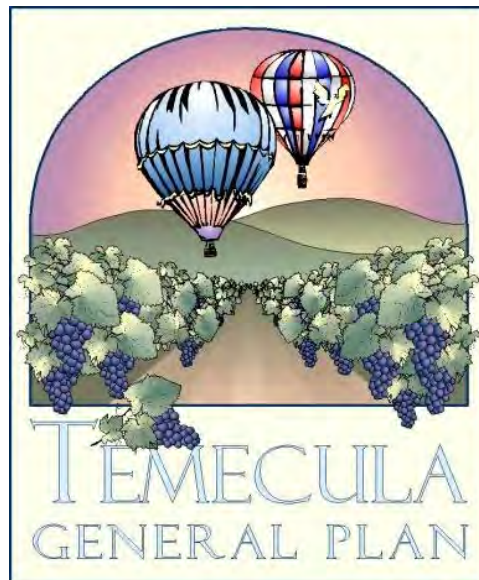


# CITY OF TEMECULA GENERAL PLAN HOUSING ELEMENT

## APPENDIX A: SITE INVENTORY



CYCLE 6 HOUSING ELEMENT UPDATE



APN	OWNER	GPLU	GPDESCRPT	ZONING_Cur	ZONEDESC_C	Acres_071121	AHO	Density	EL	VL	L	M	AM	Total
964640006	RORIPAUGH VALLEY RESTORATION	L	Low Residential (0.5-2 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	12.88626045374		2.000000000000					21.90664	21.90664
964640008	RORIPAUGH VALLEY RESTORATION	L	Low Residential (0.5-2 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	14.39582203696		2.000000000000					24.4729	24.4729
964640018	RORIPAUGH VALLEY RESTORATION	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	11.68191631072		10.000000000000				99.29629	99.29629	
964640010	RORIPAUGH VALLEY RESTORATION	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	11.81111491325		10.000000000000				100.3945	100.3945	
964640007	RORIPAUGH VALLEY RESTORATION	L	Low Residential (0.5-2 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	17.38005571772		5.000000000000					73.86524	73.86524
964640019	RORIPAUGH VALLEY RESTORATION	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	12.55011155163		10.000000000000				106.6759	106.6759	
964640012	RORIPAUGH VALLEY RESTORATION	L	Low Residential (0.5-2 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	20.02586044729		2.000000000000					34.04396	34.04396
964640009	RORIPAUGH VALLEY RESTORATION	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	19.16974914001		10.000000000000				162.9429	162.9429	
910271008	YNEZ ACRES	SC	Service Commercial	SC	SERVICE COMMERCIAL (SC)	1.68521454709		20.000000000000				25.27822	25.27822	
910272014	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.74355499919	Yes	30.000000000000	4.446065	4.446065	8.89213	13.3382	44.46065	
909370050	CITY OF TEMECULA	PI	Public Institutional Facilities	POD-10	PLANNED DEV OVERLAY (POD-10)	10.83986155317	Yes	60.97422	73.16907	109.7536			243.8969	
910271007	YNEZ ACRES	SC	Service Commercial	SC	SERVICE COMMERCIAL (SC)	2.74719326205		20.000000000000				41.2079	41.2079	
910272018	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.43252560056	Yes	30.000000000000	3.65294	3.65294	7.305881	10.95882	36.5294	
910272023	FOUNDATION FOR A COURSE IN MIRACLES INC	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.12804522550		30.000000000000	2.876515	2.876515	5.753031	8.629546	28.76515	
910272029	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.02257251888	Yes	30.000000000000	2.60756	2.60756	5.21512	7.82268	26.0756	
910271005	YNEZ ACRES	SC	Service Commercial	SC	SERVICE COMMERCIAL (SC)	1.97981840115		20.000000000000				29.69728	29.69728	
910272017	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.20337052236	Yes	30.000000000000	3.068595	3.068595	6.13719	9.205784	30.68595	
910272022	FOUNDATION FOR A COURSE IN MIRACLES INC	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.035111809741		30.000000000000	2.642101	2.642101	5.284202	7.926303	26.42101	
909370049	CITY OF TEMECULA	PI	Public Institutional Facilities	POD-10	PLANNED DEV OVERLAY (POD-10)	19.14157090441	Yes	19.14157090441	107.6713	129.2055	199.8084		430.5853	
910262003	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.36929581408	Yes	30.000000000000	3.491704	3.491704	6.983409	10.47511	34.91704	
910262009	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.64112819540	Yes	30.000000000000	4.184879	4.184879	8.369759	12.55644	41.84879	
910272001	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.67908316319	Yes	30.000000000000	4.281662	4.281662	8.563324	12.84499	42.81662	
910272025	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.53584219669	Yes	30.000000000000	3.916398	3.916398	7.832795	11.74919	39.16398	
910262010	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.53091893299	Yes	30.000000000000	3.903843	3.903843	7.807687	11.71153	39.03843	
910271006	YNEZ ACRES	SC	Service Commercial	SC	SERVICE COMMERCIAL (SC)	2.47545009056		20.000000000000				37.13175	37.13175	
910272002	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.73682844051		30.000000000000	4.428913	4.428913	8.857825	13.28674	44.28913	
910272019	HOFF INV	SC	Service Commercial	SP-14	SPECIFIC PLAN (SP-14)	1.34335204554		30.000000000000	3.425548	3.425548	6.851095	10.27664	34.25548	
916400042	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	10.20729207087		Varies	10.84525	10.84525	21.6905	32.53574	108.4525	
916400039	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	5.96524900225		Varies	6.338077	6.338077	12.67615	19.01423	63.8077	
916400063	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	1.1915541274		Varies	1.269853	1.269853	2.539705	3.809558	12.69853	
916400064	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	4.31557528200		Varies	4.585299	4.585299	9.170597	13.7559	45.85299	
916400066	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	6.77494109387		Varies	7.198375	7.198375	14.39675	21.59512	71.98375	
916400034	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	4.03073961384		Varies	4.282661	4.282661	8.565322	12.84798	42.82661	
916400036	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	4.01958611575		Varies	4.27081	4.27081	8.54162	12.81243	42.7081	
916400060	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	10.26397292025		Varies	10.90547	10.90547	21.81094	32.71641	109.0547	
916400035	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	3.64828296981		Varies	3.876301	3.876301	7.752601	11.6289	38.76301	
916400053	YNEZ ACRES	SC	Service Commercial	SC	SERVICE COMMERCIAL (SC)	7.86975680691		20.000000000000				118.0464	118.0464	
916400062	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	4.17444664130		Varies	4.43535	4.43535	8.870699	13.30605	44.3535	
916400067	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	3.44626737238		Varies	3.657792	3.657792	7.315583	10.97337	36.57792	
916400044	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	0.68303895229		Varies	0.725729	0.725729	1.451458	2.177187	7.257289	
916400065	HARVESTON SAB	SC	Service Commercial	SP-13	SPECIFIC PLAN (SP-13)	0.51268718788		Varies	0.54473	0.54473	1.08946	1.63419	5.447391	
919043003	LEE SHIO CHAO	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.75323826427		0.4				0.225971	0.225971	
919190003	STARBUCK LESTER M	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	1.06245040475		0.4				0.318735	0.318735	
919291004	CARINS ROSS D	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.60267050206		0.4				0.188081	0.188081	
919062002	AMAYA VALDEMAR	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.59816959088		0.4				0.179451	0.179451	
920110004	COUNTY OF RIVERSIDE	PO	Professional Office	PO	PROFESSIONAL OFFICE (PO)	0.9966981341	Yes	30.000000000000	5.607955	6.729546	10.09432		22.43182	
921120014	FARIS EDDIE	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.54829980140		0.4				0.16449	0.16449	
919151002	VERHOEF ELLEN E	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.58677896551		0.4				0.176034	0.176034	
919292013	PLAUDO CRAIG	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.62994623702		0.4				0.188984	0.188984	
910210089	CITY OF TEMECULA	SC	Service Commercial	SC	SERVICE COMMERCIAL (SC)	3.65103419998		20.000000000000				54.76551	54.76551	
921330052	TERZIAN MARTIN	PO	Professional Office	PO	PROFESSIONAL OFFICE (PO)	1.1089953275	Yes	30.000000000000	6.238122	7.485747	11.22862		24.95249	
921330053	TERZIAN MARTIN	PO	Professional Office	PO	PROFESSIONAL OFFICE (PO)	1.19546397309	Yes	30.000000000000	6.724485	8.069382	12.10407		26.89794	
919161001	PRICE JACQUELYN M	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.80282726589		0.4				0.240848	0.240848	
919162001	HSIEH CHI HSIANG	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.57869264183		0.4				0.173608	0.173608	
919251002	CAUGHEY JAMES GREGORY	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.51652898606		0.4				0.154959	0.154959	
921161002	KUEBLER JOSEPH J	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.35538984335		0.4				0.16617	0.16617	
921211001	BRINEGAR BRADLEY JOHN	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.53622409062		0.4				0.160867	0.160867	
921330013	SABELLA ANGELA C	CC	Community Commercial	CC	COMMUNITY COMM (CC)	20.0888362211		20.000000000000				301.3325	301.3325	
921060058	WELLPROFIT INTERNATIONAL INC	HT	Highway Tourist Commercial	SP-14	SPECIFIC PLAN (SP-14)	3.50635633072	Yes	30.000000000000	8.941668	8.941668	17.88334	26.825	89.41668	
921280002	CARLOS & EMMA ALVAREZ FAMILY LTD PARTNER	PO	Professional Office	PO	PROFESSIONAL OFFICE (PO)	1.2166802240	Yes	30.000000000000	6.84383	8.212596	12.31889		27.37532	
922140010	CITY OF TEMECULA	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	7.73706892709		0.4				2.321121	2.321121	
922180015	BOSSSELER JOYCE L	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.26813651671		0.4				0.680441	0.680441	
922100048	CHANG ROGER	SPI	Specific Plan Implementation	SP-5	SPECIFIC PLAN (SP-5)	0.97659937342		30	2.490328	2.490328	4.980657	7.470985	24.90328	
922120017	SHEK DAVID	HT	Highway Tourist Commercial	HT	HIGHWAY/TOURIST COMM (HT)	0.86857532708		20.000000000000				13.02863	13.02863	
922120018	SHEK DAVID	HT	Highway Tourist Commercial	HT	HIGHWAY/TOURIST COMM (HT)	1.31170366821		20.000000000000				19.67553	19.67553	
922120019	SHEK DAVID	HT	Highway Tourist Commercial	HT	HIGHWAY/TOURIST COMM (HT)	1.17894707632		20.000000000000				17.68421	17.68421	
922100036	LHT PARTNERSHIP	SC	Service Commercial	SC	SERVICE COMMERCIAL (SC)	0.8543382207		20.000000000000				12.83151	12.83151	
922160024	BOONE RAY A	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.26621075354		0.4				0.979863	0.979863	
922190033	ROSTAL MASOOD	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.53345181579		0.4				0.760306	0.760306	
922190034	ROSTAL MASOOD	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.55079399454		0.4				0.765238	0.765238	
922200009	EMMI ELEANOR F	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.58515811152		0.4				1.375547	1.375547	
922190019	NAKAMURA YUTAKA	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.53981800356		0.4				0.761945	0.761945	
922190022	ROSTAL MASOOD	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.84385990147		0.4				0.853155	0.853155	
922210011	HUB 3	M	Medium Residential (7-12 Du/Ac Max)	SP-15	SPECIFIC PLAN (SP-15)	10.23337393260		Varies	12.61263	12.61263	25.22527	37.83779	126.1263	
922230026	UPPAL RUPINDER	M	Medium Residential (7-12 Du/Ac Max)	M	MEDIUM DENSITY RES (M)	30.11030766873		12.000000000000				270.9928	270.9928	
922120202	SOLDANO ROGER E	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	1.13017224424		0.4				0.339052	0.339052	
921211002	BRINEGAR BRADLEY JOHN	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.53569193109		0.4				0.160708	0.160708	
922053047	U2	SPI	Specific Plan Implementation	SP-5	SPECIFIC PLAN (SP-5)	1.74208942647		30						

944370006	TEMECULA VILLAGE DEV	PO	Professional Office	PDO-5	PLANNED DEV OVERLAY (PDO-5)	0.83631803584	Yes	30.00000000000	4.704289	5.645147	8.46772	18.81716	
945090003	G & B THOMAS PROP LTD	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	4.15834616791		2.00000000000				6.237519	6.237519
945150022	MARGIOTTA JAMES P	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.23588698976		0.4				0.970766	0.970766
944290017	KAISERMAN DONALD	M	Medium Residential (7-12 Du/Ac Max)	M	MEDIUM DENSITY RES (M)	7.99094738469		12.00000000000			71.91853	71.91853	
945180006	GROMMISCH ROBERT G	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	10.10194951570		0.4				0.030585	0.030585
945180012	GROMMISCH ROBERT G	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.45063801623		0.4				1.035191	1.035191
944330019	GLOBAL HOTEL NETWORK INC	HT	Highway Tourist Commercial	SP-2	SPECIFIC PLAN (SP-2)	1.39795188385		4				4.753036	4.753036
945090001	NARON PACIFIC INC	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	4.71317880106		2.00000000000				7.069768	7.069768
945090007	RICHA PROP	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	2.12654562337		2.00000000000				3.189818	3.189818
945120003	SIMONETTI SAL	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.63591952805		0.4				0.790776	0.790776
945120004	SIMONETTI SAL	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	21.57541501678		0.4				6.472625	6.472625
945140007	MACHINE CRAFT OF SAN DIEGO INC	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	5.21040485358		0.4				1.563123	1.563123
919131009	FISHER THOMAS N	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.54877763124		0.4				0.164633	0.164633
919291007	CAMMARATA JACQUELINE M	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.65408278292		0.4				0.196225	0.196225
945070009	LALEZARI VICTOR H	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	1.39115774751		2.00000000000				2.086737	2.086737
945100019	TERICH MIKE JOHN	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	5.74364143579		2.00000000000				8.615462	8.615462
940320006	HUB 3	H	High Residential (13-20 Du/Ac Max)	SP-15	SPECIFIC PLAN (SP-15)	5.18741187362		6.393485	6.393485	12.78697	19.18046	63.93485	
944370005	TEMECULA VILLAGE DEV	PO	Professional Office	PDO-5	PLANNED DEV OVERLAY (PDO-5)	0.74641474808	Yes	30.00000000000	4.198583	5.0383	7.557449	16.79433	
944370007	TEMECULA VILLAGE DEV	PO	Professional Office	PDO-5	PLANNED DEV OVERLAY (PDO-5)	0.38533997957	Yes	30.00000000000	5.542537	6.651045	9.976567	22.17015	
921112007	ROLF LAWRENCE O	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.67606353548		0.4				0.202819	0.202819
945070003	NARON PACIFIC INC	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	2.47376182039		2.00000000000				3.710643	3.710643
945130003	GROMMISCH ROBERT G	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	8.06555338884		0.4				2.419666	2.419666
921242004	HSEH CHI HSIANG	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.72012309932		0.4				0.216037	0.216037
921330025	ABC CHILDCARE CENTER	PO	Professional Office	PO	PROFESSIONAL OFFICE (PO)	0.94975530739	Yes	30.00000000000	5.342374	6.410848	9.616272	21.36949	
922100038	CHANG ROGER	SP1	Specific Plan Implementation	SP-5	SPECIFIC PLAN (SP-5)	0.87076941318		30	2.220462	2.220462	4.440924	6.661386	6.661386
922200017	MARTIN DOROTHY F	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.63199966194		0.4				1.3896	1.3896
922230025	LUPRAL RUPINDER	M	Medium Residential (7-12 Du/Ac Max)	M	MEDIUM DENSITY RES (M)	43.49404151289		12.00000000000			260.9642	260.9642	
944060009	WILFORD LTD PARTNERSHIP	H	High Residential (13-20 Du/Ac Max)	H	HIGH DENSITY RES (H)	1.77139264041	Yes	30.00000000000	9.964084	11.9569	17.93535	39.85633	
944290016	KAISERMAN DONALD	M	Medium Residential (7-12 Du/Ac Max)	M	MEDIUM DENSITY RES (M)	8.81027827899		12.00000000000			52.86167	52.86167	
955050015	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	1.21225769872		0.4				0.363677	0.363677
944370013	TEMECULA VILLAGE DEV	PO	Professional Office	PDO-5	PLANNED DEV OVERLAY (PDO-5)	1.74812063280	Yes	30.00000000000	9.833179	11.79981	17.69972	39.33271	
945070016	LALEZARI VICTOR H	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	0.64100920552		2.00000000000				0.961514	0.961514
945090020	NARON PACIFIC INC	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	6.65119889688		2.00000000000				9.976798	9.976798
945110008	DOZER CORP	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	3.62959619539		2.00000000000				5.444094	5.444094
955050035	TELESIO JOHN H	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	1.05302592554		0.4				0.315908	0.315908
945120001	SIMS ARTHUR J TRUST	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.93393695124		0.4				0.880818	0.880818
945120002	SIMS ARTHUR J TRUST	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.62991638770		0.4				0.788975	0.788975
945120007	SIMONETTI SAL	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.86962539713		0.4				1.460888	1.460888
955040020	RAY KENNETH G	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.07310719284		0.4				0.621932	0.621932
955050016	KLOCK LOYD S	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	1.31135128811		0.4				0.393405	0.393405
955050034	TELESIO JOHN H	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.80777341257		0.4				0.242332	0.242332
955050018	KLOCK LOYD S	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.78971481644		0.4				1.436914	1.436914
957080015	SERAPHINA DEVELOPMENT	LM	Low Medium Residential (3-6 Du/Ac Max)	LM	LOW MED DENSITY RES (LM)	20.19113984584		6.00000000000				90.86013	90.86013
957080019	SERAPHINA DEVELOPMENT	LM	Low Medium Residential (3-6 Du/Ac Max)	LM	LOW MED DENSITY RES (LM)	8.79117260730		6.00000000000				39.56028	39.56028
957170031	GORHAM ROBERT JAMES	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.09144164200		0.4				0.627432	0.627432
957120017	FITZ DENNIS	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.00758776424		0.4				0.602276	0.602276
957090012	HIRINA MARIAN I	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.16125806101		0.4				0.648377	0.648377
957080018	LASAGNA LAWRENCE T	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.54653885948		0.4				1.363962	1.363962
957120005	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	19.76533581081		0.4				5.929601	5.929601
957090010	RUBIANO REMEGIO	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.91568333852		0.4				1.475002	1.475002
957090015	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.89176971798		0.4				1.467531	1.467531
957120004	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	9.04123769777		0.4				2.712371	2.712371
957340013	TANG FRANK Q	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.45272543535		0.4				0.735818	0.735818
957340024	RUBIANO REMEGIO	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.05200965404		0.4				0.915603	0.915603
955040005	BLAIR WILLIAM D	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.25841272238		0.4				0.977524	0.977524
955050003	TELESIO JOHN H	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	1.02344888264		0.4				0.307005	0.307005
955050033	KOCZAKSKI JACK B	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.92123611961		0.4				0.276371	0.276371
957340030	YANG MOON S	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	1.03098332872		0.4				1.809295	1.809295
957340023	YANG MOON S	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.53212386102		0.4				0.759637	0.759637
957170040	TIDWELL NORMA ALINE	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.09663172895		0.4				1.22899	1.22899
957340022	YANG MOON S	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.64678286035		0.4				1.094035	1.094035
957340038	BEAUDOIN GILLES	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.99301675673		0.4				1.497905	1.497905
959050009	RITCHIE HUGH J	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.38627019991		0.4				1.015881	1.015881
957120003	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.79591311963		0.4				1.138774	1.138774
959040017	ERRICO JOSEPH R	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.29458087885		0.4				0.688374	0.688374
957340025	RUBIANO REMEGIO	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	5.47444293216		0.4				1.542333	1.542333
959400002	CAL PASO DEL SOL	LM	Low Medium Residential (3-6 Du/Ac Max)	SP-4	SPECIFIC PLAN (SP-4)	21.33960850808		6				108.832	108.832
962010007	SPM WOLF CANYON	CC	Community Commercial	SP-12	SPECIFIC PLAN (SP-12)	12.01319199020		30.00000000000			306.3364	306.3364	
962020001	RH ACQUISITION CO	M	Medium Residential (7-12 Du/Ac Max)	SP-9	SPECIFIC PLAN (SP-9)	6.62999866113		12.00000000000			67.62599	67.62599	
957080017	LASAGNA LAWRENCE T	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.52907736382		0.4				1.358723	1.358723
957150020	CERNOUSEK MARTA	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	5.14551884249		0.4				1.543656	1.543656
964460003	WINGSWEEP CORP	L	Low Residential (0.5-2 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	2.08513133218		2.00000000000				3.544723	3.544723
964460002	RORIPAUGH VALLEY RESTORATION	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	6.36068733425		2.00000000000				10.81317	10.81317
964460015	WINGSWEEP CORP	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	4.84800429079		10.00000000000			41.20804	41.20804	
964460016	RORIPAUGH VALLEY RESTORATION	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	12.12233897087		10.00000000000			103.0399	103.0399	
964460009	WINGSWEEP CORP	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	15.99724291178		10.00000000000			135.9766	135.9766	
964460014	WINGSWEEP CORP	L	Low Residential (0.5-2 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	4.72831093049		2.00000000000			8.038129	8.038129	
964630005	RORIPAUGH VALLEY RESTORATION	LM	Low Medium Residential (3-6 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	34.72787502365		6.00000000000			177.1122	177.1122	
964640004	RORIPAUGH VALLEY RESTORATION	L	Low Residential (0.5-2 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	17.49360940996		2.00000000000			29.73914	29.73914	
964460017	WINGSWEEP CORP	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	9.07580412911		10.00000000000			77.14434	77.14434	
964460018	WINGSWEEP CORP	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	1.22951583556		10.00000000000			10.45088	10.45088	
964640015	RORIPAUGH VALLEY RESTORATION	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	20.04829400505		10.00000000000			170.4105	170.4105	
964640001	RORIPAUGH VALLEY RESTORATION	LM	Low Medium Residential (3-6 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	24.62049243503		6.00000000000			125.5645	125.5645	
964640003	RORIPAUGH VALLEY RESTORATION	L	Low Residential (0.5-2 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	10.74151244008		2.00000000000			18.26057	18.2605	

