

Please Start Here

General Information	
Jurisdiction Name	Temecula
Reporting Calendar Year	2023
Contact Information	
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City	Temecula
Zipcode	92590

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Temecula	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	60
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1224
Total Units		1284

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	334	324	140
Single-family Detached	225	244	181
2 to 4 units per structure	0	0	0
5+ units per structure	32	701	0
Accessory Dwelling Unit	17	13	6
Mobile/Manufactured Home	2	2	1
Total	610	1284	328

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	602	1,284
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	9
Number of Proposed Units in All Applications Received:	473
Total Housing Units Approved:	6
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	9	473
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	29
Sites Rezoned to Accommodate the RHNA	0

Table with columns: Reporting Year (2022), Reporting Period (01/01/2022 - 10/31/2022)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in gray contain no available information

Main data table with multiple columns including project ID, location, status, and implementation details. Includes a large green-shaded area from row 10 to 50.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "-" indicates an optional field
Cells in gray contain non-submittable formulas

Table with columns: ID, Address, City, State, Zip, Type, Status, Priority, Date, and various tracking columns. Contains 100 rows of housing element data, including addresses like 15110 GOLDENWAY TR and 15112 GOLDENWAY TR.

Jurisdiction	Temecula	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level		1 RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2									3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
				2021	2022	2023	2024	2025	2026	2027	2028	2029		
Very Low	Deed Restricted	1,359	-	-	64	-	-	-	-	-	-	-	64	1,295
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	801	-	-	66	39	-	-	-	-	-	-	105	696
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	778	-	-	-	-	-	-	-	-	-	-	2	776
	Non-Deed Restricted		-	-	2	-	-	-	-	-	-	-		
Above Moderate		1,255	117	88	462	1,249	-	-	-	-	-	-	1,916	-
Total RHNA		4,193												
Total Units			117	88	594	1,288	-	-	-	-	-	-	2,087	2,767
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		680		-	26	-	-	-	-	-	-	-	26	654

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Temecula		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Land Use Policy and Development Capacity	City will allow residential mixed use to be permitted at a density of 30 units per acre, provide flexible development standards such as increased building height and shared parking, continue to promote Affordable Housing Overlay Zoning District, promote development of 2,138 new units (including 512 lower income units and 622 moderate income units) with 80% of new units located in TCAC opportunity areas	Ongoing and mid-2025	Ongoing and in September 2018, the City adopted the Affordable Housing Overlay (AHO). The AHO identified 44 parcels which total just over 100 acres, and can accommodate the City's mandated affordable housing needs of 2,007 units for affordable households. Additionally, staff continued to encourage opportunities for senior and affordable housing projects throughout 2022
Maintain Adequate Sites Throughout the Planning Period	Review housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863, rezone sites if necessary, Identify additional sites that may be required to be upzoned to meet "no net loss" requirements for Housing Element adoption in 2025 (a mid-cycle review)	Ongoing	The City continually monitors changes to residential acreage through development, General Plan Amendments, Zoning map amendments, etc. to ensure an adequate inventory is available to meet the City's RHNA obligations.

<p>Public Property Conversion to Housing Program</p>	<p>Maintain accurate list of surplus City-owned lands, collaborate with developers of affordable housing to explore opportunities for affordable housing development, solicit request for proposals for development of affordable housing and comply with the Surplus Land Act guidelines issued by HCD</p>	<p>Ongoing and October 2024</p>	<p>The City held a Surplus Lands Workshop in 2022 and from that workshop City Council gave City staff direction as to which vacant parcels the City could use resources to look into and potentially go through the Surplus Land Act process and make available for collaboration with developers of affordable housing. This will be an ongoing effort and the City is working towards having an request for proposal by 2023 for one parcel.</p>
<p>Replacement of Affordable Units</p>	<p>Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by low or very low income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3)The City will continue to identify need for replacement for all project applications and ensure replacement, if required, is carried out</p>	<p>Ongoing</p>	<p>The City tracks all affordable housing units and the dates associated with their covenants or restrictions. The City ensures any expiring covenants as they relate to affordable housing are replaced in the same quantity at or below the current income restriction with any proposed redevelopment.</p>

