

Jurisdiction	Temecula	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	64
	Non-Deed Restricted	0
Low	Deed Restricted	66
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		462
Total Units		594

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	3	0
SFD	0	284	69
2 to 4	0	0	0
5+	0	292	0
ADU	0	15	1
MH	0	0	2
Total	0	594	72

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	78
Total Housing Units Approved:	63
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	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

Cells in grey contain auto-calculation formulas

Jurisdiction	Termecula	
Reporting Year	2022	(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 A
Housing Development Applications Submitted**

Project Identifier				Unit Types			Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Notes		
1				2	3	4	5							6	7	8	9	10	11	12		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R= Renter O= Owner	Date Application Submitted- (see instructions)	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 PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below																						
	922-160-0071	41875 YORBA AVE	ADU	PA22-0149	ADU	R	2/1/2022							1	1	0		NO	NO	NO	Approved	
	944-273-002	42234 AGENA STREET	ADU	PA22-0238	ADU	R	4/4/2022							1	1	0		NO	NO	NO	Approved	
	920-121-016	27406 SENNA COURT	ADU	PA22-0442	ADU	R	4/20/2022							1	1	0		NO	NO	NO	Approved	
	962-242-014	32470 CORTE ZARAGOZA	ADU	PA22-0680	ADU	R	6/20/2022							1	1	0		NO	NO	NO	Approved	
	945-212-020	30528 SPICA COURT	ADU	PA22-0940	ADU	R	8/23/2022							1	1	0		NO	NO	NO	Approved	
	922-342-021	30370 CUPENO LANE	ADU	PA22-0535	ADU	R	5/13/2022							1	1	0		NO	NO	NO	Approved	
	964-760-011	SOMMERS BEND	PA208 HOME PRODUCT REVIEW	PA22-0495	SFD	O	5/3/2022							23	23	0		NO	NO	NO	Approved	
	964-740-008	SOMMERS BEND	PA21 HOME PRODUCT REVIEW	PA22-0496	SFD	O	5/3/2022							18	18	0		NO	NO	NO	Approved	
	964-860-008	SOMMERS BEND	PA19 HOME PRODUCT REVIEW	PA22-0494	SFD	O	5/3/2022							16	16	0		NO	NO	NO	Approved	
	945-170-011	30820 JEDEDIAH SMITH ROAD	ADU	PA22-1115	ADU	R	12/19/2022							1	1	0		NO	NO	NO	Pending	
	922-053-037	42146 6TH STREET	OLD TOWN TOWNHOMES	PA22-0941	S*	R	8/23/2022							14	14	0		NO	NO	NO	Pending	
	945-120-006	30445 COLVER COURT	ADU	PA22-1055	ADU	R	1/8/2022							1	1	0		NO	NO	NO	Approved	

Jurisdiction	Temecula	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,359	-	-	64	-	-	-	-	-	-	-	64	1,295
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	801	-	-	66	-	-	-	-	-	-	-	66	735
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	778	-	-	-	-	-	-	-	-	-	-	2	776
	Non-Deed Restricted		-	-	2	-	-	-	-	-	-	-	-	-
Above Moderate		1,255	117	88	462	-	-	-	-	-	-	-	667	588
Total RHNA		4,193												
Total Units			117	88	594	-	-	-	-	-	-	-	799	3,394
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	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.

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Temecula		
Reporting Year	2022	(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	Is this the one where I need to include we are taking legal action on 1 unit

<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 has 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>Ongoing (how to elaborate on this)</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 that will provide X amount of units for low-income individuals with disabilities and X amount of units for (extremely low income individuals taken from County of Riverside waitlist)</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 and the City does and annual municipal code update to implement 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>

Housing Element Monitoring and Reporting	City will continue to require that service agencies report their accomplishments annually. This information will be used by the City to assess the community's housing needs and how well these needs are being met by the existing programs, City will continue to submit annual reports to the state assessing the implementation of the General Plan and Housing Element	Annually	Ongoing
---	--	-----------------	----------------