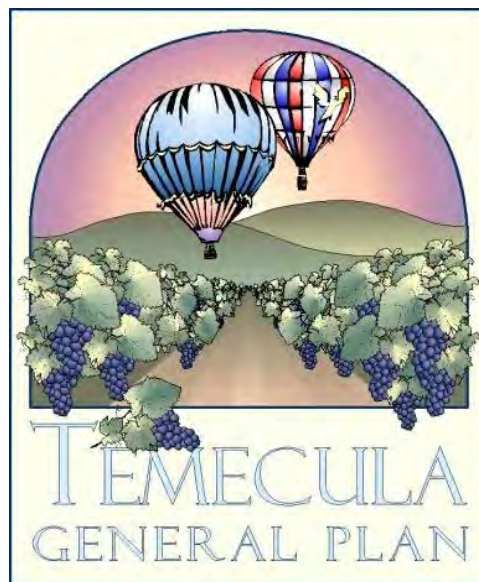


919051010	GENERAL TELEPHONE CO OF CALIF	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.67570700725	0.4	0.202712	0.202712
919152004	PRICE JACQUELYN M	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.67453799477	0.4	0.202361	0.202361
920110005	TSENG LIN SHU YIN	NC	Neighborhood Commercial	NC	NEIGHBORHOOD COMM (NC)	6.36235347762	12.00000000000	57.26118	57.26118
919331010	PACE CURTIS A	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.53030096774	0.4	0.15909	0.15909
919430012	WASEK JOSEPH	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.73877690155	0.4	0.221633	0.221633
919311005	PULIDO CRAIG	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.93207088208	0.4	0.279621	0.279621
919210015	KO NORMAN L	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.82594470010	0.4	0.247783	0.247783
921231001	CASTELLANO DAVID S	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.60654658067	0.4	0.181964	0.181964
921231002	CASTELLANO DAVID S	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	1.04244926876	0.4	0.312735	0.312735
921162002	LABONTE GREGORY A	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	0.54446465871	0.4	0.163339	0.163339
910271002	YNEZ ACRES	SC	Service Commercial	SC	SERVICE COMMERCIAL (SC)	6.14432679206	20.00000000000	92.1649	92.1649
957090022	NGO LAM	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.54754894004	0.4	1.364265	1.364265
957150017	VANYO SCOTT	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.82293897831	0.4	1.446882	1.446882
957170029	GORHAM ROBERT JAMES	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.27439546240	0.4	0.682319	0.682319
957340036	BEAUDOIN GILLES	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.51349330305	0.4	0.754048	0.754048
957340037	BEAUDOIN GILLES	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.48855525636	0.4	0.746567	0.746567
922190013	EL DORADO HOMES	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.16626871008	0.4	0.949881	0.949881
945160001	PATEL KIRITKUMAR R	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.32975994738	0.4	0.998928	0.998928
945160015	NGUYEN THUAN THI	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.92433898219	0.4	0.877299	0.877299
945140006	MACHINE CRAFT OF SAN DIEGO INC	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.55286014063	0.4	1.365858	1.365858
945020010	WU MEI CHEN	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.33107492057	0.4	0.699322	0.699322
945150016	31011 PESCADO	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.32363976196	0.4	0.697092	0.697092
945170005	31011 PESCADO	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.63175284552	0.4	0.789526	0.789526
945030016	MAYORGA JOSE R	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.32772799704	0.4	0.698318	0.698318
945070001	LALEZARI VICTOR H	L	Low Residential (0.5-2 Du/Ac Max)	L-1	LOW DENSITY RES (L-1)	2.74973168173	2.00000000000	4.124598	4.124598
945170006	HADDAD MICHAEL S	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.65647146954	0.4	0.796941	0.796941
945180023	GROMMISCH ROBERT G	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.55055638480	0.4	0.765167	0.765167
945150011	TPMC SERVICES	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.93571965820	0.4	0.880716	0.880716
922200010	EMMI ELEANOR F	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.05506313678	0.4	1.216519	1.216519
955040002	BLAIR WILLIAM D	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	1.73486001542	0.4	0.520458	0.520458
957130017	TURGEON JOSEPH G	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.03973595118	0.4	0.611921	0.611921
957130022	TURGEON JOSEPH G	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.33548131077	0.4	1.300644	1.300644
957130020	TURGEON JOSEPH G	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.46159929107	0.4	0.73848	0.73848
957170003	JONES ROBERT C	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	4.96216082452	0.4	1.488648	1.488648
959010013	MUSIC AMY L	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.25548447796	0.4	0.976645	0.976645
959030014	KARPOUZIS PARASKEVAS	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.41479953554	0.4	0.72444	0.72444
959010006	ALTSCHULER JEFFREY MARTIN	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.41020100333	0.4	0.72306	0.72306
959010011	MUSIC AMY L	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.38554485149	0.4	0.715663	0.715663
959010005	ALTSCHULER JEFFREY MARTIN	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	3.07850994529	0.4	0.923553	0.923553
955050012	KLOCK LOYD S	VL	Very Low Residential (0.2-0.4 Du/Ac Max)	VL	VERY LOW DENSITY RES (VL)	2.65630187557	0.4	0.796891	0.796891
964640011	RORIPAUGH VALLEY RESTORATION	M	Medium Residential (7-12 Du/Ac Max)	SP-11	SPECIFIC PLAN (SP-11)	2.91756937640	10.00000000000	24.79934	24.79934
940320005	TEMECUA WEST VILLAGE	SP1	Specific Plan Implementation	SP-15	SPECIFIC PLAN (SP-15)	19.61389543705	24.17413 34.17413 48.34825	72.52238	241.7413
922210049	TEMECUA WEST VILLAGE	SP1	Specific Plan Implementation	SP-15	SPECIFIC PLAN (SP-15)	54.80545628053	67.54772 67.54772 135.0954	202.6432	675.4772
961410008	NAVY FEDERAL CREDIT UNION	HT	Highway Tourist Commercial	HT	HIGHWAY/TOURIST COMM (HT)	2.11205303708	20.00000000000	31.6808	31.6808
965400001	STAGE & PORTOLA	M	Medium Residential (7-12 Du/Ac Max)	M	MEDIUM DENSITY RES (M)	8.57559884431	12.00000000000	51.45359	51.45359
965400001	STAGE & PORTOLA	LM	Low Medium Residential (3-6 Du/Ac Max)	LM	LOW MED DENSITY RES ( LM)	11.87154414054	6.00000000000	53.42195	53.42195

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# CITY OF TEMECULA GENERAL PLAN HOUSING ELEMENT

## APPENDIX B: GLOSSARY



CYCLE 6 HOUSING ELEMENT UPDATE



# APPENDIX B:

## HOUSING ELEMENT

### GLOSSARY

**Accessory Dwelling Unit (ADU):** An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

**Acre:** A unit of land measure equal to 43,560 square feet.

**Acreage, Net:** The portion of a site exclusive of existing or planned public or private road rights-of-way.

**Affirmatively Furthering Fair Housing (AFFH):** As required by California Assembly Bill 686, the City of Temecula has a duty to affirmatively further fair housing by taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

**Affordability Covenant:** A property title agreement which places resale or rental restrictions on a housing unit.

**Affordable Housing:** Under state and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

**Area Median Income (AMI):** The AMI is determined by the US Department of Housing and Urban Development (HUD) and is the midpoint income for the area—half of all wage earners have salaries higher than the median, and half of all wage earners have salaries lower than the median. Each year, HUD sets area median incomes for the Riverside area. The AMI is then used to establish income limits for certain housing programs.

**Annexation:** The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

**Assisted Housing:** Housing that has been subsidized by federal, state, or local housing programs.

**At-Risk Housing:** Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

**California Department of Housing and Community Development – HCD:** The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with state housing law.

**Census:** The official United States decennial enumeration of the population conducted by the federal government.

**Community Development Block Grant (CDBG):** A grant program administered by HUD. This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

**Condominium:** A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

**Congregate Care:** Apartment housing, usually for senior citizens, or for the disabled in accordance with Health and Safety Code Section 50062.5 that is arranged in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities (see Temecula Municipal Code Section 17.34.010.B).

**Congregate Living Health Facility:** A facility with a noninstitutional, home-like environment that provides inpatient care, including the following basic services: medical supervision, twenty-four hour skilled nursing and supportive care, pharmacy, dietary, social recreational, and at least one type of service specified in the Health and Safety Code. The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities (see Temecula Municipal Code Section 17.34.010.B).

**Density:** The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

**Density Bonus:** The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in



exchange for the provision or preservation of affordable housing units at the same site or at another location.

**Development Impact Fees (DIF):** A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

**Development Right:** The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

**Dwelling, Multi-family:** A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

**Dwelling, Single-family Attached:** A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

**Dwelling, Single-family Detached:** A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

**Dwelling Unit:** One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

**Efficiency Unit Housing:** Any residential building containing five or more individual secure rooms intended or designed to be used or which are used rented or hired out to be occupied for sleeping purposes by residents as their primary residence.

**Elderly Household:** As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

**Element:** A division or chapter of the General Plan.

**Emergency Shelter:** An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

**Fair Market Rent (FMR):** Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan

Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

**First-Time Home Buyer (FTHB):** Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

**Floor Area Ratio (FAR):** The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2.0).

**Group Home:** The City of Temecula's Zoning Code defines a group home as any residential care facility for six or fewer persons which is licensed by the state (Temecula Municipal Code Section 17.344.810.B).

**General Plan:** The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

**Group Quarters:** A facility which houses groups of unrelated persons not living in households (US Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

**Growth Management:** Techniques used by a government to regulate the rate, amount, location and type of development.

**HCD:** The State Department of Housing and Community Development.

**Home Mortgage Disclosure Act (HMDA):** The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.





**Homeless:** Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

**Household:** The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

**Household Income:** The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

**Housing Problems:** Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

**Housing Subsidy:** Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

**Housing Unit:** A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

**HUD:** See US Department of Housing and Urban Development.

**Income Category:** Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0–50% of County median); Low (50–80% of County

median); Moderate (80–120% of County median); and Upper (over 120% of County median).

**Junior Accessory Dwelling Unit (JADU):** A unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure

**Large Household:** A household with 5 or more members.

**Low Income Home Energy Act Program (LIHEAP):** LIHEAP helps pay the winter heating bills or summer cooling bills of low-income and elderly people.

**Manufactured Housing:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

**Market Rate Housing:** Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

**Median Income:** The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

**Mobile Home:** A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

**Mobile Home Park Assistance Program (MPAP):** To preserve affordable housing opportunities found within mobile home parks, HCD provides financial and technical assistance to low income mobile home park residents through MPAP. MPAP provides loans of up to 50% of the purchase price plus the conversion costs of the mobile home park so that low income residents, or organizations formed by low income residents can own and/or operate the mobile home park.

**Mortgage Credit Certificate (MCC):** Administered by Riverside County, and authorized by Congress in the Tax Reform Act of 1984, the MCC provides assistance to first-time homebuyers for the purchase of owner-occupied single-family homes, townhomes, and condominiums. An MCC reduces the amount of federal income taxes otherwise due but not to exceed the amount of federal taxes owed for



the year after other credits and deductions have been taken. (Unused tax credits can be carried forward three years, until used.)

**Mortgage Revenue Bond (MRB):** A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

**Multiple Species Habitat Conservation Plan (MSHCP):**

The Multi-Species Habitat Conservation Plan (MSHCP) was established in March of 2004. The plan encompasses 1.2 million acres in the western Riverside County and is designated to protect 146 species.

**Overcrowding:** As defined by the US Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.5 persons per room.

**Office of Planning and Research (OPR):** The Governor's Office of Planning and Research (OPR) provides legislative and policy research support for the Governor's office. OPR also assists the Governor and the Administration in land-use planning and manages the Office of the Small Business Advocate.

**Overpayment:** The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the US Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

**Parcel:** The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

**Poverty:** The income cutoffs used by the Census Bureau to determine the poverty status of families and unrelated individuals included a set of 48 thresholds. The poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. The average threshold for a family of four persons in 1989 was \$12,674. Poverty thresholds were applied on a national basis and were not adjusted for regional, state, or local variations in the cost of living.

**Project-Based Rental Assistance:** Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

**Public Housing:** A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

**Regional Housing Needs Assessment (RHNA):** The RHNA is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

**Rehabilitation:** The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

**Section 8 Rental Voucher/Certificate Program:** A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

**Service Needs:** The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Small Household:** Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

**Southern California Association of Governments (SCAG):** The Southern California Association of Governments is the Metropolitan Planning Organization (MPO) which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the RHNA.

**Special Needs Groups:** Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farm workers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.



**Single-Room Occupancy (SRO) Housing:** Any residential building containing five or more individual secure rooms intended or designed to be used, or which are used, rented, or hired out, to be occupied for sleeping purposes by residents as their primary residence.

**Subdivision:** The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

**Substandard Housing:** Housing which does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

**Substandard, Suitable for Rehabilitation:** Substandard units which are structurally sound and for which the cost of rehabilitation is considered economically warranted.

**Substandard, Needs Replacement:** Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

**Supportive Housing:** A facility that provides housing with no limit on length of stay, that is occupied by the target population as defined by Section 50675.14 of the California Health and Safety Code, and that is linked to onsite or offsite services that assist tenants in retaining housing, improving their health status, maximizing their ability to live and, when possible, work in the community.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Tenant-Based Rental Assistance:** A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

**Transitional Housing:** A residential facility that provides rental housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. Support services may include meals, counseling, and other services.

**Uniform Building Code (UBC):** First enacted by the International Conference of Building Officials (ICBO) in 1927, the UBC provides standards for building codes. Revised editions of this code are published approximately every 3 years.

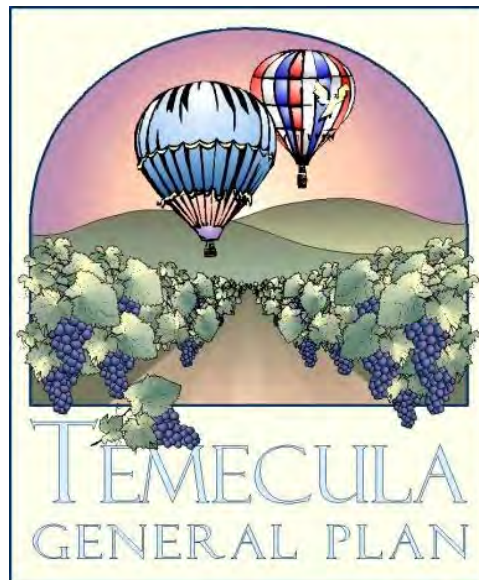
**US Department of Housing and Urban Development (HUD):** The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include CDBG, HOME and Section 8, among others.

**Western Regional Council of Governments (WRCOG):** WRCOG consists of representatives from all 14 cities and the Riverside County Board of Supervisors, which have seats on the WRCOG Executive Committee, the group that sets policy for the organization. Together, as a joint powers agency, they take up regional matters, from air quality to solid waste and from transportation to the environment.

**Zoning:** A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

# CITY OF TEMECULA GENERAL PLAN HOUSING ELEMENT

## APPENDIX C: PUBLIC ENGAGEMENT SUMMARY



CYCLE 6 HOUSING ELEMENT UPDATE





The background of the report cover is a photograph of a large, light-colored building with a prominent clock tower. The building has a red-tiled roof and arched windows. In the foreground, there is a fountain with a large, green, shell-like sculpture in the center. The sky is blue with some clouds. The overall scene is bright and sunny.

# Community Survey Report

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## City of Temecula Housing Element Update

OCTOBER 2020

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In partnership with De Novo Planning Group

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# Introduction

The City of Temecula is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). Temecula is dedicated to meeting the future housing needs of its residents. The Housing Element Update process is a unique opportunity to connect with residents of Temecula and learn more about residents' values, priorities, concerns, and ideas.

As part of the community outreach, a survey was conducted. The survey was available on the City's website from March 26 through September 30, 2020 and hard copies were also available around the community, including at the Senior Center. Advertisements were also placed in area laundromats. The City included a Housing Element article in 33,000 newsletters that were sent to each residence, had over 52,341 social media impressions, and sent over 10,000 emails to engage the public. Over 860 responses (provided online and in hard copy) were collected—a notable accomplishment given recent COVID-19-related public engagement challenges and a testament to Temecula's focus on outreach and community engagement. The survey was 16 questions long.

The survey focuses on housing-related issues such as maintenance, affordability, home types, and living conditions in Temecula as well as demographic questions. This report is a summary of the responses received and the general themes that emerged. Appendix A includes a copy of the survey questions; specific questions are referenced throughout this report as relevant.

## Survey Respondent Demographics

The survey contained 7 questions related to demographics. One of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other 6 questions highlighted the following about the respondents:

- Most respondents (42%) both lived and worked within the City. In total, approximately 86% of respondents live in Temecula, with only 13% working in the City but living elsewhere.<sup>1</sup>
- Of those individuals who live in Temecula, approximately 58% have lived here for 10+ years. The next highest response (16%) was 5-10 years.<sup>2</sup>
- Most of the respondents own their home (71%), with 25% of respondents renting.<sup>3</sup>
- Most of the respondents (81%) live in single-family homes, with the next highest category being multi-family homes (12%).<sup>4</sup>

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<sup>1</sup> Question 1: Do you live and/or work in the City of Temecula?

<sup>2</sup> Question 2: How long have you lived in the City of Temecula?

<sup>3</sup> Question 6: Do you currently own or rent your home?

<sup>4</sup> Question 8: Select the type of housing that best describes your current home.

- 
- Of the respondents surveyed, the most common types of households include couples with children younger than 18 (33%), couples (25%), single-person households (11%), multi-generational households (10%) and single-parents household with children younger than 18 (6%). There was considerable range in household types including 6% (or 41 respondents), who were an unlisted household type including couples with adult children living with them, which could be a temporary phenomenon associated with the impacts of COVID-19 on housing patterns for young adults.<sup>5</sup>
  - The respondents represented a valid cross-section of the community's age profile; respondents were primarily 40-55 years old (36%), followed by 56-74 years old (30%), and 24-39 years old (26%).<sup>6</sup>

## Survey Responses Executive Summary

The survey responses reveal information about housing in Temecula. The results are grouped into 5 topical categories: values and priorities; housing affordability; housing maintenance; housing fit; and general feedback. In addition to looking at the survey results as a whole, this report also considers survey responses by demographic groups including how age, homeownership status, and household type influenced responses.