<p>Accessory Dwelling Units</p>	<p>Survey and evaluate methods to encourage ADU development, annually monitor state law for future ADU regulations and update the City's Development as needed, educate community on opportunity to develop ADUs and promote development of ADUs affordable to lower-income households, prepare and adopt "permit ready" ADU plans and make them free to the public, encourage production of 6 ADUs annually with a goal of 65% affordable</p>	<p>Adopt "permit ready" ADU plans by December 31, 2022; ongoing education of ADU</p>	<p>In 2020, the City adopted an Ordinance to amend Title 17 of the Temecula Municipal Code to update the language pertaining to Assessor Dwelling Unit (ADU) to be consistent with state law. The ADU Ordinance allows for accessory dwelling units in all residential zoning districts where there is an existing single-family detached dwelling unit. The City continues to allow and promote the construction of accessory dwelling units in 2022. The City is waiting on energy code updates for the 2022 building cycle to adopt "permit ready" ADUs. The program is scheduled to launch March 1, 2023. The City has created a comprehensive ADU webpage found at the following web link, temeculaca.gov/ADU, to promote the production of ADUs.</p>
<p>Large Sites</p>	<p>Identification and consolidation of available incentives by April 2023; distribution of Large Site Incentives Factsheet, including a map of available sites demonstrating TCAC opportunity scores, to the development community by July 2023; and provide incentives to 100% of qualifying projects are submitted, Promote the development of 400 units at large sites, with 50% of the units affordable to lower-income households</p>	<p>Ongoing, identification of incentives by April 2022 and distribution to community by December 2022</p>	<p>In progress</p>
<p>Density Bonus Ordinance</p>	<p>Encourage density bonus opportunities which increase the total allowable density for senior and affordable housing projects, monitor state law for updates on density bonus regulations and update City's Development Code as needed, approve at least two density bonus projects over the course of the planning period</p>	<p>Ongoing</p>	<p>In September 2018, the City updated its Density Bonus Ordinance (DBO) to conform with Government Code Section 65915. The DBO encourages the production of affordable housing by authorizing the City to grant an increase to the maximum allowable residential density for eligible projects, and to support the development of eligible projects at greater residential densities by granting incentives, concessions, waivers, and/or reductions to applicable development regulations. In 2022, City staff continued to encourage density bonus opportunities by offering the option to developers to take advantage of the density bonus provisions. The City is working to complete a comprehensive update of City's development code and anticipated to be completed by summer of 2023.</p>

<p>Land Assemblage and Affordable Housing Development</p>	<p>Continue to acquire land for use in the provisions of affordable housing, facilitate development of housing units affordable to lower-income households by publicizing its density bonus program, City will offer free pre-application review and a unified permit center to incentivize development of affordable housing sites, City will strive to meet with one affordable housing developer annually using the pre-application review process focusing on evaluating land assemblage opportunities</p>	<p>Ongoing</p>	<p>In 2012, after the dissolution of Temecula Redevelopment Agency (RDA), the City took ownership of all affordable housing assets. Currently, there is Tax Allocation Bond Proceeds that may be used for affordable housing. The City continued to facilitate the development of housing units affordable to lower-income households by making the bond proceed information available to developers and nonprofit housing agencies through the development application process.</p>
<p>Housing for Extremely Low-Income Households</p>	<p>Encourage production of 136 new residential units affordable to extremely low income households with an emphasis of encouraging these units in TCAC opportunity areas, Encourage affordable housing developers to increase the percentage of units with 3 or more bedrooms by 10% over existing percentage of extremely low income units of this size</p>	<p>Ongoing</p>	<p>The City is currently in construction or starting construction for three affordable housing projects. Between Las Haciendas, Vine Creek, and Rancho las Bolsas the City will be building</p>
<p>Special Needs Housing Construction</p>	<p>City will encourage the development of at least two projects serving persons and households with special needs such as persons with disabilities, including developmental disabilities, seniors, single-parent households, lower income households, and persons at-risk of homelessness, during the planning period</p>	<p>Ongoing, Contact with developers biannually, advertise incentives by June 2022</p>	<p>The City is currently working on two affordable housing developments one is Vine Creek and will provide units for low-income individuals with disabilities. The other development currently in construction is Rancho Las Bolsas which will provide 26 units for extremely low income individuals taken from County of Riverside waitlist through no place like home funds.</p>
<p>Mortgage Credit Certificate Program</p>	<p>City will promote regional Mortgage Credit Certificate Program through publicity, plan to assist average of ten households annually</p>	<p>Ongoing</p>	<p>The MCC Program is administered by the Riverside County Economic Development Agency (EDA). The City has not been contacted by the County EDA within the last three years to participate.</p>

