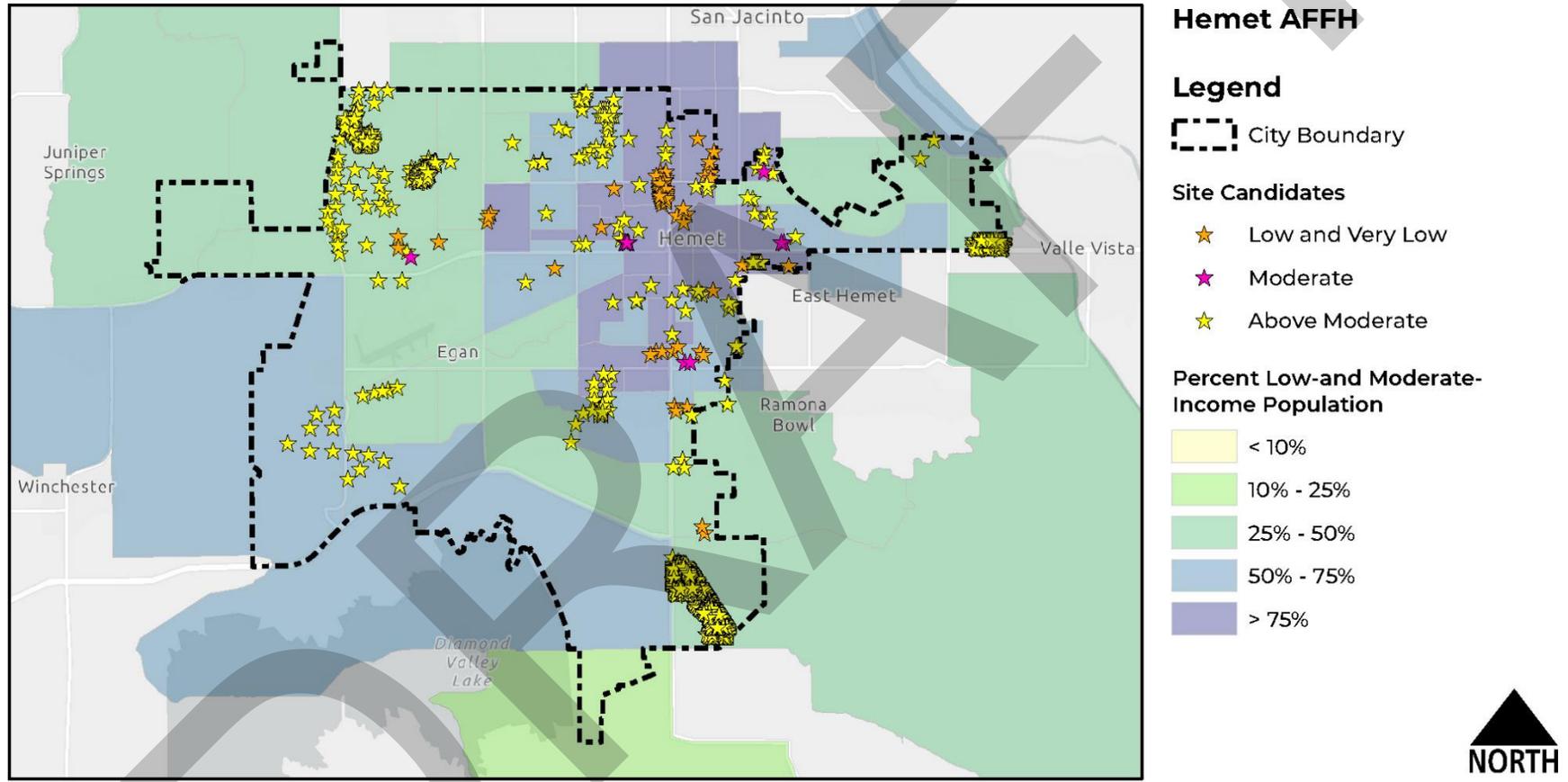


Figure 3-16 shows the proposed candidate sites to meet the RHNA for Hemet in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. **Figure 3-16** shows the following findings:

- 8 proposed sites to accommodate the RHNA allocation (totaling 135 potential units, or 1.5% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic less than 20 percent. Of those units, 9 are proposed as affordable to low and very low incomes.
- 909 proposed sites to accommodate the RHNA allocation (totaling 4,193 potential units, or 47% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent. Of those units, 258 are proposed as affordable to low and very low incomes.
- 133 proposed sites to accommodate the RHNA allocation (totaling 3,875 potential units, or 43% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent. Of those units, 843 are proposed as affordable to low and very low incomes.
- 21 proposed sites to accommodate the RHNA allocation (totaling 769 potential units, or 9% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 60 and 80 percent. Of those units, 554 are proposed as affordable to low and very low incomes.

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

Figure 3-17 shows the proposed candidate sites to meet the RHNA for Hemet in relation with census data showing the percentage of the population within each block group that is Non-White. **Figure 3-17** shows the following findings:

- 1 proposed site to accommodate the RHNA allocation (totaling 3 potential units, or 0.3% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White less than 20 percent. None are proposed as affordable to low and very low incomes.
- 496 proposed sites to accommodate the RHNA allocation (totaling 3,530 potential units, or 39% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 20 and 40 percent. Of those units, 217 are proposed as affordable to low and very low incomes.
- 226 proposed sites to accommodate the RHNA allocation (totaling 3,011 potential units, or 34% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 40 and 60 percent. Of those units, 686 are proposed as affordable to low and very low incomes.

- 80 proposed sites to accommodate the RHNA allocation (totaling 2,428 potential units, or 27% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent. Of those units, 761 are proposed as affordable to low and very low incomes.

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

Figure 3-18 shows location of proposed candidate sites to meet the RHNA for Hemet in comparison with census data showing the percentage of the population within each block group who is categorized as low-income or moderate-income by the American Community Survey. **Figure 3-18** shows the following findings:

- 873 proposed sites to accommodate the RHNA allocation (totaling 4,015 potential units, or 45% of the total potential units) are located within block groups that have a percentage of the population that identifies as low- and moderate-income between 25 and 50 percent. Of those units, 217 are proposed as affordable to low- and very-low incomes.
- 100 proposed sites to accommodate the RHNA allocation (totaling 2,211 potential units, or 25% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 50 and 75 percent. Of those units, 141 are proposed as affordable to low- and very-low incomes.
- 98 proposed sites to accommodate the RHNA allocation (totaling 2,745 potential units, or 31% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income greater than 75 percent. Of those units, 1,306 are proposed as affordable to low- and very-low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low-income persons.

6. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- **Program H-1a: Implement Fair Housing Laws**
- **Program H-1c: Accessibility for Persons with Disabilities**
- **Program H-1b: Emergency Shelters and Homeless Facilities**
- **Program H-1d: Special Housing Needs**

- **Program H-2a: Facilitate Development of Affordable Ownership and Rental Housing Through Regulatory Incentives**
- **Program H-2b: Participate in Regional Solutions to Housing Issues**
- **Program H-4b: Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations**
- **Program H-5b: Preserve Existing Assisted Units**
- **Program H-5c: Riverside County Housing Choice Vouchers**

F. Housing Resources

1. Regional Housing Needs Allocation

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

Residential Sites Inventory

Appendix B of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City’s RHNA need through the 2021-2029 planning period. The following discussions summarize the City’s site inventory and adequate sites identification strategy.

Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City of Hemet’s RHNA allocation is 1,174 for moderate-income sites and 3,748 for above moderate-income sites. Utilizing the City’s existing residentially zoned vacant land, projected ADU assumptions, and projects in-the-pipeline, the City can fully accommodate the moderate- and above moderate-income RHNA allocations. A breakdown of each strategy and its total number of sites is provided in **Appendix B**.