### VALUES AND PRIORITIES

**When respondents were asked, “Why have you chosen to live in Temecula,”<sup>7</sup> the most common answers were:**

- Safety of neighborhood (61%)
- Affordability (52%)
- Quality of local school system (49%)
- Local recreational amenities and scenery (38%)
- Proximity to shopping and services, including Old Town Temecula (33%)
- Proximity to family and/or friends (32%)

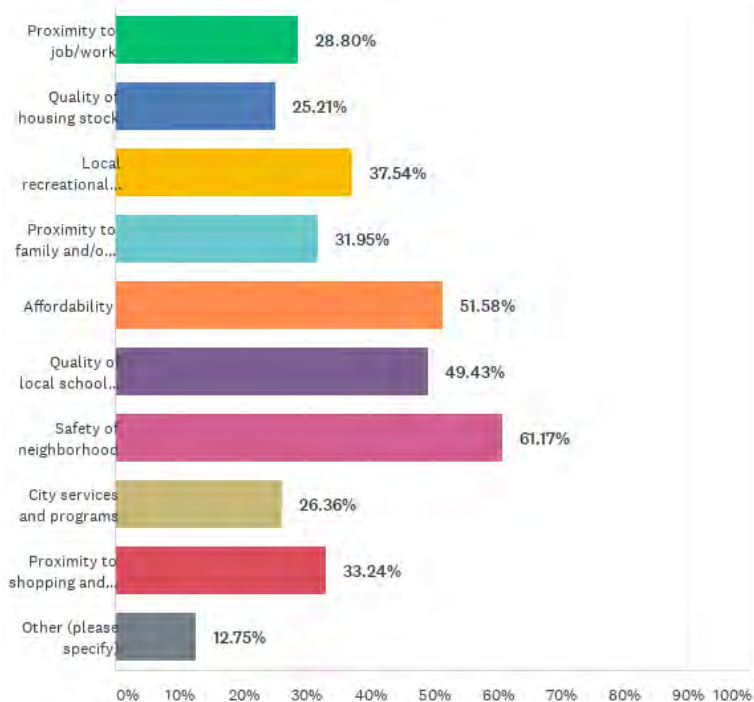
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<sup>5</sup> Question 9: Which of the following best describes your household type?

<sup>6</sup> Question 11: What age range most accurately describes you?

<sup>7</sup> Question 5: Why have you chosen to live in Temecula?

**Figure 1: Why have you chosen to live in Temecula?**



When responses are broken down further by demographic groups, the following differences occur:

Respondents who own their own home vs. rent are far more likely to cite affordability as a factor (60%) than those who rent (33%). Similarly, quality of the housing stock is viewed more favorably by those who own (29%) than those who rent (17%), which may reflect the “pride of ownership” that comes with being able to maintain a property you own.

There are also differences between respondents of different ages. Proximity to family and friends was far more important to those 75 years and older (42%) who may be less likely/able to travel long distances, than to those 23 years old or younger (29%) who are more mobile. However, quality of the local school system and safety of the neighborhood were far more important to those 23 years old and younger (71% for both indicators) who may be thinking about their own educational experiences or planning for the education of a child, than those 75 years old and older (9% and 33% respectively).

There are also differences when it relates to household type. Couples with children under 18 ranked quality of school system (76%) and safety of neighborhood (76%) as their highest concern, while these issues were less important for single person households. Affordability was seen as a key issue across the board; it was ranked as the first or second highest issue in every household type except for young adults living with parents (where it fell to third).

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**When respondents were asked, “How important are the following concerns to you and your family?”<sup>8</sup> the following issues were identified as the most likely to be “very important”:**

- Ensuring that children who grow up in Temecula can afford to live in Temecula (57%)
- Encourage the rehabilitation of existing housing stock in older neighborhoods (49%)
- Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities (48%)
- Ensure that the housing market in Temecula provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplex/triplex and condominiums to meet the varied needs of local residents (48%)
- Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures (48%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (47%)

When responses are broken down further by demographic groups, the following differences occur:

When it comes to comparisons of answers by age of respondents, there were some nuanced trends. Ensuring that children who grow up in Temecula can afford to live in Temecula was ranked highest by those 23 years old and younger (86%) and least important to those 75 years and older (39%); these trends represent the importance of affordability for young adults looking to move into their own home for the first time, versus the established housing choices of the community’s older generation. Those aged 23 years old and younger felt extremely strongly (100%) about integrating affordable housing throughout the community to create mixed-income neighborhoods while only 28% of those 75 years and older felt that it was very important. Those 23 years old and younger also ranked “fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures” (86%) and “provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing” as very important (71%).

There were also differences in what mattered the most to homeowners versus those who rent. The issue of “ensuring that the housing market in Temecula provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplex/triplex and condominiums to meet the varied needs of local residents,” was far more important to those who rent (70%) than to those who own their own home (38%). Similarly, renters ranked the issue of, “integrate affordable housing throughout the community to create mixed-income neighborhoods,” far higher (63%) than homeowners (25%). Likewise, renters placed higher value (61%) on the issue of “establish special needs housing for seniors, large families, veterans, and/or persons with disabilities,” than did homeowners (42%).

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<sup>8</sup> Question 12: How important are the following concerns to you and your family?



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When it comes to household types, young adults living with parents and multi-generational households ranked “ensuring that children who grow up in Temecula can afford to live in Temecula,” as much higher (74% and 71% respectively) than single person households (36%). Multi-generational households also ranked “establish special needs housing for seniors, large families, veterans, and/or persons with disabilities,” much higher (58%) than did couples with children under 18. However, for single parents with children under 18, the issue of “integrate affordable housing throughout the community to create mixed-income neighborhoods,” ranks much higher (58%) than single person households (32%).

## HOUSING AFFORDABILITY

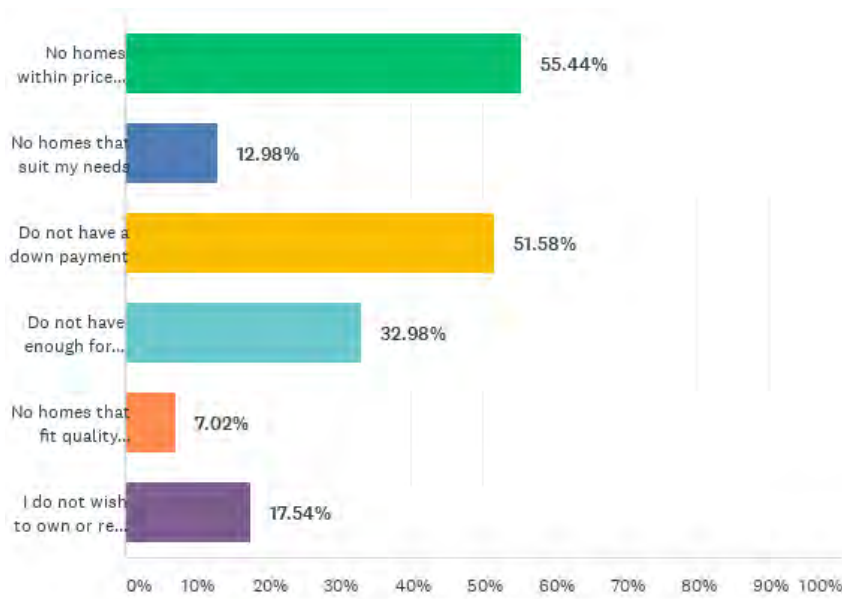
**When respondents were asked, “If you wish to own a home in Temecula but do not currently own one, what issues are preventing you from owning a home at this time?”<sup>9</sup> the answers pointed to issues of affordability. The top 3 responses included:**

- I cannot find a home within my price range in Temecula (55%)
- I do not currently have the financial resources for an appropriate down payment (52%)
- I do not currently have the financial resources for an adequate monthly mortgage payment (33%)
- Potential answers related to housing stock diversity or housing quality were not heavily selected, indicating that if people were able to overcome the financial obstacles, the housing choices available in Temecula are generally desirable.

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<sup>9</sup> Question 7: If you wish to own a home in Temecula but do not currently own one, what issues are preventing you from owning a home at this time?

**Figure 2: If you wish to own a home in Temecula but do not currently own one, what issues are preventing you from owning a home at this time?**



When responses are broken down further by demographic groups, the following differences occur:

When it comes to differences between respondents of different age groups, Millennials (age 24-39) had the highest financial barriers: 71% say there are no homes within their desired price range; 64% do not have a down payment; and 46% do not have enough for a mortgage payment.

When it comes to household type, couples with children under 18 had the most significant financial constraints, with 75% responding that there were no homes within their price range, and 55% reporting that did not have enough for a down payment.

## HOUSING MAINTENANCE

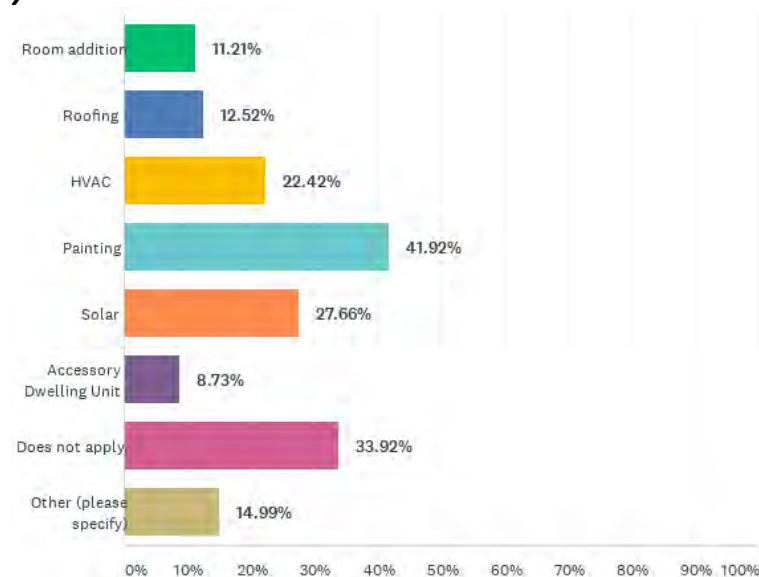
When respondents were asked, “Which of the following housing upgrades or expansions have you considered making to your home?”<sup>10</sup> the top responses included:

- Painting (42%)
- Solar (28%)
- HVAC (22%)

<sup>10</sup> Question 3: Which of the following housing upgrades or expansions have you considered making to your home?



**Figure 3: Which of the following housing upgrades or expansions have you considered making on your home?**



While a large proportion of respondents indicated 1 or more improvements, over a third stated that this question does not apply, meaning that they are not considering any upgrades or expansions at this time. Not surprisingly, this question applied more to homeowners than renters. However, while 80% of renters responded, “Does not apply,” the other 20% indicated that there were minor improvements including painting (10%) that occupants have considered making.

When it comes to comparing respondents based on age, respondents age 40-55 had the longest list of upgrades and expansions they were considering including room additions (15%), roofing (12%), and accessory dwelling units (11%).

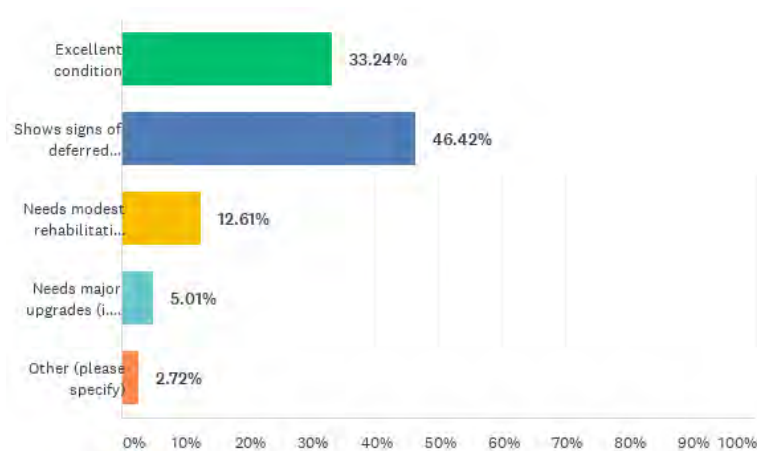
Respondents were also allowed to provide specific feedback regarding other (non-listed) types of improvements they were interested in pursuing. The most popular write-in responses include:

- New windows
- New flooring
- Pool construction
- Upgraded landscaping
- Kitchen renovation
- Patio cover installation
- Garage improvements

When asked, “How would you rate the physical condition of the residence you live in?” respondents stated that their home:

- Shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.) (46%)
- Excellent condition (33%)
- Needs 1 or more modest rehabilitation improvements (i.e., new roof, new wood siding, etc.) (13%)
- Needs 1 or more major upgrades (i.e., new foundation, new plumbing, new electrical, etc.) (5%)

**Figure 4: How would you rate the physical condition of the residence you live in?**



Homeowners were more likely than renters to rate the physical condition of their residence as excellent (40% as opposed to 16%).

Single parents with children under 18 (17%), young adults living with parents (17%), and single persons living with roommates (20%) were the 2 household groups least likely to rate their housing condition as excellent.

Respondents ages 75 and older were the age group most likely to rate their housing quality as excellent.

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## HOUSING FIT

When asked, “How satisfied are you with your current housing situation?”<sup>11</sup> the top responses were:

- I am very satisfied (48%)
- I am somewhat satisfied (35%)
- I am somewhat dissatisfied (10%)
- I am dissatisfied (6%)

There were significant differences in responses, however, between homeowners and renters. 61% of homeowners were “very satisfied” as opposed to only 15% of renters.

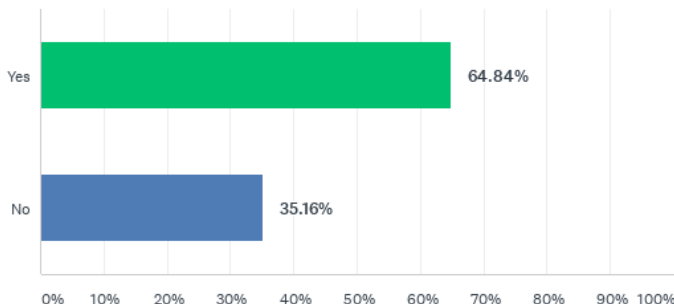
Single parents with children under the age of 18 showed the highest levels of dissatisfaction with a 20% stating, “I am very dissatisfied,” and 17% stating, “I am very satisfied.”

Only 14% of respondents age 23 and younger were very satisfied with their housing situation, as opposed to 61% of those 75 years old and older.

When asked, “Do you feel that the different housing types in Temecula currently meet your housing needs?”<sup>12</sup> respondents answered:

- Yes (65%)
- No (35%)

**Figure 5: Do you feel that the different housing types in Temecula currently meet your housing needs?**



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<sup>11</sup> Question 10: How satisfied are you with your current housing situation?

<sup>12</sup> Question 13: Do you feel that the different housing types in Temecula currently meet your housing needs?

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However, the breakdown along homeownership lines were different with 77% of homeowners answering “Yes”, as opposed to 40% of renters.

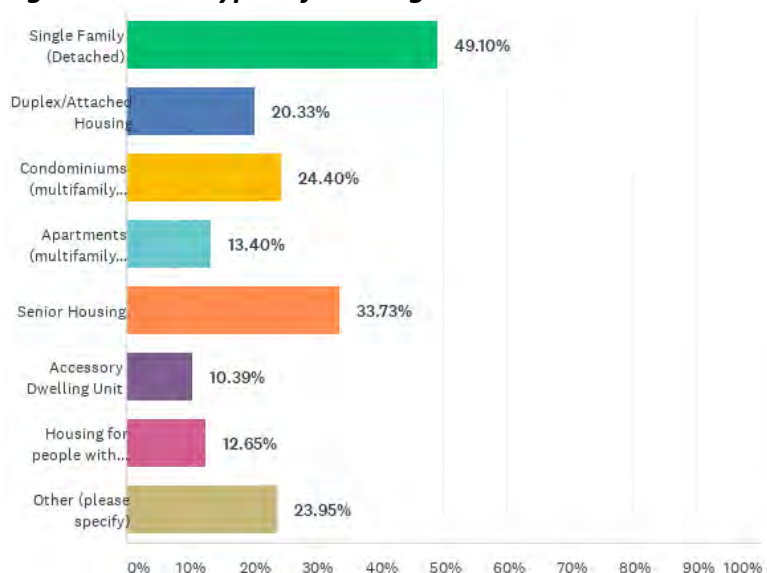
The contrast was even more stark along household type comparisons. 63% of single parents with children under age 18 answered, “no” with the next lowest score being single persons living with roommates (56%).

Those on the opposite end of the scale for age, had nearly opposite reactions. For those age 23 and younger, 71% said that Temecula did *not* meet their housing needs as opposed to 81% of those 75 years old and older who stated that it *did* meet their housing needs.

**When asked, “What types of housing are most needed in the City of Temecula?”<sup>13</sup> respondents answered:**

- Single family detached (49%)
- Senior Housing (34%)
- Condominiums (multifamily ownership homes) (24%)
- Other (24%)
- Duplex/Attached Housing (20%)

**Figure 6: What types of housing are most needed in the City of Temecula?**



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<sup>13</sup> Question 14: What types of housing are most needed in the City of Temecula?

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The household group most interested in more single-family homes are adult head of households (non-parents) with children under age 18 (75%) and the least interested in more single-family housing are single persons with roommates (22%).

When it comes to age comparisons, Millennials are most interested in more single-family homes (61%) as opposed to seniors 75 years old and older (27%).

A significant percentage of the respondents indicated that “other” (non-listed) types of housing options are needed in Temecula. Respondents provided a range of specific answers, many of which were already identified as an answer choice (i.e., senior housing, housing for persons with disabilities). Moreover, many respondents used this opportunity to indicate that they did not support new development of any type, generally due to concerns related to traffic, safety, and access to public facilities and infrastructure. Of those “other” types of housing identified in the individual responses, which were *not* already listed as a possible answer, the responses generally included:

- Housing options affordable to people with lower incomes
- Multigenerational homes
- Permanent supportive housing
- Mixed use development
- Housing options specific to the needs of single parents
- Single-story homes

## GENERAL FEEDBACK

At the conclusion of the survey, respondents could provide general feedback on topics not addressed in earlier questions. As expected, general feedback received was varied in tone and content. Written responses were divided but fell into 2 general categories.

**Group A:** Those who feel that Temecula is unaffordable and housing prices are too high across the board. These individuals suggested building more affordable housing of all types (from single family homes to multi-family housing) as well as taking care of seniors and the homeless.

Some sample responses include:

“The cost of rent here does not match the income that many of us have forcing many to struggle, have roommates, constantly move etc. More affordable housing that matches the jobs available that only want to pay \$17 or less would help out a great deal so people can afford to live without roommates and without struggling to pay everything.”

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“Just want affordable housing for all income types. It would reduce homelessness and bring diversity to the city.”

**Group B:** Those who moved to Temecula for its affordability and safety, and feel that it has changed in a negative way over the years. These individuals are worried about continued impacts on congestion and lack of infrastructure. They want the City to focus on improving current conditions and adding more infrastructure (such as improved roadway conditions) instead of building additional housing.

Some sample responses include:

“It is disappointing to see zonings changed and other adjustments that are aimed to please the person(s) financially benefitting rather than thinking about the value in the original zoning as well as congestion and overloading the market.”

“Too much growth without infrastructure to support. Roads/traffic too heavy and maintenance not adequate to support the additional homes being built.”

“Temecula is overcrowded. Way too many apartments and condos. The city council was going the right direction with making it more of a destination or tourist town but now they want to ruin the natural beauty with more housing. There are areas north of Menifee that can take more housing and where new infrastructure can be built. Temecula is maxed out.”

Other issues that were raised include:

- Making the process of building an accessory dwelling unit easier
- Increasing the number and availability of bike and walking trails
- Keeping water usage for landscaping low
- Preserving open space and views of the mountains
- Focusing on Temecula as a tourist destination
- Address issues of housing discrimination and diversity

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## Appendix A: Survey

**The City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period as required by State law. The Housing Element establishes policies and programs to address Temecula's existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). If you live or work in the City of Temecula, please complete the following short survey to provide us with your input. Survey limited to one per household.**

1. Do you live and/or work in the City of Temecula?

- ☐ I live in Temecula but work somewhere else
- ☐ I work in Temecula but live somewhere else
- ☐ I live and work in Temecula
- ☐ I live in Temecula and do not currently work/I am retired

If you live somewhere other than the City of Temecula, where do you live?