<p>Energy Conservation and Energy Efficiency</p>	<p>City will partner with Southern California Edison and Southern California Gas Company to promote energy saving programs, City will annually ensure local building codes are consistent with state-mandated green standards, Implement state's energy conservation standards through checking building plans and inspecting construction</p>	<p>Ongoing</p>	<p>The City continued to require energy conservation measures in residential construction and remodeling, by implementing the State's energy conservation standards (e.g., Title 24 Energy Standards) through the plan review process for all new building construction permits. The City updated the building energy codes and also provided energy resources on the City's website.</p>
<p>Development Fees</p>	<p>City will continue to enter into development agreements with qualifying senior/affordable housing projects and provide deferral or reimbursement of development fees</p>	<p>Ongoing</p>	<p>The City continued to evaluate opportunities to reimburse City fees for appropriate housing developments, and entered into new agreements to provide development fee reimbursement in 2022 to three affordable projects Las Haciendas, Vine Creek, and Habitat for Humanity.</p>
<p>Expedite Processing of Affordable Housing Projects</p>	<p>City will implement expedited review to 100% of projects with an affordable housing component, the City will develop, adopt, and begin implementing objective design standards to evaluate housing projects, including affordable housing projects, City will continue to prioritize projects based on the level of affordability being proposed in order to meet its regional housing needs</p>	<p>Ongoing</p>	<p>This is an ongoing item and The City has adopted objective design standards for multi-family and mixed-use development on January 25th, 2022</p>

<p>Emergency Shelters and Transitional/Supportive Housing</p>	<p>The City will update the Development Code to permit emergency shelters and transitional/supportive housing consistent with Government Code requirements Sections 65650 through 65656 by December 31, 2022, The City will continue to work with public agencies and private entities to provide adequate resources for the community's homeless population</p>	<p>Ongoing and update development code by December 2022</p>	<p>The City and nonprofit organizations continued to work together to provide resources for homeless people seeking shelter in 2022. Several nonprofit agencies continued to provide a provision of services including temporary inclement weather shelter and other housing options for homeless in the Temecula Valley area. The City also actively participates in Riverside County Continuum of Care 10-year plan to end homelessness. On April 23, 2013 the City completed a Zoning Code amendment and adopted an Ordinance permitting transitional housing, supportive housing, residential care facilities, and efficiency unit housing in residential zones subject to the same permit processing procedures as other housing in the same zone. Currently the City is completing a comprehensive code review is and scheduled to be completed for the Summer of 2023 with the most recent law changes.</p>
<p>Periodic Consistency Review of General Plan, Municipal Code, and State Law</p>	<p>City staff will track and stay abreast of changes in state housing law and work with the City Attorney to incorporate changes into the General Plan and Municipal Code in order to reduce or remove housing constraints, Future local amendments to the California Building Code will be reviewed for their potential impact on housing supply and cost and this information will be considered as part of the decision-making process</p>	<p>Biannual Review</p>	<p>The is City if in process of completing a comprehensive code review. The City continued to track and stay abreast of changes in state housing law which would require amendments to the General Plan and Municipal Code. The City updated it's Development Code, adopting the Affordable Housing Overlay and Density Bonus Ordinance in 2018. The City continues to review state law to identify areas of the Development Code and General Plan that may need amending to maintain consistency with state law.</p>
<p>Development Code Amendments – Housing Constraints</p>	<p>Ensure that the City's Development Code is consistent with State law and update the Development Code as needed to comply with future changes.</p>	<p>Development Code Amendment adopted by June 2023</p>	<p>Ongoing. The City performs an annual housing update to our Municipal Code to ensure compliance with future changes to State Law.</p>

<p>Provide Adequate Sites for Lower Income Households on Nonvacant and Vacant Sites Previously Identified</p>	<p>Allow developments by-right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified in Appendix A that were previously identified for both the 5th and 4th cycle housing elements through implementation of the City's Affordable Housing Overlay Zone</p>	<p>Ongoing</p>	<p>Ongoing</p>
<p>Mitigation of Nongovernmental Constraints</p>	<p>Continue to help implement the City's Affordable Housing Overlay by issuing an RFP for development of City-owned sites within three years of Housing Element adoption, Continue to implement fee deferral/reimbursement opportunities</p>	<p>Issue RFP for City-Owned sites for development of affordable housing by 2026</p>	<p>Ongoing</p>
<p>Preserve At-Risk Housing Units</p>	<p>City will monitor the status of affordable projects at risk of converting to market rate, City will identify nonprofit organizations as potential purchasers/managers of at-risk housing units, the City will explore funding sources available to preserve the affordability of projects at risk of converting to market rate or to provide replacement units, Strive to preserve all 256 existing affordable units</p>	<p>Annually monitor</p>	<p>The City has an ongoing effort to work with interested parties to renew the covenants on any expiring affordable restrictions.</p>