Analysis of the City’s Existing Capacity and Zoning

The Housing Element must demonstrate the City’s ability to accommodate the RHNA either through the production or the availability of properly zoned land that can accommodate additional growth. The City of Hemet is able to accommodate all of its moderate- and above moderate-income RHNA need through available, vacant land with existing zoning classifications that permit residential as a primary use, projects in-the-pipeline, and anticipated development of ADUs. **Appendix B** of this Housing Element contains a list and description of the sites designated to meet the City’s moderate- and above moderate-income need. **Table 3-29** below summarizes the capacity of the sites which can accommodate 1,380 moderate-income units and 5,972 above moderate-income units.

Table 3-29 Residential Capacity for Moderate and Above Moderate-Income Sites		
	Moderate-Income	Above Moderate-Income
Project In-the-Pipeline	0	4,301
Accessory Dwelling Unit Projection	30	7
Existing, Vacant Residentially Zoned Properties	1,350	1,664
TOTAL	1,380	5,972

Reasonable Capacity Assumptions

Reasonable capacity for sites identified to meet the City’s moderate and above moderate need was calculated based on a number of factors, including existing zoning requirements, vacancy, and the assumed density based on the City’s development history. Per HCD guidance, the City has assumed a potential development density of 80 percent of the maximum permitted where recent development history in the zoning designation is not present. Potential constraints to the full redevelopment of the parcel, to the extent they are known, such as environmentally sensitive areas, were considered and deductions were made where those factors decreased the net buildable area of a parcel. For example, if a parcel contained a large slope on one side, the buildable acreage was assumed at 50% of the gross parcel acreage.

Accessory Dwelling Unit Production

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

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

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Hemet over the 2021-2029 planning period.

HCD has supported a strategy for estimating future development of ADUs in the City, therefore by applying the average ADU development from 2018-2021 to each year, the City of Hemet assumes a total of 88 ADUs to be developed from 2021-2029. Utilizing the Southern California Association of Governments (SCAG) approved ADU affordability assumptions, 51 ADUs will be allocated to the low- and very low-income RHNA, 30 will be allocated to the City’s moderate-income RHNA and 7 will be allocated to the above moderate. A detailed outline of the Affordability Analysis, as approved by HCD, is available in **Appendix B** of the Housing Element.

The City of Hemet estimates an increase of ADU production through both new residential development and individual homeowners. The City believes that ADUs provide 1) increased housing opportunity for a variety of persons in Hemet and 2) an option for seniors in multigenerational households to age in place and remain in the City. Through the Housing Element, Hemet commits to creating an ADU tracking program and performing a mid-cycle assessment of their ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance. A program detailing this Program is in **Section 4: Housing Plan**.

Sites Suitable for Lower Income Housing

The State Department of Housing and Community Development (HCD) has identified 30 dwelling units an acre as the default density, or feasible density for accommodating low- and very low-income housing. Utilizing the City of Hemet’s existing residentially zoned land, ADU projected assumptions, and in-the-pipeline projects the City can accommodate a portion of the very low- and low-income housing units, as summarized in **Table 3-30**.

Table 3-30: Residential Capacity for Very Low- and Low-Income Sites	
	Very Low- and Low-Income
Project In-the-Pipeline	900
Accessory Dwelling Unit Projection	51
Existing, Vacant Residentially Zoned Properties	761
TOTAL	1,712

Vacant Parcels

Recent HCD guidance states that at least 50 percent of the City’s low- and very low-RHNA allocation should be met on vacant sites. If the City cannot accommodate 50 percent of the units on vacant land, it is considered an impediment to the development of affordable housing and further analysis should prove viability of redevelopment of non-vacant sites. With an development affordability assumption of 30 percent going towards lower income housing units, the City of Hemet can accommodate 744 housing units affordable to very low- and low-income households on 100 percent of the City’s current vacant land identified as part of the Sites Analysis provided in **Appendix B**.