2. If you live in Temecula, how long have you lived in the City?

- ☐ 0-2 Years
- ☐ 2-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

3. If you are employed outside of your home, approximately how long is your one-way commute to work?

- ☐ Less than 5 miles
- ☐ 5-10 miles
- ☐ 10-25 miles
- ☐ 25-40 miles
- ☐ More than 40 miles

4. Select the type of housing that best describes your current home:

- ☐ Single Family Home (Detached)
- ☐ Duplex/Attached Home
- ☐ Multifamily Home (Apartment/Condominium)
- ☐ Other (Guesthouse, Mobile Home, etc.)



5. Do you currently own or rent your home?

- ☐ Own
- ☐ Rent

6. Are you satisfied with your current housing situation?

- ☐ Yes
- ☐ No
- ☐ Other (please specify)

7. How would you rate the physical condition of the unit you live in?

- ☐ Excellent condition
- ☐ Shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.)
- ☐ Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, etc.)
- ☐ Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, etc.)
- ☐ Other (please specify)

8. Do you think that the range of housing options currently available in the City of Temecula meet your needs?

- ☐ Yes
- ☐ No

9. What types of housing are most needed in the City of Temecula?

- ☐ Single Family (Detached)
- ☐ Duplex/Attached Housing
- ☐ Condominiums (multifamily ownership homes)
- ☐ Apartments (multifamily rental homes)
- ☐ Senior Housing
- ☐ Housing for persons with disabilities
- ☐ Other (please specify)

10. If you live in the City of Temecula, why have you chosen to live in the City? (Select all that apply)

- ☐ Proximity to job/work
- ☐ Quality of housing stock
- ☐ Local recreational amenities and scenery
- ☐ Proximity to family and/or friends
- ☐ Affordability
- ☐ Quality of local school system
- ☐ Safety of neighborhood
- ☐ City services and programs
- ☐ Proximity to shopping and services, including Old Town Temecula
- ☐ I do not live in Temecula
- ☐ Other (please specify)

11. If you wish to own a home in Temecula but do not currently own one, what issues are preventing you from owning a home at this time? (Choose all that apply)

- ☐ I cannot find a home within my target price range in Temecula
- ☐ I cannot find a home that suits my living needs in Temecula (housing size, disability accommodations)
- ☐ I do not currently have the financial resources for an appropriate down payment
- ☐ I do not currently have the financial resources for an adequate monthly mortgage payment
- ☐ I cannot currently find a home that suits my quality standards in Temecula
- ☐ I do not currently wish to own a home in Temecula

12. How important are the following concerns to you and your family?

	Very Important	Somewhat Important	Not Important	Don't Know
Ensuring that children who grow up in Temecula can afford to live in Temecula.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Very Important	Somewhat Important	Not Important	Don't Know
Ensure that the housing market in Temecula provides a diverse range of housing types, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establish special needs housing for seniors, large families, and/or persons with disabilities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Integrate affordable housing throughout the community to create mixed-income neighborhoods.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage energy conservation through site and building design.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage the rehabilitation of existing housing stock in older neighborhoods.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs. Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. What age range most accurately describes you?

- ☐ 18-21 years old
- ☐ 22-30 years old
- ☐ 31-40 years old
- ☐ 41-50 years old
- ☐ 50 + years old

14. Are there any comments you would like to share with the City of Temecula relevant to the upcoming Housing Element Update?

15. Please leave your name and email address to receive updates and information on the 2021-2029 Housing Element Update.

**Name:**

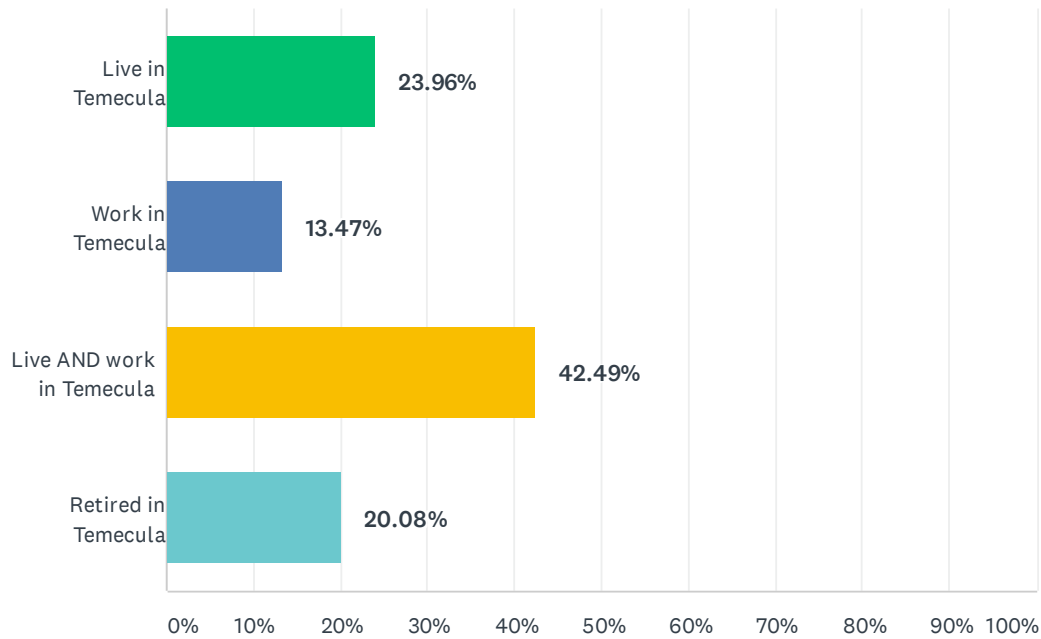
**Email:**

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## **Appendix B: Summary of All Survey Responses**

## Q1 Do you live and/or work in the City of Temecula?

Answered: 772 Skipped: 90



ANSWER CHOICES	RESPONSES	
Live in Temecula	23.96%	185
Work in Temecula	13.47%	104
Live AND work in Temecula	42.49%	328
Retired in Temecula	20.08%	155
TOTAL		772

## City of Temecula Housing Element Survey

#	IF YOU LIVE SOMEWHERE OTHER THAN THE CITY OF TEMECULA, WHERE DO YOU LIVE?	DATE
1	Menifee	9/24/2020 1:30 PM
2	Murrieta	9/17/2020 5:08 PM
3	Menifee	9/16/2020 8:11 PM
4	Murrieta	9/16/2020 9:32 AM
5	Murrieta	9/16/2020 9:21 AM
6	unincorporated county/retired	9/16/2020 9:10 AM
7	Hemet	9/16/2020 9:07 AM
8	Murrieta	9/15/2020 2:08 PM
9	Murrieta	9/15/2020 11:43 AM
10	Murrieta	9/15/2020 11:29 AM
11	Murrieta	9/14/2020 11:39 AM
12	Murrieta	9/9/2020 3:41 PM
13	Murrieta	9/9/2020 10:25 AM
14	I live and work in Murrieta	9/8/2020 10:46 AM
15	Menifee	9/7/2020 7:53 PM
16	Lake Elsinore	9/7/2020 4:10 PM
17	San Diego own two rentals in Temecula	9/5/2020 3:28 PM
18	Wildomar	9/5/2020 11:44 AM
19	Canyon Lake	9/5/2020 11:28 AM
20	Sage	9/5/2020 9:44 AM
21	Murrieta (County land, not city) Temecula Schools	9/5/2020 6:19 AM
22	Caldwell, Texas	9/4/2020 8:12 PM
23	Murrieta	9/4/2020 7:56 PM
24	Menifee	9/4/2020 6:01 PM
25	Menifee	9/4/2020 5:37 PM
26	Menifee	9/4/2020 4:56 PM
27	Canyon Lake	9/4/2020 4:50 PM
28	Murrieta	9/4/2020 4:41 PM
29	MURRIETA	9/4/2020 4:06 PM
30	Oceanside	9/4/2020 3:55 PM
31	Perris	9/4/2020 3:52 PM
32	hemet	9/4/2020 3:44 PM
33	I live in Canyon Lake but do some business in Temecula	9/4/2020 3:37 PM
34	Winchester	9/4/2020 3:35 PM
35	Wildomar	9/4/2020 3:33 PM
36	Hemet	9/4/2020 3:24 PM
37	Menifee	9/4/2020 3:23 PM

# City of Temecula Housing Element Survey

38	French Valley	9/4/2020 3:22 PM
39	Murrieta	9/4/2020 3:22 PM
40	Menifee	9/4/2020 3:20 PM
41	Menifee	9/4/2020 3:17 PM
42	Murrieta	9/4/2020 3:16 PM
43	Menifee	9/4/2020 3:14 PM
44	wildomar	9/4/2020 3:12 PM
45	Sage	9/4/2020 3:08 PM
46	Murrieta	9/4/2020 3:06 PM
47	Murrieta	9/4/2020 3:05 PM
48	Murrieta	9/4/2020 3:05 PM
49	Menifee	9/4/2020 3:02 PM
50	Wildomar	9/3/2020 2:31 PM
51	Hemet	9/3/2020 7:15 AM
52	Hemet	9/2/2020 6:08 AM
53	Murrieta	9/1/2020 10:14 AM
54	Winchester	8/31/2020 6:22 PM
55	Hemet	8/31/2020 8:14 AM
56	Winchester, CA	8/31/2020 7:31 AM
57	Wildomar	8/31/2020 12:13 AM
58	Murrieta	8/29/2020 11:57 PM
59	Rancho cucamonga	8/29/2020 5:21 PM
60	Moreno Valley	8/29/2020 2:11 PM
61	Menifee	8/29/2020 11:03 AM
62	Fallbrook	8/29/2020 9:10 AM
63	Murrieta	8/29/2020 8:27 AM
64	Wildomar	8/29/2020 7:33 AM
65	Hemet	8/29/2020 7:23 AM
66	Canyon Lake	8/29/2020 6:51 AM
67	Temecula wine country	8/28/2020 9:40 PM
68	Outside of wine country Winchester	8/28/2020 9:35 PM
69	Temecula in Wine County	8/28/2020 9:32 PM
70	Sun City	8/28/2020 8:21 PM
71	San Jacinto	8/28/2020 7:08 PM
72	Unincorporated Riverside county	8/28/2020 6:57 PM
73	Menifee	8/28/2020 6:36 PM
74	Murrieta	8/28/2020 6:04 PM
75	Murrieta	8/28/2020 5:47 PM



# City of Temecula Housing Element Survey

76	Riverside	8/28/2020 5:26 PM
77	Los angeles	8/28/2020 3:52 PM
78	Winchester	8/28/2020 2:32 PM
79	Menifee	8/28/2020 2:24 PM
80	Murrieta	8/28/2020 2:15 PM
81	I live in the Wine Country unincorporated area	8/28/2020 1:58 PM
82	Menifee	8/28/2020 1:56 PM
83	Sun City	8/28/2020 1:54 PM
84	Menifee	8/28/2020 1:50 PM
85	Murrieta	8/28/2020 1:44 PM
86	I am filling this out for my parents who are retired.	8/28/2020 1:43 PM
87	Aguanga	8/28/2020 1:39 PM
88	Perris	8/28/2020 1:31 PM
89	Menifee. I am always down in Temecula, originally wanted to live there.	8/28/2020 1:29 PM
90	Menifee	8/28/2020 1:28 PM
91	I live in the city of Perris	8/28/2020 1:24 PM
92	28500 Pujol Street #44	8/28/2020 1:19 PM
93	Menifee	8/28/2020 1:14 PM
94	Lake Elsinore	8/28/2020 1:13 PM
95	Lake Elsinore	8/28/2020 1:13 PM
96	Menifee	8/28/2020 1:13 PM
97	Murrieta	8/28/2020 1:12 PM
98	I would like to move to the city of Temecula	8/28/2020 1:08 PM
99	Murrieta	8/28/2020 1:07 PM
100	fallbrook	8/28/2020 1:06 PM
101	Winchester/French Valley	8/28/2020 5:57 AM
102	Murrieta	8/25/2020 9:15 AM
103	Escondido	8/24/2020 6:56 PM
104	Warner Springs	8/24/2020 5:25 PM
105	Murrieta	8/24/2020 1:09 PM
106	City of Riverside	8/24/2020 12:48 PM
107	Menifee	8/24/2020 12:02 PM
108	Menifee	8/24/2020 11:57 AM
109	San Diego	8/22/2020 6:56 AM
110	Riverside. (Formerly Temecula)	8/21/2020 9:57 PM
111	Murrieta	8/21/2020 7:26 AM
112	Murrieta	8/19/2020 8:31 AM
113	Murrieta	8/18/2020 2:37 PM

# City of Temecula Housing Element Survey

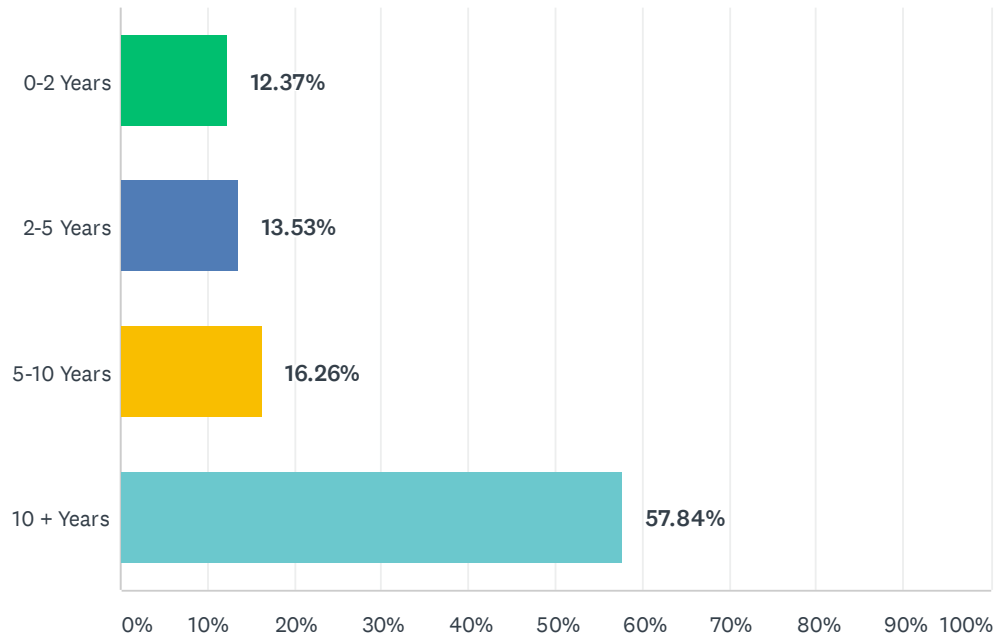
114	Hemet, ca	8/18/2020 1:09 PM
115	Murrieta	8/17/2020 8:17 PM
116	Murrieta	8/17/2020 1:54 PM
117	French Valley	8/17/2020 11:06 AM
118	Menifee, CA	8/17/2020 10:53 AM
119	Murrieta	8/14/2020 6:23 PM
120	Murrieta	8/14/2020 9:52 AM
121	Murrieta	8/13/2020 5:48 PM
122	Riverside	8/12/2020 3:19 PM
123	We just moved away	8/12/2020 9:17 AM
124	Wildomar	8/12/2020 9:14 AM
125	French valley	8/12/2020 8:39 AM
126	Murrieta	8/11/2020 7:47 PM
127	Murrieta	8/11/2020 5:01 PM
128	Murrieta	8/11/2020 2:17 PM
129	Winchester	8/11/2020 2:15 PM
130	Murrieta	8/11/2020 2:00 PM
131	Temecula Wine Country Area	8/11/2020 1:28 PM
132	Riverside	8/10/2020 3:29 PM
133	Corona	8/10/2020 2:27 PM
134	Wildomar	8/10/2020 2:15 PM
135	Homeland	8/10/2020 2:14 PM
136	Murrieta	8/10/2020 7:15 AM
137	Wine Country	8/8/2020 11:25 PM
138	Lived in Temecula for years and may move back -have many friends there so my info is relevant.	8/7/2020 4:40 AM
139	Fallbrook	8/6/2020 11:42 PM
140	Winchester, CA	8/6/2020 8:43 AM
141	I live in Temecula, partly telecommute and partly work within 40 minutes of here	8/5/2020 8:46 PM
142	Murrieta	8/5/2020 2:38 PM
143	Murrieta	8/5/2020 11:09 AM
144	Murrieta	8/4/2020 7:43 AM
145	Winchester	8/4/2020 7:37 AM
146	Wildomar	8/4/2020 6:36 AM
147	Murrieta	8/4/2020 12:57 AM
148	Murrieta	8/3/2020 7:40 PM
149	Lake Elsinore	8/3/2020 6:13 PM
150	TEMECULA WINE COUNTRY	8/3/2020 4:31 PM
151	Riverside	8/3/2020 4:07 PM

# City of Temecula Housing Element Survey

152	Murrieta	8/2/2020 5:31 PM
153	Murrieta	8/2/2020 2:47 PM
154	Murrieta	8/2/2020 2:06 PM
155	Wildomar	8/2/2020 12:38 PM
156	San Juan Capistrano	8/2/2020 11:05 AM
157	Murrieta	8/2/2020 10:48 AM
158	Wildomar	8/2/2020 10:09 AM
159	Menifee	8/2/2020 8:46 AM
160	Menifee	8/1/2020 6:50 AM
161	Bonsall	7/31/2020 9:31 PM
162	Meadowview	7/31/2020 2:10 PM
163	Just outside of city limits toward wine country	7/31/2020 7:56 AM
164	French Valley	7/30/2020 10:29 PM
165	Menifee	7/30/2020 8:34 PM
166	Santee	7/30/2020 7:52 PM
167	Murrieta	7/30/2020 6:05 PM
168	Menifee	7/30/2020 6:03 PM
169	Murrieta	7/30/2020 5:49 PM
170	Lake elsinore	7/30/2020 5:46 PM
171	Perris	7/30/2020 5:32 PM
172	Near Pachanga	7/30/2020 5:19 PM
173	Menifee	7/30/2020 5:11 PM
174	Riverside County-Wine Country	7/30/2020 2:32 PM
175	I am in the process is moving to Temecula from San Diego	7/30/2020 1:08 PM
176	Santa Clara	7/29/2020 1:55 PM
177	Murrieta	6/16/2020 4:03 PM
178	Anza	5/18/2020 8:46 AM
179	Murrieta	4/14/2020 3:28 PM

## Q2 How long have you lived in the City of Temecula?

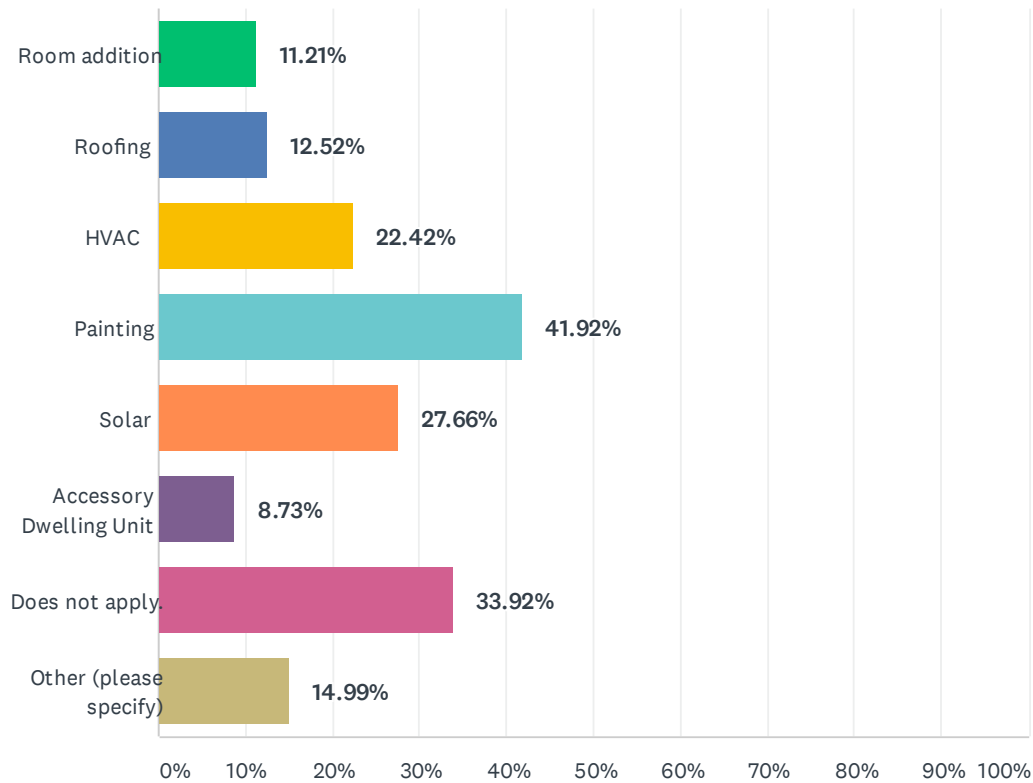
Answered: 695   Skipped: 167



ANSWER CHOICES	RESPONSES	
0-2 Years	12.37%	86
2-5 Years	13.53%	94
5-10 Years	16.26%	113
10 + Years	57.84%	402
TOTAL		695