<p>Code Enforcement</p>	<p>The City will continue to seek voluntary compliance for code-related issues and violations to enforce the UBC and target education regarding the City's housing rehabilitation programs to areas of the community with higher proportions of low- and moderate-income households cited for code violations, City will review code enforcement trends on a quarterly basis to identify any areas of the community that warrant special support, City will strive to increase the number of proactive code enforcement educational interactions by 5% over the course of the planning period</p>	<p>Ongoing</p>	<p>Ongoing and The City has adopted the 2019 California Building Code and actively conducts annual property inspections for affordable housing projects that are/were funded with RDA/SARDA funds.</p>
<p>Residential Improvement Program</p>	<p>The City will utilize CDBG funds or other funds, as available, to provide financial assistance for minor repairs of homes owned and occupied by lower-income homeowners, Target education to areas of the City with higher proportions of lower- and moderate-income households as informed by median household income information, Apply for funding on an annual basis, Plan to assist four (4) households annually</p>	<p>Ongoing as funding is available</p>	<p>Ongoing, the City sponsors the Habitat for Humanity development of single family homes available to lower-income homeowners. The City will be using one-time federal funds to increase funding for fiscal year 2023-2024 by (\$500,000)</p>

<p>Section 8 Rental Assistance Program</p>	<p>City will continue to contract with the County of Riverside to administer the Section 8 Rental Assistance Program and provide rental assistance to at least 105 very low-income Temecula households, City will support the County of Riverside's applications for additional Section 8 allocation, City will educate at least one multifamily apartment manager annually about the Section 8 program</p>	<p>Ongoing</p>	<p>This is an ongoing effort and the City handed out Section 8 program information to each affordable housing complex in 2022. The City also continued to provide information about the Section 8 rental assistance voucher/certificate program to potential tenants in 2022.</p>
<p>Mobile Home Assistance Program (MPAP)</p>	<p>City will provide technical assistance to Heritage Mobile Home Park residents in pursuing MPAP funds in the event that the owners propose to close the mobile home park</p>	<p>Ongoing as funding is available</p>	<p>Ongoing and no residents pursued MPAP funds during the 2022 reporting period</p>
<p>Equal Housing Opportunity</p>	<p>The Riverside County Consortium, of which the City is a member, has adopted an Analysis of Impediments (AI) to Fair Housing Choice and has conducted fair housing planning to implement the recommendations identified in the AI, the City has further analyzed fair housing issues in Temecula and assessed the City's commitment to affirmatively furthering fair housing</p>	<p>Ongoing</p>	<p>Ongoing. The City continued to work with and fund the Fair Housing Council of Riverside County in implementing the fair housing plan, disseminate information regarding fair housing services, and provide referrals to the fair housing program in Riverside County. In 2018, the Fair Housing Council of Riverside County promoted fair housing by advertising in local media, attending community events in Riverside County, and distributing fliers to locations in Temecula.</p>

<p>Housing Referral Directory</p>	<p>The City will continue to offer housing referral services through its Housing Referral Directory, The City will continue advertising its Housing Referral Directory semiannually in hard copy and digital formats and will provide information in both English and Spanish. The City will double the number of locations with hard copy advertisements, and will target providing hard copies to areas with lower median household incomes as well as any specific geographic areas experiencing higher levels of fair housing complaints</p>	<p>Ongoing as funding is available</p>	<p>Ongoing as funding is available. In 2022 the City handed out directory info to each affordable housing complex. The City continued to offer housing referral services through the Housing Referral Directory number, 211, and to local non-profit shelter and service providers.</p>
<p>Economic Displacement Risk Analysis</p>	<p>Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement and develop and implement an action program based on the results, Identify potential partners to participate in the study that specialize in eviction-related topics related to displacement. Annually monitor program effectiveness</p>	<p>Ongoing</p>	<p>The City is developing a program by conducting a study by December 31, 2023 and will begin to establish resulting programs by June 1, 2024. The City will have ongoing implementation and annual reporting throughout the planning period.</p>
<p>Fair Housing Technical Assistance Panel</p>	<p>City will assemble a new Technical Assistance Panel (TAP) to annually monitor the City's existing fair housing programs, identify any areas of concern, and make recommendations for program improvements to better address the concerns of the community at the neighborhood and communitywide level, The City will strive to increase the number of attendees by 2% each year</p>	<p>Annually</p>	<p>The City held its first joint CDBG and TAP meeting in December of 2022. This program is an ongoing effort.</p>

General Comments

Jurisdiction	Temecula	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Temecula	
Reporting Period	2023	(Jan. 1 - Dec. 31)
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NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Current APN – Enter the current available APN. If necessary, enter additional APNs in the notes field. Character Limit: 256

Jurisdiction	Temecula	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?

If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.

Notes

Yes/No
Select yes or no.

50515.02 or 50515.03, as applicable.

Total Award Amount	\$	500,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Quality of Life Master Plan Update	\$192,550.00	\$172,826.29	Completed	None	
Circulation Element Update and Complete Streets Policy	\$100,000.00	\$91,656.90	In Progress	None	
Development Capacity Analysis	\$157,300.00	\$157,300.00	In Progress	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		614
Total Units		614

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	39
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1249
Total Units		1288

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		330
Total Units		330