Regional Housing Needs Allocation

Future Housing Needs

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

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

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

Hemet’s share of the SCAG regional growth allocation is 8,272 new units for the current planning period (2021-2029). **Table 3-31** indicates the City’s RHNA needs for the stated planning period.

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	406	6%
Very Low (31 to 50%) ¹	406	6%
Low (51 to 80%)	732	11%
Moderate (81% to 120%)	1,174	18%
Above Moderate (Over 120%)	3,748	58%
TOTAL	6,466	100%

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

Summary of Sites Inventory and RHNA Obligations

The data summarized in **Table 3-32** below and in **Appendix B** shows the City of Hemet’s ability to meet the 6,466 RHNA allocation in full capacity with a 2,598-unit buffer. Along with identifying appropriate sites to meet the current and future housing needs, the City has established a Housing Plan to support its efforts in providing housing opportunities for all income levels in Hemet.

Table 3-32: Summary of RHNA Status and Sites Inventory

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	812	732	1,174	3,748	6,466
RHNA Credit (In-the-Pipeline Projects)	900		0	4,301	5,201
Sites Available					
Existing, Vacant Residentially Zoned Properties	761		1,350	1,664	3,775
Accessory Dwelling Unit Projections	51		30	7	88
Total Potential Development Capacity	1,712		1,380	5,972	9,064
Sites Surplus/Shortfall (%)	11%		18%	59%	-
Sites Surplus/Shortfall (#)	168		206	2,224	2,598

G. Financial Resources

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

1. Section 8 Housing Choice Vouchers

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

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;

- Construction or rehabilitation of public facilities and infrastructure, and;
- Public services for low-income households and those with special needs.

Each year, the City of Hemet receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development. The City Administration is responsible for administering these funds. These funds must be used to develop viable communities by promoting integrated approaches that provide items such as decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons.

Investment of CDBG funds in the community is guided by the City's Five-Year Consolidated Plan that identifies the housing, community, and economic development needs of the community, the resources available, and strategies to address identified needs. Each Annual Action Plan describes the activities to be undertaken using CDBG funds to address Consolidated Plan strategies. Subsequent to each program year, the City prepares a Consolidated Annual Performance and Evaluation report detailing the results of CDBG activities.

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80-percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households. The City of Hemet does report receiving \$1,059,875 in HOME – Program Income funds and \$1,470,739 in HOME funds in 2020. In 2014, HOME reported awarding \$1,438,500 in HOME funds for 7 rental units and 1 owned unit. In 2015, HOME reported awarding \$723,000 in HOME funds for 3 rental units and 1 owned unit. In 2016, HOME reported awarding \$111,000 in HOME funds for 1 rental unit and 1 owned unit. In 2017, HOME reported awarding \$107,500 in HOME funds for 2 owned units. In 2018, HOME reported awarding \$88,800 in HOME funds for 2 owned units.

Local Early Action Planning (LEAP) Grants

SB2 Grant

To supplement the cost of the City's effort to update the streamlining process of affordable housing, the City has been awarded an SB 2 Planning Grant Program grant from HCD. The SB 2 program includes improvements to expedite local planning processes. In 2020, the City received \$310,000 from the SB 2 Grant.

LEAP Grant

The City of Hemet applied for and received a total of \$300,000 from the California Department of Housing and Community Development (HCD). LEAP Grants provide funding opportunities for jurisdictions to update their planning documents and implement process improvements that will facilitate or accelerate housing productions to meet the 6th Cycle Regional Housing Needs Assessment (RHNA).

2. Energy Conservation

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

Title 24

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

Energy Use and Providers

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

Utility companies serving Hemet offer programs to promote the efficient energy use and assist lower-income customers. Southern California Edison participates in the Low-Income Energy Efficiency program to help homeowners and renters conserve energy and control costs. Eligible customers receive no-cost weatherization, including attic insulation, energy efficient refrigerators, energy-efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration. Edison also participates in the California Alternate Rates for Energy program, which provides a 15 percent discount on electric bills for low-income customers.