### Q3 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 687    Skipped: 175



ANSWER CHOICES	RESPONSES	
Room addition	11.21%	77
Roofing	12.52%	86
HVAC	22.42%	154
Painting	41.92%	288
Solar	27.66%	190
Accessory Dwelling Unit	8.73%	60
Does not apply.	33.92%	233
Other (please specify)	14.99%	103
Total Respondents: 687		

# City of Temecula Housing Element Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Additional studio/kitchenette	9/28/2020 4:23 PM
2	Flooring	9/24/2020 6:56 PM
3	Lawn upgrade to drought tolerant rock	9/19/2020 12:13 PM
4	Flooring, plumbing, electrical	9/16/2020 9:27 AM
5	I'm renting	9/16/2020 9:13 AM
6	Flooring, plumbing, electrical	9/16/2020 8:56 AM
7	new flooring, landscaping	9/15/2020 10:18 AM
8	repair support beam in garage	9/15/2020 9:58 AM
9	Kitchen and bathroom upgrades replace fencing	9/6/2020 2:54 PM
10	LANDSCAPING..plumbing, windows etc..	9/5/2020 1:03 PM
11	all ready done	9/5/2020 8:46 AM
12	Whole house fan in the attic	9/5/2020 7:08 AM
13	Pool	9/4/2020 3:41 PM
14	Kitchen,bath,landscaping	9/4/2020 3:30 PM
15	Flooring	9/4/2020 3:25 PM
16	pool	9/4/2020 3:05 PM
17	Whole house fan	8/31/2020 4:27 PM
18	Installation and soundproofing	8/31/2020 1:12 PM
19	Pool	8/31/2020 11:09 AM
20	Tankless water heater & new windows	8/30/2020 10:34 PM
21	Windows. Interior doors.	8/30/2020 9:53 PM
22	Windows	8/30/2020 4:15 PM
23	Windows	8/30/2020 2:53 PM
24	Upgrading bathrooms	8/30/2020 8:44 AM
25	Water heater	8/29/2020 8:41 PM
26	Pool	8/29/2020 4:44 PM
27	Fencing	8/29/2020 2:54 PM
28	Renovate/upgrade	8/29/2020 9:00 AM
29	Windows and kitchen	8/29/2020 12:22 AM
30	Driveway	8/28/2020 9:34 PM
31	Shelves in the kitchen	8/28/2020 8:25 PM
32	Energy efficient appliances	8/28/2020 7:31 PM
33	Pool equipment, plumbing, appliances.	8/28/2020 6:40 PM
34	Landscaping	8/28/2020 6:07 PM
35	New flooring and upgraded bathrooms	8/28/2020 5:50 PM
36	Major Interior Remodel	8/28/2020 3:05 PM
37	Did an addition considering others.	8/28/2020 1:53 PM

# City of Temecula Housing Element Survey

38	Air purifier systems	8/28/2020 1:52 PM
39	Making the stairs from the front and back door a ramp.	8/28/2020 1:46 PM
40	All of the above have been done during my time here	8/28/2020 1:40 PM
41	Looking to purchase in temecula	8/28/2020 1:29 PM
42	Renting but want solar on MF affordable housing Riverbank with SOMAH program	8/28/2020 1:21 PM
43	Tree removal/ service	8/28/2020 2:28 AM
44	Remodel interior	8/27/2020 7:13 PM
45	Water Heater, bathroom remodel, new floors	8/27/2020 5:54 PM
46	A bunch of stuff	8/27/2020 1:52 PM
47	Cracks on walls	8/26/2020 7:59 PM
48	Kitchen and bathroom remodel, carpet and other flooring	8/26/2020 6:05 PM
49	Buying	8/25/2020 7:21 AM
50	I would like to see aptment complexes have Solar. I would like to see Temecula stop building anything further.	8/24/2020 5:11 PM
51	Kitchen upgrade	8/24/2020 10:05 AM
52	Updating our whole home	8/21/2020 1:06 PM
53	rain gutter, patio cover and land scaping	8/21/2020 11:46 AM
54	New flooring and kitchen renewal	8/19/2020 1:35 PM
55	Remodeling staircase	8/19/2020 12:05 PM
56	flooring	8/19/2020 9:55 AM
57	I also need to be able to rent two of my rooms out to people here on vacation to help me pay for my mortgage. I' m a single mom, but I can't do that right now because the city stopped letting us	8/19/2020 9:29 AM
58	I currently rent, so no additions.	8/18/2020 1:38 PM
59	pool & landscaping	8/17/2020 11:07 AM
60	bathroom remodel, whole house fan	8/15/2020 12:51 AM
61	Interior Remodeling of Bathrooms/ Upgrade Floors	8/12/2020 4:29 PM
62	Pool	8/11/2020 3:52 PM
63	Patio cover	8/10/2020 10:59 AM
64	Remodel kitchen	8/9/2020 6:39 AM
65	Add another garage	8/8/2020 6:30 PM
66	Kitchen remodel	8/8/2020 3:09 PM
67	Pool	8/7/2020 2:18 PM
68	Want single story.	8/6/2020 9:56 PM
69	interior remodeling	8/6/2020 5:18 PM
70	New windows.	8/6/2020 4:21 PM
71	Garage	8/5/2020 9:44 PM
72	Pool remodel	8/5/2020 12:05 PM
73	Interior remodel	8/5/2020 10:51 AM
74	Garage door replacement/garage reno	8/5/2020 10:43 AM

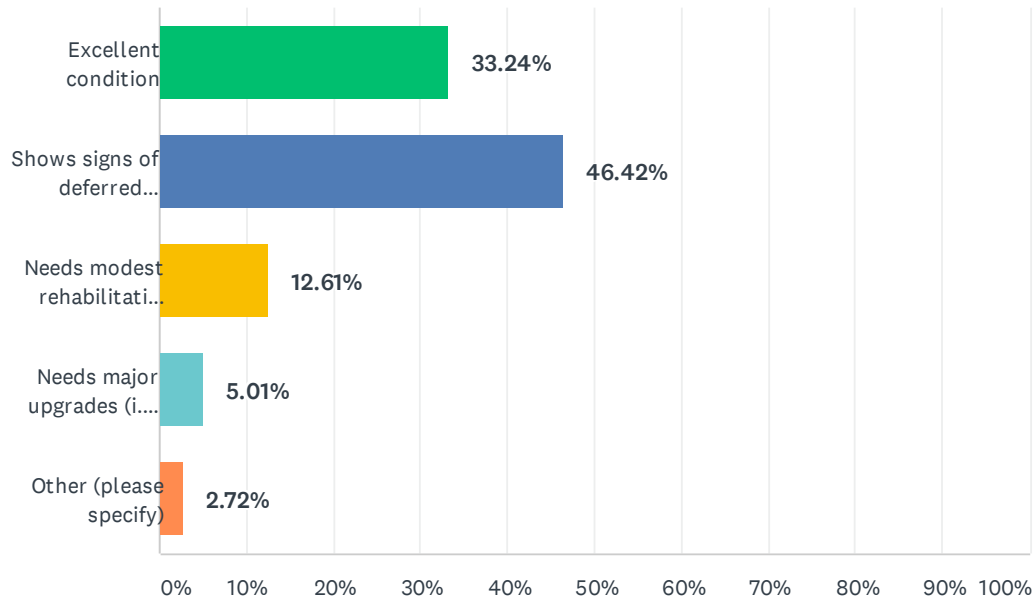
# City of Temecula Housing Element Survey

75	Windows, doors	8/4/2020 12:50 AM
76	Windows	8/3/2020 10:06 PM
77	Pool/spa	8/3/2020 6:17 PM
78	Kitchen and bathroom upgrades	8/3/2020 5:52 PM
79	Pool	8/3/2020 4:17 PM
80	Kitchen remodel	8/3/2020 2:42 PM
81	New flooring and countertops	8/3/2020 1:56 PM
82	Pool	8/3/2020 1:21 PM
83	Full renovations	8/2/2020 5:23 PM
84	pool; remodel; flooring	8/2/2020 5:16 PM
85	Bathroom remodel	8/2/2020 11:07 AM
86	Moving to Temecula	8/1/2020 6:52 AM
87	Downsize	7/31/2020 5:48 PM
88	Pool	7/31/2020 5:17 PM
89	Bathroom upgrades	7/31/2020 3:32 PM
90	Driveway expansion	7/31/2020 2:05 PM
91	Patio Cover	7/31/2020 8:54 AM
92	General interior updates due to age of home	7/31/2020 6:39 AM
93	Kitchen and bathroom renovations	7/31/2020 1:13 AM
94	Pool	7/30/2020 10:47 PM
95	Bathtub install downstairs	7/30/2020 9:31 PM
96	I Rent. It's not affordable for me to buy here although I work and live this community	7/30/2020 9:07 PM
97	Kitchen & bathroom renovation	7/30/2020 8:09 PM
98	Pool and landscaping.	7/30/2020 5:23 PM
99	I'm a renter. Would love to own.	7/30/2020 2:32 PM
100	None	7/30/2020 1:21 PM
101	Patio cover	7/30/2020 1:18 PM
102	Flooring, window coverings, patio cover	6/8/2020 11:14 AM
103	General replacement of outdated aspects of our home	6/2/2020 4:38 PM



## Q4 How would you rate the physical condition of the residence you live in?

Answered: 698 Skipped: 164



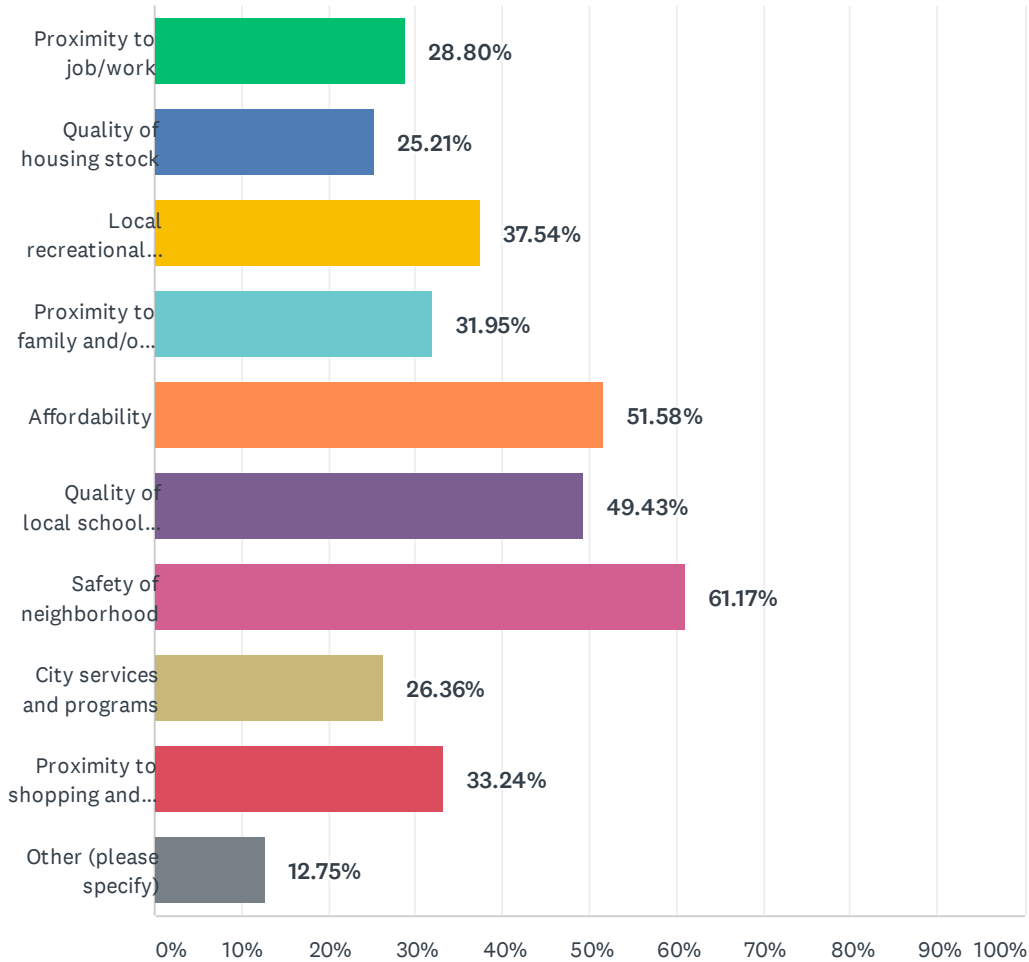
ANSWER CHOICES	RESPONSES	
Excellent condition	33.24%	232
Shows signs of deferred maintenance (i.e., peeling paint, chipped stucco, etc.)	46.42%	324
Needs modest rehabilitation improvements (i.e., new roof, new wood siding, etc.)	12.61%	88
Needs major upgrades (i.e., new foundation, new plumbing, new electrical, etc.)	5.01%	35
Other (please specify)	2.72%	19
<b>TOTAL</b>		<b>698</b>

# City of Temecula Housing Element Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Good condition- well maintained	9/16/2020 9:11 AM
2	Good condition for a 20+ year old	9/6/2020 2:54 PM
3	Apartment	9/3/2020 6:12 PM
4	I rent an apartment	8/29/2020 11:58 PM
5	Need pest control. Found 2 big dead rat.	8/28/2020 8:25 PM
6	Fencing	8/28/2020 3:45 PM
7	I live in an apartment	8/28/2020 1:40 PM
8	Doesnt apply	8/28/2020 1:09 PM
9	Excellent for a 32 year old tract home.	8/26/2020 6:52 PM
10	The aptment I visit in Temecula is way too small and way pricey. Remodlers need to come in and make to or three apartment into one. Then, they need to take your over 50 empty commercial buildings and make them into apartment for the homeless	8/24/2020 5:11 PM
11	An apt. So maintenance is done by management.	8/19/2020 10:58 PM
12	Renting at the moment	8/19/2020 11:32 AM
13	fence is falling down, hasn't been painted since 1998 so the wood trim is falling apart	8/19/2020 9:29 AM
14	Apartment in good condition, but aging	8/12/2020 10:57 AM
15	House was well kept modern	8/12/2020 9:19 AM
16	Inside needs upgrades	8/8/2020 3:09 PM
17	Decent	7/30/2020 9:07 PM
18	Not currently living in Temecula	7/30/2020 1:09 PM
19	do not live here	7/29/2020 1:57 PM

## Q5 Why have you chosen to live in Temecula? (Select all that apply)

Answered: 698 Skipped: 164



ANSWER CHOICES	RESPONSES	
Proximity to job/work	28.80%	201
Quality of housing stock	25.21%	176
Local recreational amenities and scenery	37.54%	262
Proximity to family and/or friends	31.95%	223
Affordability	51.58%	360
Quality of local school system	49.43%	345
Safety of neighborhood	61.17%	427
City services and programs	26.36%	184
Proximity to shopping and services, including Old Town Temecula	33.24%	232
Other (please specify)	12.75%	89
Total Respondents: 698		

# City of Temecula Housing Element Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	wine country and balloon views	9/24/2020 4:43 PM
2	Charter Schools with Academy Based Learning	9/24/2020 11:09 AM
3	Family	9/16/2020 9:37 AM
4	For retirement	9/16/2020 9:32 AM
5	The weather	9/16/2020 9:28 AM
6	Retirement	9/16/2020 9:21 AM
7	moved to area for schools/ affordable living	9/16/2020 9:11 AM
8	No comment	9/16/2020 9:05 AM
9	The weather	9/16/2020 9:03 AM
10	moved here 30 years ago-- too crowded now. Looking to move away.	9/15/2020 12:02 PM
11	live with family	9/15/2020 11:57 AM
12	Close to my daughter	9/15/2020 11:45 AM
13	I came to CA to take care of my mother and wanted SoCal because of the weather.	9/15/2020 10:18 AM
14	love this town....especially the city employees and cops	9/5/2020 1:03 PM
15	herh scince 1977	9/5/2020 8:46 AM
16	Wine Country	9/5/2020 6:58 AM
17	Lived here 32 years its a great place to live.	9/4/2020 5:09 PM
18	Wineries	9/4/2020 3:41 PM
19	I don't live in Temecula	9/4/2020 3:34 PM
20	10 years ago it was more affordable however now it is not so much	9/4/2020 3:30 PM
21	My husband lives here	9/4/2020 3:15 PM
22	Ive live here for almost 50 years.	9/4/2020 3:05 PM
23	Weather	8/31/2020 1:12 PM
24	Divine direction	8/31/2020 12:15 AM
25	School Ratings	8/30/2020 4:15 PM
26	Not too crowded	8/30/2020 12:12 PM
27	We love Temecula	8/29/2020 9:11 AM
28	Quality of living, somewhat peaceful but beginning to show signs of the demise of peaceful existence...building more dwellings BEFORE making roads to handle the traffic you're bringing in	8/29/2020 8:43 AM
29	Purchased property in 1977 built a home	8/28/2020 9:37 PM
30	work close by	8/28/2020 6:37 PM
31	Good Air Quality	8/28/2020 6:17 PM
32	i do not live in Temecula, but have in the past	8/28/2020 1:58 PM
33	Gated communities	8/28/2020 1:52 PM
34	Settled in 1977 working in the fields	8/28/2020 1:46 PM
35	Moved to help sister when she purchased a home in 1990	8/27/2020 7:13 PM
36	É	8/27/2020 5:44 AM

## City of Temecula Housing Element Survey

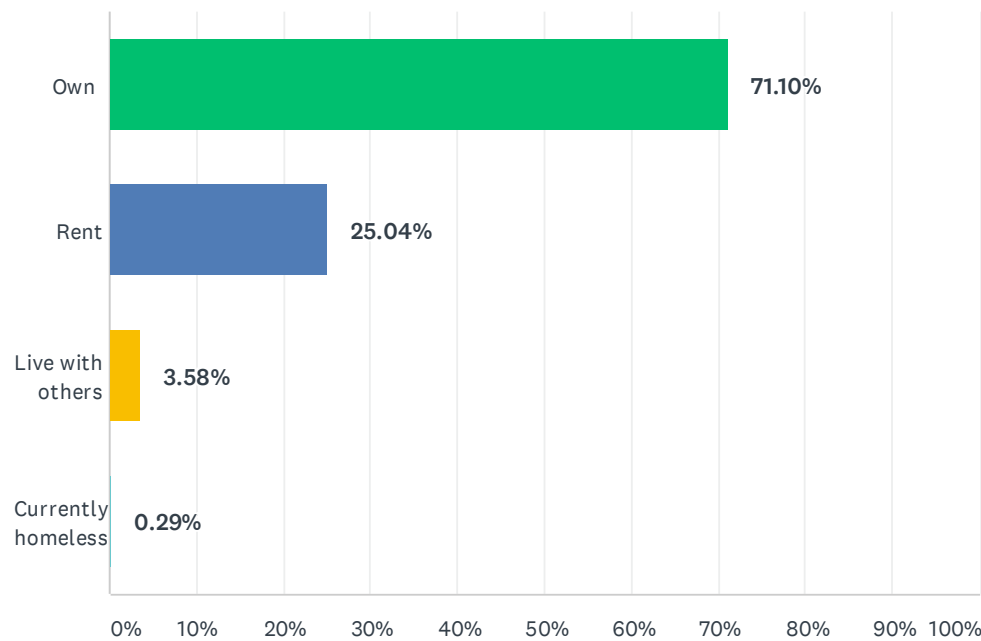
37	Moved here 32 years ago for a safe, family environment.	8/26/2020 6:52 PM
38	Came for the job, stayed for the city!	8/26/2020 6:24 PM
39	Family	8/25/2020 12:23 AM
40	I live in Multiple Sites in South Western Riverside County. I want this over building and Traffic to stop now. With the hope of new City Council People we can No Growth. Repari what we have. Temecula has a 3 Billion Dollar Revenu and it needs to go to the structures that are already here and need solar and water efficiency	8/24/2020 5:11 PM
41	The number one reason we chose to live in Temecula is safety and beauty of the area	8/23/2020 5:40 PM
42	family friendly	8/22/2020 7:22 PM
43	Cost of living	8/21/2020 4:58 PM
44	Quality of life.	8/21/2020 1:59 PM
45	We fell in Love with the city 31 years ago and decided to live here and be close to our family that retired here	8/21/2020 1:06 PM
46	Economy... covid... living with parents	8/21/2020 12:06 PM
47	More open space / less crowded than San Diego and LA	8/21/2020 8:19 AM
48	City values	8/21/2020 5:17 AM
49	Kids	8/19/2020 10:30 PM
50	1994 affordability	8/19/2020 9:50 PM
51	Friendly HOA and neighbors	8/19/2020 1:35 PM
52	Centralized area	8/19/2020 11:44 AM
53	Job	8/19/2020 10:11 AM
54	small-town feel yet has all we need	8/19/2020 9:55 AM
55	Safest city and school ratings. Pricing goes up every year which sucks	8/19/2020 9:46 AM
56	I moved here because its the only place I could afford to buy a home to raise my 3 children in as a single mother	8/19/2020 9:29 AM
57	Moved from out of state and chose family friendly area	8/18/2020 8:16 PM
58	I didn't have a choice. I had to move in with family.	8/18/2020 4:12 PM
59	Its barely affordable but more so than San diego.	8/17/2020 9:52 PM
60	Proximity to church/school	8/17/2020 7:58 AM
61	Conservative/Republican politicians and people	8/15/2020 12:51 AM
62	Our church in Temecula	8/13/2020 11:56 PM
63	Overall quality of life	8/12/2020 4:29 PM
64	Originally came For those reasons, but we recently sold and left because of the homeless and other issues that are now playing in the city.	8/12/2020 9:19 AM
65	Wineries	8/11/2020 9:12 PM
66	Temecula Hospital, Wine Country, Diverse Community	8/7/2020 2:18 PM
67	Move back to childhood home	8/7/2020 1:14 PM
68	Good city leadership, spending priorities, and quality of life	8/6/2020 5:18 PM
69	Used to be affordability but that seems to be evening out a little with other counties	8/6/2020 11:25 AM
70	Beautiful weather year round	8/5/2020 9:51 AM
71	N/A	8/3/2020 11:19 PM

## City of Temecula Housing Element Survey

72	Everything	8/3/2020 8:11 PM
73	We were tired of living in the Bay Area	8/3/2020 2:42 PM
74	Beauty of city	8/2/2020 2:07 PM
75	Retired here because we had built-in friendships, we knew for years, relating to wine makers.	8/2/2020 10:38 AM
76	Because I have for 30+ years	7/31/2020 2:35 PM
77	Family oriented city.	7/31/2020 11:46 AM
78	Moved here before all the building so for small town	7/30/2020 8:49 PM
79	Moved here 40 years ago to get away from the cream of the crud	7/30/2020 7:17 PM
80	Moved here over 20+ years ago because it was cheaper	7/30/2020 7:15 PM
81	Moved here when it was affordable and schools were good.	7/30/2020 6:06 PM
82	Easy drive to the beach.	7/30/2020 5:23 PM
83	Quality of Life	7/30/2020 5:03 PM
84	Retired now but worked here for 25 years and commuted into Temecula. Finally able to move here and then retired.	7/30/2020 5:01 PM
85	My hometown born and raised	7/30/2020 4:53 PM
86	Clean	7/30/2020 1:25 PM
87	Conservative policies and values	7/30/2020 1:13 PM
88	not applicable	7/29/2020 1:57 PM
89	We could not afford to live in San Diego County when we were young working professionals in our early 30's	6/2/2020 4:38 PM

Q6 Do you currently own or rent your home?

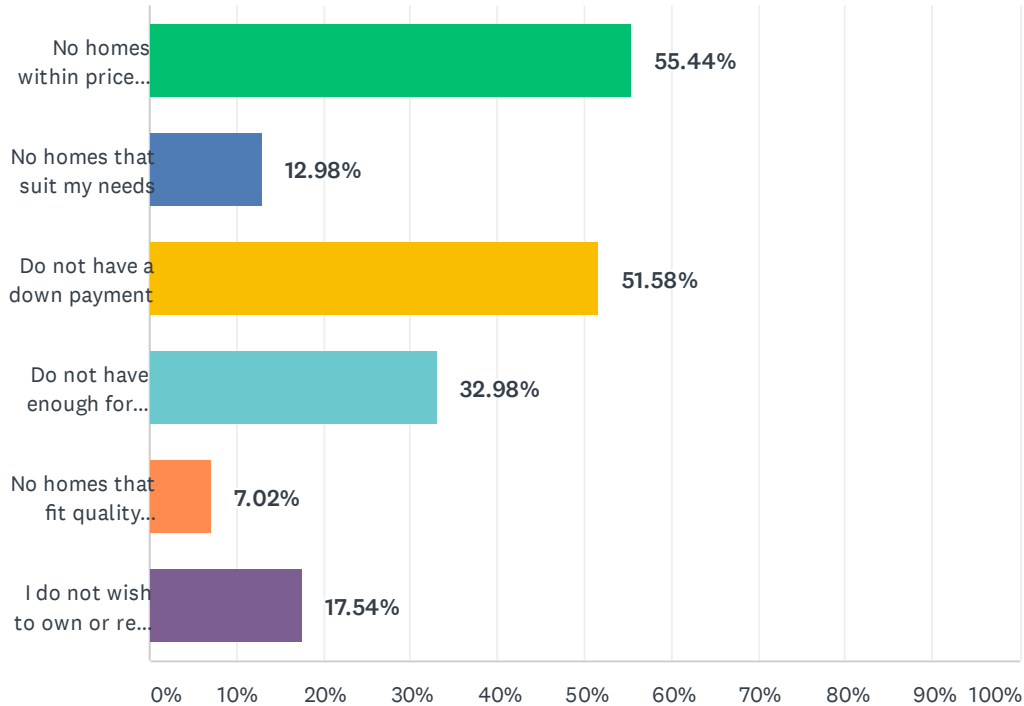
Answered: 699    Skipped: 163



ANSWER CHOICES	RESPONSES	
Own	71.10%	497
Rent	25.04%	175
Live with others	3.58%	25
Currently homeless	0.29%	2
TOTAL		699

**Q7 If you wish to own a home in Temecula but do not currently own one, what issues are preventing you from owning a home at this time? (Choose all that apply)**

Answered: 285 Skipped: 577

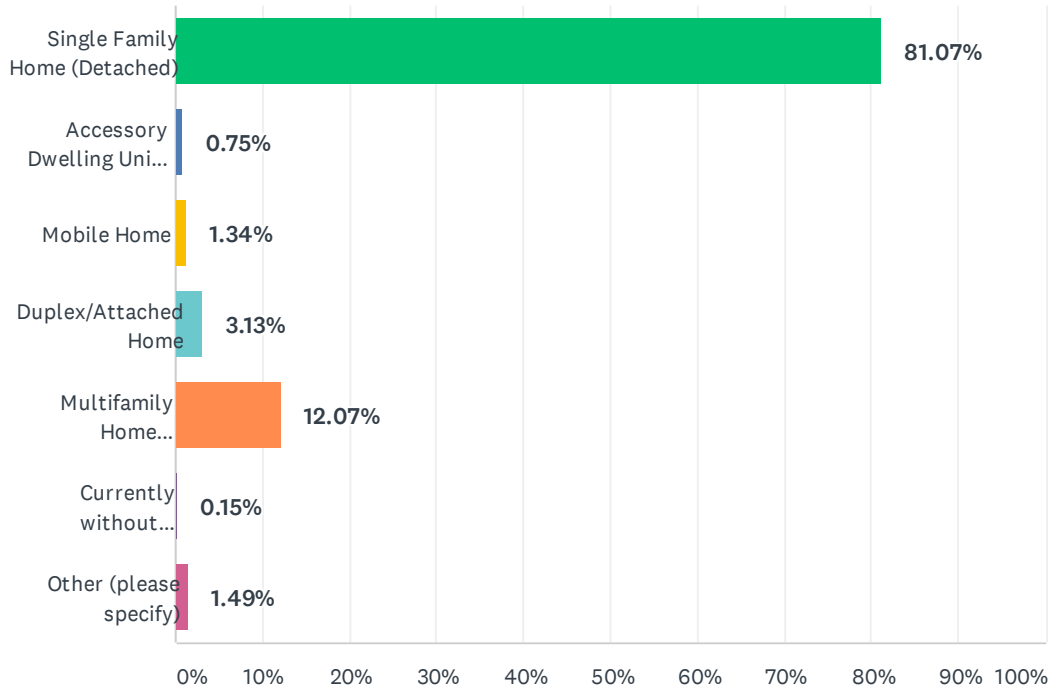


ANSWER CHOICES	RESPONSES	
No homes within price range	55.44%	158
No homes that suit my needs	12.98%	37
Do not have a down payment	51.58%	147
Do not have enough for mortgage payment	32.98%	94
No homes that fit quality standards	7.02%	20
I do not wish to own or rent a home in Temecula	17.54%	50
Total Respondents: 285		



## Q8 Select the type of housing that best describes your current home:

Answered: 671 Skipped: 191



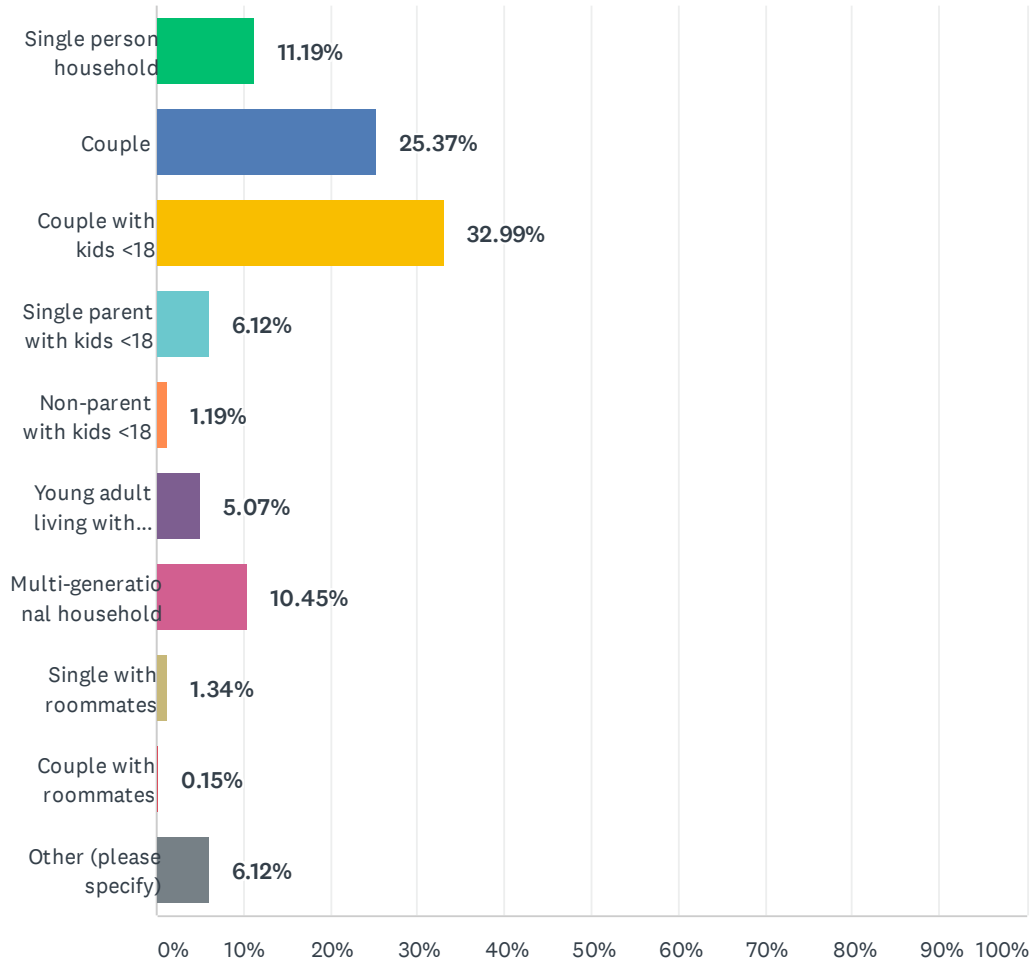
ANSWER CHOICES	RESPONSES	
Single Family Home (Detached)	81.07%	544
Accessory Dwelling Unit, Granny Flat, Guest House	0.75%	5
Mobile Home	1.34%	9
Duplex/Attached Home	3.13%	21
Multifamily Home (Apartment/Condominium)	12.07%	81
Currently without permanent shelter	0.15%	1
Other (please specify)	1.49%	10
<b>TOTAL</b>		<b>671</b>

# City of Temecula Housing Element Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't know	9/16/2020 9:19 AM
2	Apartment	9/15/2020 11:47 AM
3	Apartment	9/15/2020 10:06 AM
4	Section 8- Senior apartment complex	9/15/2020 10:03 AM
5	Manufacture Home own the Land	9/4/2020 3:27 PM
6	Sycamore Springs Ranches - a custom home and horse boarding ranch	9/4/2020 3:14 PM
7	rental apartment	8/30/2020 12:02 AM
8	Detached condo	8/28/2020 2:32 AM
9	Rent a room	8/2/2020 9:59 AM
10	Very tiny single bedroom apartment	7/30/2020 4:33 PM

## Q9 Which of the following best describes your household type?

Answered: 670 Skipped: 192



ANSWER CHOICES	RESPONSES	
Single person household	11.19%	75
Couple	25.37%	170
Couple with kids <18	32.99%	221
Single parent with kids <18	6.12%	41
Non-parent with kids <18	1.19%	8
Young adult living with parents	5.07%	34
Multi-generational household	10.45%	70
Single with roommates	1.34%	9
Couple with roommates	0.15%	1
Other (please specify)	6.12%	41
TOTAL		670

# City of Temecula Housing Element Survey

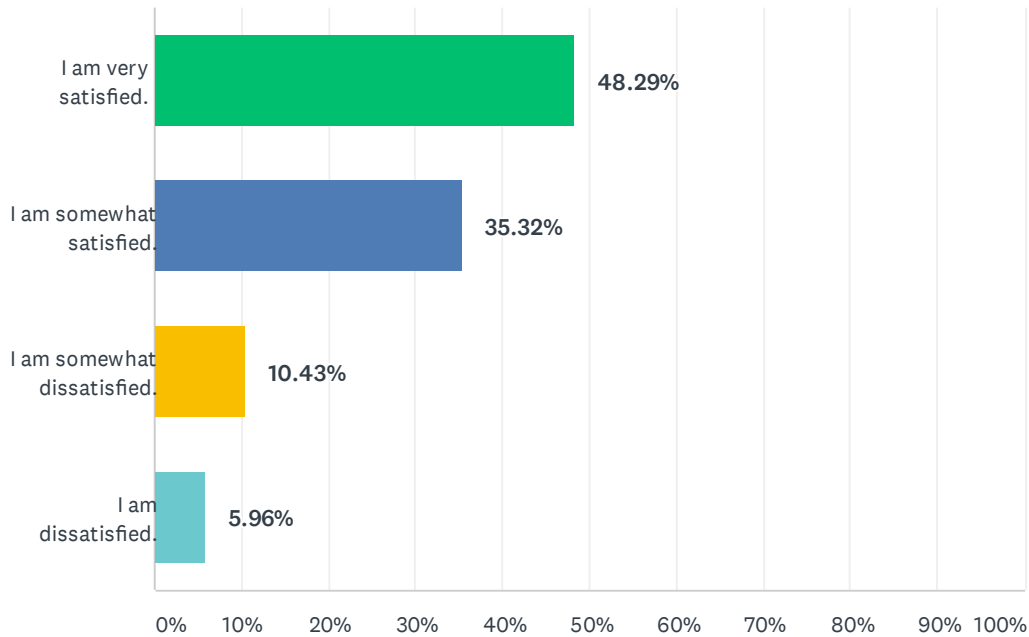
#	OTHER (PLEASE SPECIFY)	DATE
1	I live with my daughter	9/16/2020 9:41 AM
2	Divorce	9/16/2020 9:25 AM
3	I live with my daughter	9/15/2020 1:17 PM
4	Rent room	9/15/2020 10:13 AM
5	Retired with Adult Disabled Son	9/6/2020 7:14 AM
6	Single parent with child over 18	9/5/2020 10:07 PM
7	Couple with adult children over 18	9/4/2020 3:36 PM
8	couple living with cllege age children	9/4/2020 3:17 PM
9	Single mom with children in college	8/31/2020 3:46 PM
10	Single with adukt child	8/30/2020 5:04 PM
11	Adult with adult special needs son	8/30/2020 11:27 AM
12	Couple with children over 18 and under 18.	8/30/2020 12:32 AM
13	Couple with 3 adult children over 18	8/28/2020 5:55 PM
14	Single parent w/children over 18	8/28/2020 5:23 PM
15	Couple with adult child	8/28/2020 2:41 PM
16	couple with two adult children	8/28/2020 2:37 PM
17	married couple with two adult children living at home	8/28/2020 2:02 PM
18	Couple living with adult child	8/28/2020 1:56 PM
19	my husband, 2daughters and myself	8/28/2020 1:44 PM
20	Couple with college age children who live here during summer and breaks	8/28/2020 1:09 PM
21	Couple with child over 18	8/28/2020 6:04 AM
22	Mother/daughter birth adults	8/21/2020 9:57 PM
23	Couple with Multiple adult children	8/20/2020 12:36 AM
24	I'm head of household with an adult daughter that has epilepsy, two adult sons that have recently graduated from local universities and are living with me to pay off their student loans, and I am also a multi- generational household because My mom is living with us because she has cancer and is undergoing chemo	8/19/2020 9:42 AM
25	Married couple with 3 kids renting room to me	8/14/2020 6:27 PM
26	Empty Nesters with Occasional Stays by Children Over 18	8/12/2020 4:34 PM
27	Couple with children over 18	8/10/2020 3:46 PM
28	Adult Head of Household with children over 18 attending college	8/10/2020 2:30 PM
29	Couple w adult children	8/7/2020 9:28 PM
30	Couple with young adult child with intellectual disability	8/7/2020 5:07 AM
31	Soon to be single person with young adult over 18 lives at home.	8/6/2020 4:29 PM
32	Parents with two adult children (college age - 20/22)	8/5/2020 10:47 AM
33	Couple with 13 and 21 yr olds	8/4/2020 9:36 AM
34	single living with elderly mother	8/1/2020 8:11 AM
35	Single parent with children 18+ I'm surprised this wasn't an option	7/31/2020 2:17 PM

# City of Temecula Housing Element Survey

36	Single parent with child (21 years old)	7/31/2020 9:02 AM
37	Single parent with young adult children	7/31/2020 7:02 AM
38	couple with children both under and over 18	7/30/2020 10:33 PM
39	Single Parent with 18 year old Son	7/30/2020 9:19 PM
40	Couple with child over 18	7/30/2020 8:55 PM
41	Couple with children under 18, 1 child 18 + live in boyfriend, roommate	7/30/2020 5:52 PM

## Q10 How satisfied are you with your current housing situation?

Answered: 671 Skipped: 191



ANSWER CHOICES	RESPONSES	
I am very satisfied.	48.29%	324
I am somewhat satisfied.	35.32%	237
I am somewhat dissatisfied.	10.43%	70
I am dissatisfied.	5.96%	40
TOTAL		671

# City of Temecula Housing Element Survey

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	The condo we live in is too small and we are one rent increase away from getting priced out of the area	9/26/2020 8:43 PM
2	Cost of rent	9/15/2020 12:16 PM
3	Renters disruptive behavior towards owners	9/15/2020 12:04 PM
4	I am somewhat satisfied because golf balls from golf course continue to damage our house. I am unable to keep up with the repairs.	9/15/2020 10:40 AM
5	Dissatisfied because 3 children living in house that always needs repairs	9/15/2020 10:24 AM
6	want to move but higher taxes and low inventory make it hard	9/10/2020 10:17 AM
7	Need a Special Needs Setting for son in future	9/6/2020 7:14 AM
8	My property taxes are outrageous	9/5/2020 10:14 AM
9	Neighborhood has a lot of crime	9/4/2020 5:40 PM
10	We need more tennis courts	9/4/2020 3:54 PM
11	Home is too old and needs too much work. HOA fees are too high and not worth price paid. New homes by builders have too high of tax.	9/4/2020 3:36 PM
12	HOA prices on the rise.	9/4/2020 3:29 PM
13	I live in an unsafe place and the apartment owners do not take care of them	9/2/2020 6:11 AM
14	Really wanted more garage space and bigger back yard but so few houses on the market we had to buy what was available	8/31/2020 1:19 PM
15	Lessor does not take care of the rental property I live in	8/31/2020 11:13 AM
16	Need larger home for mom with dementia and caregiver	8/30/2020 7:44 PM
17	Small - needs upgrade. No yard	8/30/2020 12:24 PM
18	I would like to own my own place.	8/30/2020 12:02 AM
19	Need access to low income housing for inlaws who are currently living with me	8/29/2020 11:49 PM
20	No HOA. Many ordinance/code violations in neighborhoods	8/29/2020 6:16 PM
21	needs updated and repairs...can't afford to fix	8/29/2020 3:00 PM
22	I prefer a larger house instead of a pricey rental apartment	8/29/2020 2:15 PM
23	Traffic congestion is terrible on main arteries	8/29/2020 2:10 PM
24	55+ so daughter has been displaced.	8/29/2020 7:31 AM
25	It's old, outdated, in need of significant updating and 16,000 sq ft of landscaping.	8/28/2020 8:06 PM
26	Rent increase forcing me to move out of area.	8/28/2020 6:44 PM
27	We are on fixed incomes and they raise the rent about \$70.00 each year. Where are we suppose to get the money	8/28/2020 6:01 PM
28	Difficult to find something affordable for my daughter and I.	8/28/2020 3:50 PM
29	too small and expensive for what im paying	8/28/2020 2:19 PM
30	I live in a neighborhood filled with renters and families who do not take care of their homes but this is the only area of temecula we could afford	8/28/2020 2:02 PM
31	I live in low income housing. There are so many rules that you can't get comfortable enough to make it feel like your home. I have a dream to have a home of my own that I can invite who I want over and stay as long as I want them to or paint a room or get a pet without having to get a drs note.	8/28/2020 1:56 PM

## City of Temecula Housing Element Survey

32	my house needs a lot of fixing	8/28/2020 1:44 PM
33	Many repairs are needed which my landlord ignores	8/28/2020 1:32 PM
34	Frustration with not having enough financial support to obtain my own home.	8/28/2020 1:23 PM
35	Need upgrading in electrical and plumbing	8/28/2020 1:18 PM
36	Inadequate space and not disabled friendly.	8/27/2020 10:16 PM
37	Want to get my own space	8/27/2020 6:49 PM
38	I would prefer that all homes have 3 car garages. I don't like living on a street lined with cars on both sides. I'd prefer seeing tree lined streets and curb appeal.	8/27/2020 3:32 PM
39	Want to move	8/25/2020 12:26 AM
40	Our landlord increases our rent any time we ask her to fix anything, including this month, during the pandemic because our kitchen faucet was leaking.	8/24/2020 8:25 PM
41	House is too small	8/24/2020 3:14 PM
42	School district and need a larger home in a family neighborhood	8/24/2020 12:55 PM
43	Rent is Ridiculously expensive	8/24/2020 12:38 PM
44	Too much building everywhere and no sign of building for what we lack. AFFORDABLE HOUSING.	8/24/2020 10:16 AM
45	Would consider larger home in lower density neighborhood	8/24/2020 12:30 AM
46	We live in a working class neighborhood. We want homeowners and person's who are hardworking to remain in our neighborhoods. People who own seem more concerned with maintaining their homes and keeping the neighborhood safe and secure. We stand together as we live and work in a shared community. We support law enforcement in our neighborhood and across the city.	8/23/2020 5:53 PM
47	Looking for my own home	8/20/2020 7:08 AM
48	Apt. Is dark, no sunlight.	8/19/2020 11:04 PM
49	Affordability in our city is absent; therefore we have multigenerational accommodations.	8/19/2020 9:57 PM
50	Want a house at a reasonable price	8/19/2020 9:25 PM
51	Previous homeowner renting and want to buy again but prices are twice what they were 10 years ago	8/19/2020 5:37 PM
52	I just need to be able to rent out rooms as short term rental so that I can afford to keep my house. If there was grant money to help me paint or make repairs before it got too bad that would help a lot too	8/19/2020 9:42 AM
53	can't afford housing	8/19/2020 9:39 AM
54	The homogenous zoning doesn't help but the issue isn't availability of housing but employers paying too little.	8/18/2020 4:19 PM
55	Current living with a relative due to economic hardship and process of divorce	8/18/2020 3:11 PM
56	quality of life in Hemet is unacceptable, and while I work in Temecula, I cannot afford to live in Temecula.	8/18/2020 1:17 PM
57	Run down	8/18/2020 10:02 AM
58	The property management is racist and have harrassed us many times. Neighbors are section 8 trashy people, drink and smoke every single day for the past 2 years, with small kids that they do not parent. It turned ourlives into misery.	8/17/2020 8:31 PM
59	too cramped, too far to work	8/17/2020 10:55 AM
60	I live in a one bedroom with my daughter because I can't afford a two bedroom for us.	8/14/2020 11:09 PM
61	1 shared restroom for 2 bedroom residence	8/14/2020 5:38 PM



## City of Temecula Housing Element Survey

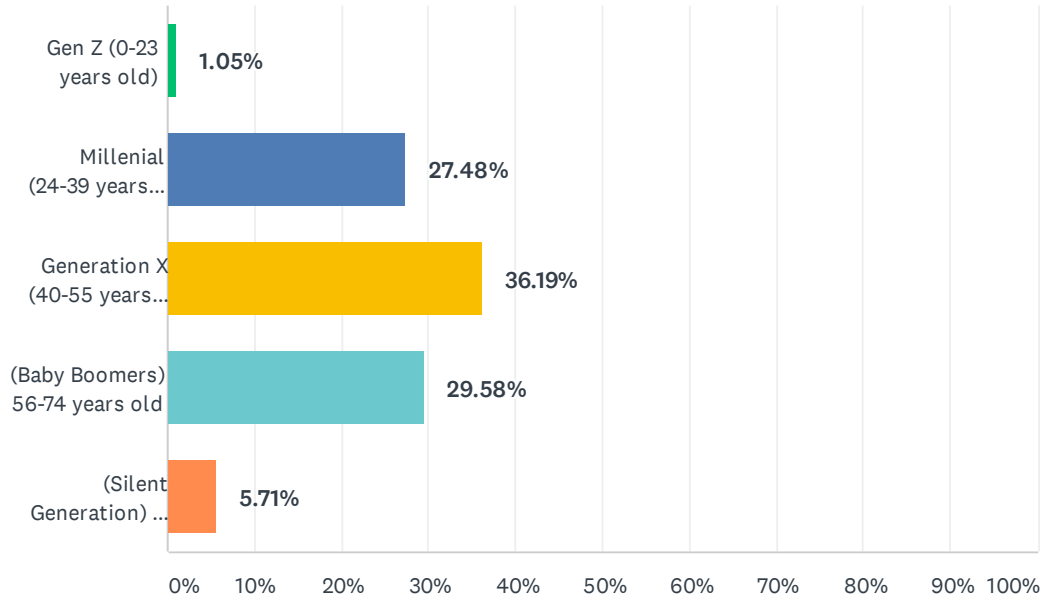
62	Would like to own rather than waste so much money on rent	8/14/2020 4:21 PM
63	No parking, unsatisfied with property manager	8/14/2020 3:39 PM
64	Bothersome neighbors	8/14/2020 1:16 PM
65	We are currently in the process of negotiating the purchase our rental house	8/14/2020 12:02 AM
66	I would be very satisfied if I could move to a single story in the same neighborhood, there is a shortage of single story detached homes.	8/12/2020 4:34 PM
67	temporarily in an apartment, looking to buy.	8/11/2020 2:22 PM
68	Housing too dense. We can hear the neighbors breath	8/9/2020 10:17 AM
69	Retired	8/6/2020 10:01 PM
70	need more space	8/6/2020 6:01 PM
71	I wish I had a yard for my dogs and child	8/6/2020 8:17 AM
72	Inadequate affordable housing catered to young adults	8/6/2020 3:55 AM
73	I would love to be able to give my kids a home and a backyard	8/5/2020 10:19 AM
74	Need to add an ADU. City staff seems to discourage them.	8/5/2020 9:56 AM
75	Too far from work	8/4/2020 6:42 AM
76	Housing is not affordable for young families, almost unattainable.	8/4/2020 1:05 AM
77	Too many transients are starting to appear and crime is going up.	8/3/2020 5:55 PM
78	New houses are either way too expensive or they come built in very tight condos/single detached homes that are only 10 feet apart. I make \$130k a year and can't even buy a decent home with a yard.	8/3/2020 5:55 PM
79	Too small and bad HOA	8/3/2020 2:52 PM
80	The house needs alot of updating and want to move away from the casino	8/2/2020 4:23 PM
81	I would like to be able to afford a place by myself or with one other but not have to live with a large amount of people in one small space	8/2/2020 12:44 PM
82	Not having enough personal space from people within the household as well as neighbors	8/2/2020 11:35 AM
83	Too many cars that screech & race at all hours of the day & night. We need some kind of control over this	8/2/2020 10:58 AM
84	I want to be able to live on my own without 4 roommates	8/2/2020 10:52 AM
85	Expensive still. Rents gone from 1100 to 2000 in about 8 yrs	7/31/2020 10:26 PM
86	It's a one bedroom guesthouse for 4 people (myself, my mom and my two kids). Can't afford anything more.	7/31/2020 9:36 PM
87	Expensive for age 65, need to downsize	7/31/2020 5:59 PM
88	Rent is too high for wages in the area	7/30/2020 11:20 PM
89	I can't afford a 2 bedroom apartment. And I'd like a home where my son can have his own room	7/30/2020 9:19 PM
90	Too small	7/30/2020 9:05 PM
91	Pretty expensive would like to downsize but will end up with smaller house close to same price	7/30/2020 8:55 PM
92	It's 800 square feet, things are falling apart.	7/30/2020 6:08 PM
93	I wish I lived closer to work	7/30/2020 5:51 PM
94	My house is too small for my family size and the neighborhood is not safe.	7/30/2020 5:43 PM
95	I would prefer to own, though the home prices for a single parent and single income is impossible with the current home prices, not to mention the property tax and HOA fees.	7/30/2020 5:10 PM

## City of Temecula Housing Element Survey

96	Need more adequate space, storage for basic things like a bike of linens. An extra half bath, a dishwasher, washer and drier hookups so that I may purchase my own machines, an additional bedroom as there are two of us.	7/30/2020 4:33 PM
97	Would like to own a home in a 55+ community. Single story under 400k.	7/30/2020 3:27 PM
98	Every year my rent goes up.	7/30/2020 2:42 PM
99	I would've preferred a one story, didn't plan it very well when we bought our home.	7/30/2020 2:28 PM
100	I am grateful to be living in a nice city but we are a family of 6 living in a 2 bedroom apartment. We need a house but rent is so expensive out here!	7/30/2020 12:05 PM

## Q11 What age range most accurately describes you?

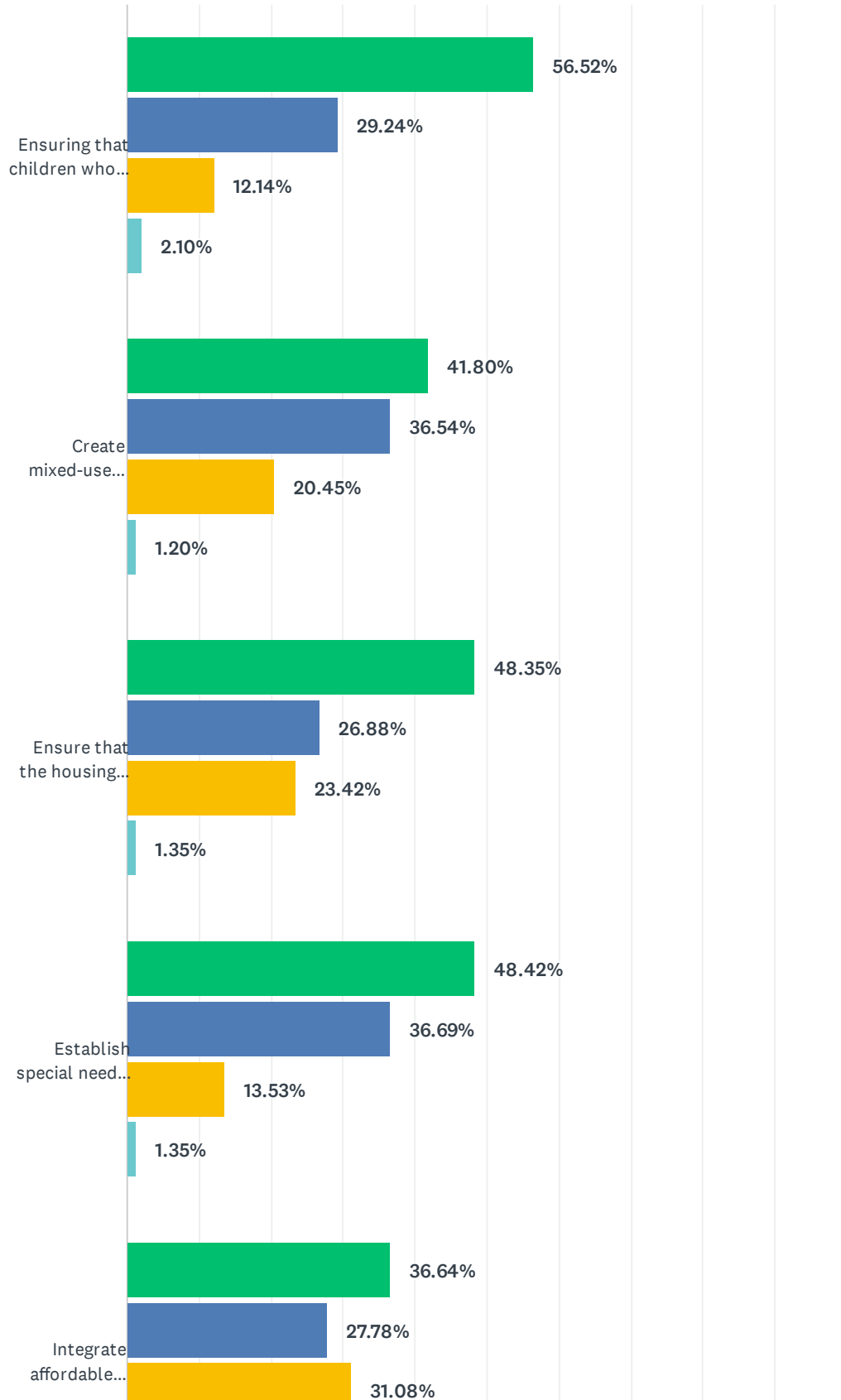
Answered: 666 Skipped: 196



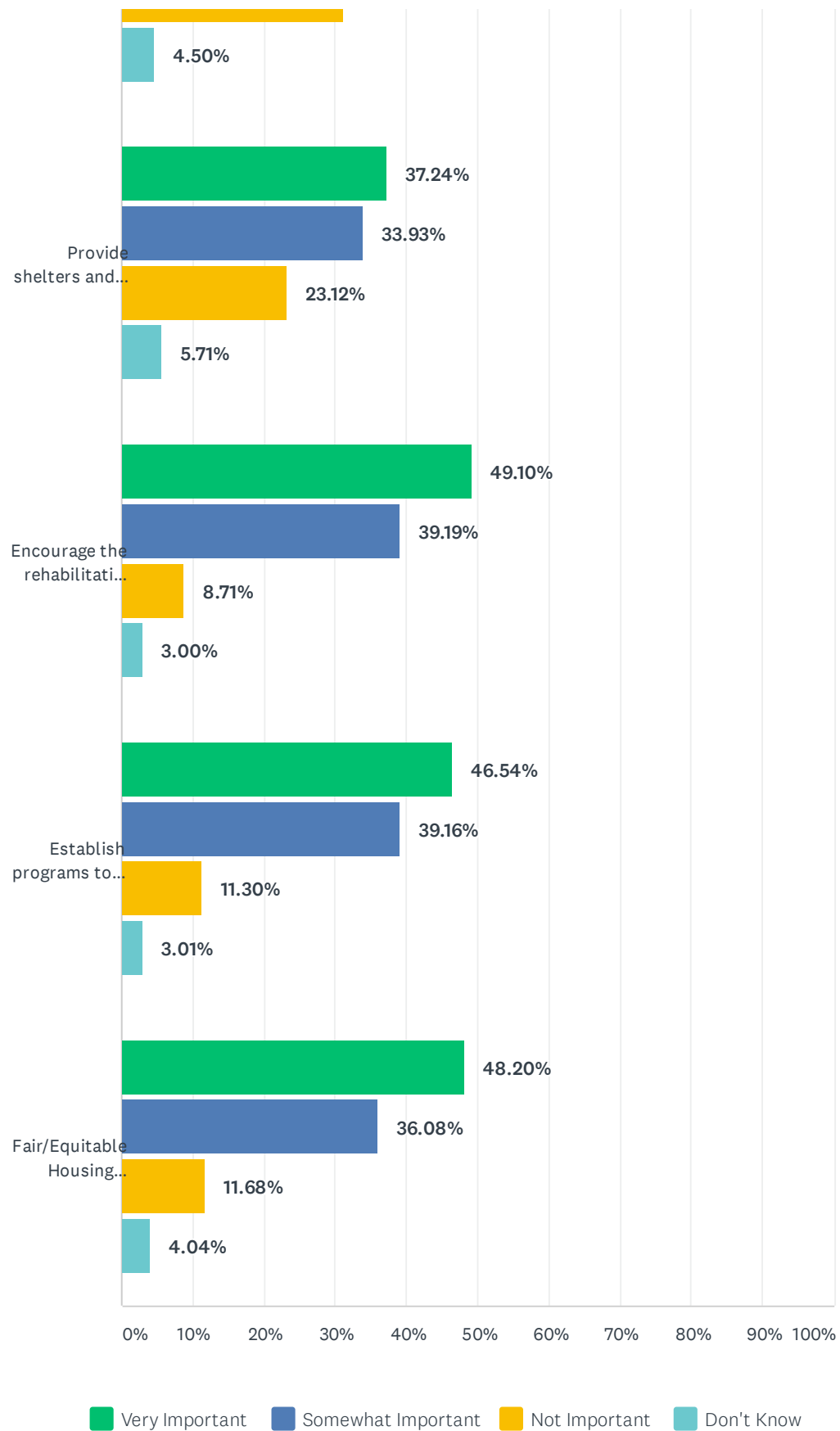
ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	1.05%	7
Millennial (24-39 years old)	27.48%	183
Generation X (40-55 years old)	36.19%	241
(Baby Boomers) 56-74 years old	29.58%	197
(Silent Generation) 75 + years old	5.71%	38
TOTAL		666

## Q12 How important are the following concerns to you and your family?

Answered: 670 Skipped: 192



# City of Temecula Housing Element Survey

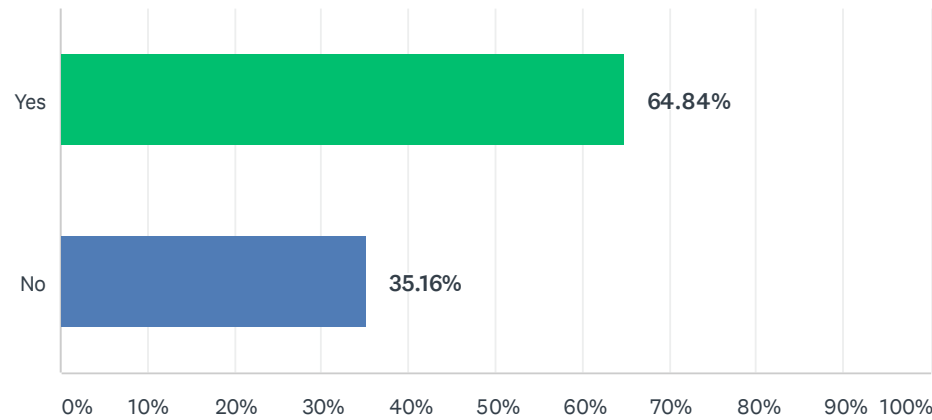


## City of Temecula Housing Element Survey

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Ensuring that children who grow up in Temecula can afford to live in Temecula.	56.52% 377	29.24% 195	12.14% 81	2.10% 14	667	1.60
Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	41.80% 278	36.54% 243	20.45% 136	1.20% 8	665	1.81
Ensure that the housing market in Temecula provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplex/triplex and condominiums to meet the varied needs of local residents.	48.35% 322	26.88% 179	23.42% 156	1.35% 9	666	1.78
Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.	48.42% 322	36.69% 244	13.53% 90	1.35% 9	665	1.68
Integrate affordable housing throughout the community to create mixed-income neighborhoods.	36.64% 244	27.78% 185	31.08% 207	4.50% 30	666	2.03
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.	37.24% 248	33.93% 226	23.12% 154	5.71% 38	666	1.97
Encourage the rehabilitation of existing housing stock in older neighborhoods.	49.10% 327	39.19% 261	8.71% 58	3.00% 20	666	1.66
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.	46.54% 309	39.16% 260	11.30% 75	3.01% 20	664	1.71
Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.	48.20% 322	36.08% 241	11.68% 78	4.04% 27	668	1.72

Q13 Do you feel that the different housing types in Temecula currently meet your housing needs?

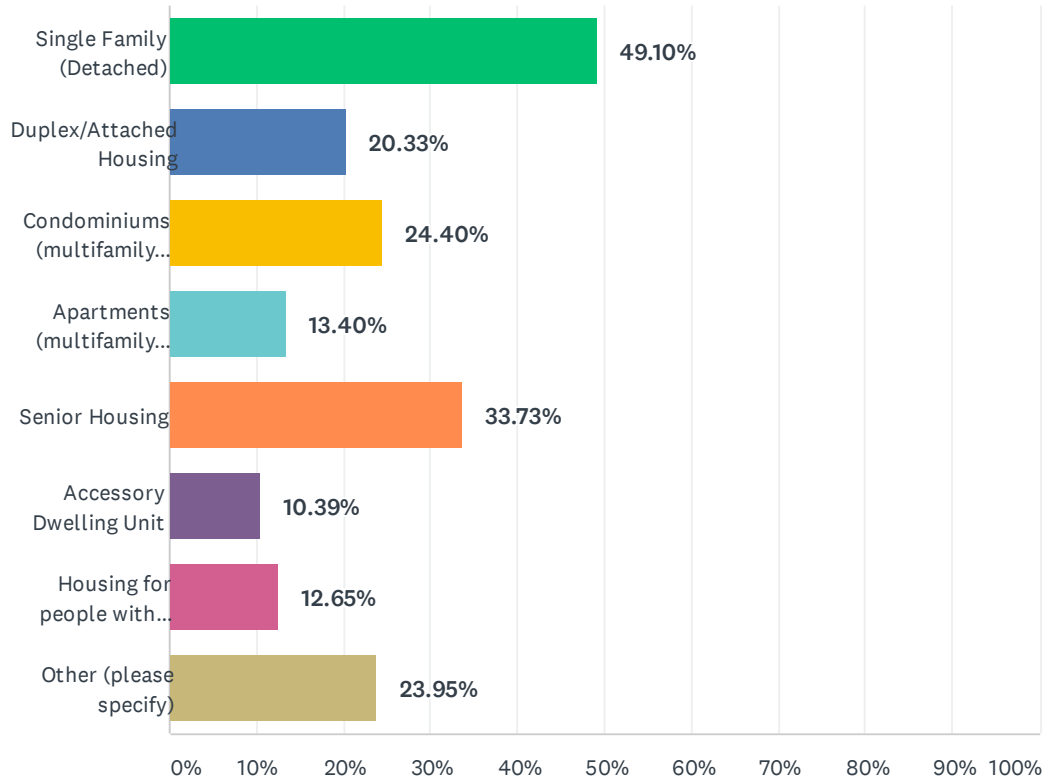
Answered: 657    Skipped: 205



ANSWER CHOICES		RESPONSES	
Yes		64.84%	426
No		35.16%	231
TOTAL			657

## Q14 What types of housing are most needed in the City of Temecula?

Answered: 664 Skipped: 198



ANSWER CHOICES	RESPONSES	
Single Family (Detached)	49.10%	326
Duplex/Attached Housing	20.33%	135
Condominiums (multifamily ownership homes)	24.40%	162
Apartments (multifamily rental homes)	13.40%	89
Senior Housing	33.73%	224
Accessory Dwelling Unit	10.39%	69
Housing for people with disabilities (Please specify in comment field below)	12.65%	84
Other (please specify)	23.95%	159
Total Respondents: 664		



# City of Temecula Housing Element Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Low rent/homeless housing	9/24/2020 7:39 PM
2	Markets	9/16/2020 9:35 AM
3	Markets	9/16/2020 9:22 AM
4	No opinion	9/16/2020 9:19 AM
5	We don't need more traffic/horrible	9/16/2020 9:13 AM
6	AFFORDABLE HOUSING PLEASE	9/15/2020 12:16 PM
7	or public financial assistance to make homes ADA compliant instead of building more structures to allow disabled persons to remain in their homes.	9/15/2020 10:40 AM
8	Apartment that single people with children can afford	9/15/2020 10:24 AM
9	I'd rather see conversions rather than new builds	9/15/2020 10:20 AM
10	with washing machine and dryer	9/15/2020 10:10 AM
11	low income housing	9/9/2020 3:44 PM
12	Group complex for Disabled Adult son needing financial support in Special Needs Trust	9/6/2020 7:14 AM
13	No more housing. We need a better infrastructure, more schools. Too many houses/ people to accommodate as it is.	9/5/2020 10:14 AM
14	We are so full right now, the only thing is duplex's and I'am against.	9/4/2020 7:08 PM
15	upscale 55 and older communities	9/4/2020 5:14 PM
16	No opinion	9/4/2020 4:15 PM
17	More Single Story Homes	9/4/2020 4:12 PM
18	none	9/4/2020 3:17 PM
19	all the above	9/4/2020 3:14 PM
20	affordable housing	9/3/2020 7:21 AM
21	Low income housing	9/2/2020 6:11 AM
22	Low cost housing for people with low income	9/1/2020 10:20 AM
23	T	8/31/2020 11:14 PM
24	Not sure	8/31/2020 9:44 PM
25	Stroke and brain injury survivors	8/31/2020 11:13 AM
26	More affordable multi generation homes	8/30/2020 7:44 PM
27	None. Stop building! Traffic is horrible	8/30/2020 5:04 PM
28	None. I moved here from a similar town where I grew up. They quickly added apartments and multi use buildings and didn't plan for the increased traffic.	8/30/2020 12:22 PM
29	Need affordable apts for special needs	8/30/2020 11:27 AM
30	Low income senior housing	8/29/2020 11:49 PM
31	Permanent Supportive Housing	8/29/2020 7:16 PM
32	Fairly priced housing for the youth just starting to be out on their own. This will not force them to have to move to questionable neighborhoods.	8/29/2020 7:31 AM
33	More multiuse property areas with reduced need for cars	8/28/2020 7:39 PM
34	Affordable housing for people not requiring Section 8 housing, though cannot afford high rent.	8/28/2020 6:44 PM
35	Affordable housing	8/28/2020 6:01 PM

# City of Temecula Housing Element Survey

36	Low income housing	8/28/2020 3:50 PM
37	Affordable housing with disabled amenity's, so disabled people do not end up on the street & homeless.	8/28/2020 3:48 PM
38	No more housing.	8/28/2020 3:14 PM
39	affordable housing for all	8/28/2020 2:37 PM
40	Don't know	8/28/2020 2:02 PM
41	We need more house that low income people can buy!!!!	8/28/2020 1:56 PM
42	I have a daughter with a mental illness and it would be very good if we can get a house where we can live better	8/28/2020 1:44 PM
43	Don't know, why would you expect this kind of information from a survey	8/28/2020 1:43 PM
44	Single family 55+ homes.	8/28/2020 1:34 PM
45	Homes low-mid income families Could afford	8/28/2020 1:32 PM
46	low income housing opportunities	8/28/2020 1:21 PM
47	Housing for homeless	8/28/2020 1:11 PM
48	I feel Temecula should stop expanding and stop building houses. The community is already too impacted with people, cars, etc.	8/28/2020 8:09 AM
49	I am opposed to the new law that allows ADUs. I purchased my home for the view and privacy. An ADU next door would affect both and I would move if that happened.	8/27/2020 3:32 PM
50	Affordable	8/27/2020 1:23 PM
51	Close to shops, affordable.	8/25/2020 12:26 AM
52	None it's great as is	8/24/2020 1:02 PM
53	AFFORDABLE HOUSING FOR SIGLE MOM'S WITH CHILDREN TO LIVE NEAR WHERE THEY WORK.	8/24/2020 10:16 AM
54	Homes that are handicap accessible for elderly and for disabled veterans	8/24/2020 12:30 AM
55	I feel that people with PHYSICAL disabilities should have the same access to the Same Communities as the 55+ do, Since most of us require the same amount of care if not more! I strongly feel that people with Physical Disabilities who desire to live Independently should be able to do so in a SAFE city like Temecula CA	8/22/2020 5:30 AM
56	I feel that the city doesn't need anymore housing and we are already at capacity	8/21/2020 1:15 PM
57	Sorry I don't mean to be NIMBY but apartments and homeless populations can go be built in Murrieta or menifee. Designing these services will attract a different kind of demographic. No thanks.	8/21/2020 12:17 PM
58	affordable housing for working families, homeless who want to stay here	8/21/2020 11:38 AM
59	More affordable housing	8/21/2020 5:25 AM
60	Most have 2-5year wait list for low income senior apts.	8/19/2020 11:04 PM
61	None. There are plenty of housing types already. Temecula is overcrowded as it is. Plenty of room to build north of Menifee.	8/19/2020 9:24 PM
62	None! No more new housing	8/19/2020 8:39 PM
63	Affordable housing for low income families.	8/19/2020 7:05 PM
64	Shelter	8/19/2020 5:15 PM
65	Senior single unit detached homes that are affordable and size appropriate for retirement and special care needs. Not high rise apartments!	8/19/2020 1:39 PM
66	Homeless	8/19/2020 10:15 AM

## City of Temecula Housing Element Survey

67	Low-cost housing for our very low-income and homeless population.	8/19/2020 10:02 AM
68	Single story homes for FTB	8/19/2020 9:50 AM
69	I have a daughter with epilepsy and a son with a neurological condition, they will need housing if I die	8/19/2020 9:42 AM
70	Affordable housing	8/19/2020 8:36 AM
71	Down-payments are hard	8/19/2020 8:19 AM
72	We have enough! We need jobs	8/19/2020 7:57 AM
73	Anything affordable	8/17/2020 9:55 PM
74	Reasonably priced housing	8/17/2020 2:05 PM
75	medium income housing, not high or low	8/17/2020 10:55 AM
76	We do not want or need low income housing!!! Studies show that crime is increased in these areas making our children even more vulnerable!	8/15/2020 12:59 AM
77	Low income housing	8/14/2020 11:09 PM
78	live work play	8/14/2020 2:51 PM
79	More low income housing needed and housing to minimize the problems caused by homeless	8/13/2020 5:53 PM
80	No more homes needed. Too many now	8/12/2020 9:48 AM
81	No more development! The current infrastructure can't handle the existing traffic, much less additional families.	8/12/2020 8:14 AM
82	Stop building fix the off ramps	8/11/2020 9:53 PM
83	Affordable housing. SFR	8/11/2020 9:17 PM
84	Mixed neighborhoods with groceries	8/11/2020 5:54 PM
85	Single family homes under 2000sf are very difficult to find in Temecula.	8/11/2020 2:22 PM
86	No housing with a supported/group management office for individuals with special needs.	8/10/2020 3:46 PM
87	People with disabilities don't have many options for housing in Temecula and it drives people to move away from where they grew up because housing options are not available here. If they were, other programs could be brought in to help support them.	8/10/2020 2:30 PM
88	More affordable apartment's	8/10/2020 2:23 PM
89	More single story. More affordable housing.	8/9/2020 10:17 AM
90	NONE	8/7/2020 9:28 PM
91	Habitat for Humanity type housing opportunities	8/7/2020 8:34 PM
92	House with accessory sweeping unit or "casita"	8/7/2020 6:38 PM
93	Don't know	8/7/2020 2:22 PM
94	Small complexes of houses for co-housing,	8/7/2020 5:07 AM
95	Nothing , stop building more homes we do not need more housing here	8/7/2020 5:01 AM
96	more inclusive housing options like the upcoming Cypress Ridge townhomes on Pechanga Pkwy	8/6/2020 5:34 PM
97	Sliding scale housing.	8/6/2020 4:29 PM
98	We need more affordable apartments / condos	8/6/2020 4:11 PM
99	single level homes for aging population	8/6/2020 8:46 AM
100	We like Temecula a lot, but we don't want to pick between a tiny apartment or an oversized (for us) giant home, regardless of what we can afford. There are very few modest homes ever available for people like us.	8/6/2020 8:19 AM

# City of Temecula Housing Element Survey

101	Affordable rent	8/6/2020 7:35 AM
102	More one story homes	8/5/2020 8:57 PM
103	Autism	8/5/2020 8:51 PM
104	None	8/5/2020 2:18 PM
105	Do not want to change! Prefer single family homes. This is why we live in suburbs	8/5/2020 2:10 PM
106	More single-story homes instead of two-story homes	8/5/2020 10:47 AM
107	Affordable housing	8/5/2020 10:19 AM
108	I don't know, not knowledgeable enough	8/5/2020 10:16 AM
109	There are too many homes in Temecula.	8/5/2020 10:06 AM
110	Please do not build any more houses!	8/5/2020 10:05 AM
111	Senior housing that doesn't cost \$3000/mo. Actively encourage ADU's.	8/5/2020 9:56 AM
112	Single story	8/5/2020 9:40 AM
113	no more needed	8/4/2020 12:35 PM
114	Affordable workforce housing	8/4/2020 7:48 AM
115	Mixed-use commercial on ground, residential on top, mid-rise buildings	8/4/2020 12:55 AM
116	Less houses	8/3/2020 5:20 PM
117	Temecula seem to have reached housing variety	8/3/2020 3:20 PM
118	Low income housing for single parents	8/3/2020 7:17 AM
119	Affordable housing	8/2/2020 7:41 PM
120	We don't need anymore homes built. The infrastructure is not support mire homes	8/2/2020 4:23 PM
121	More truly affordable housing for working class people	8/2/2020 12:44 PM
122	Permanent supportive housing	8/2/2020 11:45 AM
123	Low income housing for single Moms, so the can live near where they work & can afford to live without their salaries being spent on rent! I know of no place in Temecula, life this for single parents, especially for single Moms.	8/2/2020 10:58 AM
124	Affordable Housing for all of the above	8/2/2020 8:55 AM
125	Homes with ample space between them	8/1/2020 10:54 AM
126	Small single family homes, not these gigantic 2 story 5 bedroom homes	8/1/2020 9:52 AM
127	Low income home for single parent	7/31/2020 10:26 PM
128	AFFORDABLE "Active" Senior 55+ Neighborhoods, AFFORDABLE Apartments, I feel there is enough assisted living	7/31/2020 5:59 PM
129	Properties with larger lots	7/31/2020 5:20 PM
130	The city is great as it is. It shouldn't keep growing bigger! Traffic's already getting heavy and stressful!	7/31/2020 5:01 PM
131	I like the mixed-use housing concept like in Old Town	7/31/2020 2:59 PM
132	None. The area can not handle any more traffic!!!!!!!!!!!!!!	7/31/2020 2:54 PM
133	Smaller but still high quality homes (1200-1800 sqft) and homes with larger lot sizes. Newer stock seems to be mostly McMansions on postage stamp lots	7/31/2020 2:17 PM
134	Single story homes	7/31/2020 2:15 PM
135	Provide more single story homes and condo/townhomes as single story	7/31/2020 2:13 PM

## City of Temecula Housing Element Survey

136	We have too much traffic as it is. Dont need any more homes	7/31/2020 12:28 PM
137	I feel there needs to be more options for single people, but not necessarily condominiums as they usually come with large HOA costs. I would love to see neighborhoods of detached small homes with very low HOA fees that are accessible to lower income people.	7/31/2020 8:36 AM
138	Senior communities (not apartment style but whole communities) and SINGLE STORY OPTIONS. My in-laws have been looking for four years and no luck because they are so rare to find in anything besides a tiny little rundown duplex.	7/31/2020 6:47 AM
139	subsidized housing	7/30/2020 10:33 PM
140	Housing that's affordable, safe and nice like what you'd want to live	7/30/2020 9:19 PM
141	Workforce housing/ownership	7/30/2020 8:55 PM
142	We had a great city until the city council got in be with developers. Lots of apartments ruin a city and require lots of service calls from police and fire. Welcome to temec=downey whittier	7/30/2020 7:25 PM
143	Studio/loft/professional dwellings	7/30/2020 7:15 PM
144	Lower income housing	7/30/2020 5:54 PM
145	Housing options for single parents	7/30/2020 5:51 PM
146	Affordable housing	7/30/2020 5:43 PM
147	Affordable housing for lower income	7/30/2020 5:26 PM
148	Less rentals and more affordable homeownership	7/30/2020 4:33 PM
149	Homes for veteran and with physical disabilities	7/30/2020 3:31 PM
150	Smaller single family homes	7/30/2020 3:20 PM
151	Tiny homes that are affordable to low income people that work in Temecula	7/30/2020 2:58 PM
152	Unsure. There appears to be enough housing, would hate to see it become overpopulated and turn into another congested city.	7/30/2020 2:44 PM
153	Affordable Senior homes - smaller single units near shopping centers, grocers, pharmacies, etc.	7/30/2020 2:35 PM
154	Affordable to the kids who grew up here.	7/30/2020 1:39 PM
155	None	7/30/2020 1:37 PM
156	Wheelchair accessible housing	7/30/2020 1:07 PM
157	Low to moderate income affordable homes	7/30/2020 12:05 PM
158	Larger lots for single-family homes. Developments are too tightly-packed. Where are the 10-15k square foot lots? It's either 5-7k square foot lots or multi-acre lots in De Luz/Wine Country. Very little in the middle.	6/8/2020 11:25 AM
159	Permanent supportive housing	6/2/2020 4:41 PM

Q15 Please remember to visit the website for more details on the Housing Element Update at the link below:<https://temeculaca.gov/432/Housing-Element> Are there any comments or concerns you would like to share with the City of Temecula relevant to the upcoming Housing Element Update?

Answered: 255   Skipped: 607

## City of Temecula Housing Element Survey

#	RESPONSES	DATE
1	None	9/24/2020 1:53 PM
2	Senior communities would be nice. Or else we may move	9/24/2020 1:44 PM
3	The cost of rent here does not match the income that many of us have forcing many to struggle, have roommates, constantly move etc. More affordable housing that matches the jobs available that only want to pay \$17 or less would help out a great deal so people can afford to live without roommates and without struggling to pay everything	9/24/2020 1:18 PM
4	Just want affordable housing for all income types. It would reduce homelessness and bring diversity to the city.	9/24/2020 1:11 PM
5	It is disappointing to see zonings changed and other adjustments that are aimed to please the person(s) financially benefitting rather than thinking about the value in the original zoning as well as congestion and overloading the market.	9/24/2020 11:21 AM
6	Please encourage low income senior housing as a priority.	9/24/2020 11:14 AM
7	Can't afford computer! Why do you waste so much water and still have trees and plants but cut in half and only water public areas in early AM late PM	9/16/2020 9:13 AM
8	Would like to see more housing for seniors with limited senior income.	9/16/2020 9:09 AM
9	The housing and property taxes here in Temecula are out of control. I believe it is designed to not integrate but segregate.	9/15/2020 2:55 PM
10	Too much growth without infrastructure to support. Roads/traffic too heavy and maintenance not adequate to support the additional homes being built.	9/15/2020 1:55 PM
11	Looking forward and praying that someday I can acquire my own Senior home. Many thanks for concern.	9/15/2020 11:41 AM
12	Can the City require Redhawk Golf Club to implement ways to minimize or mitigate damage caused by errant golf balls to our houses (windows, stucco, patio, or even people being injured)? It's probably a matter of when, not if, I or a family members gets seriously injured by an errant golf ball. I have been hit by a golf ball in the back. Thankfully it did not land on my head. I now have to wear a hard hat every time I am in our back yard. Thank you for considering my input.	9/15/2020 10:40 AM
13	I come from a state that passed legislation to preserve open space. I am dismayed by all the building here. Every new development means more traffic lights, more traffic, more students in the schools, and more importantly more water usage.	9/15/2020 10:20 AM
14	No more apartments or section 8	9/14/2020 10:21 PM
15	Make it easier, faster and less expensive to develop new housing	9/5/2020 6:40 PM
16	Stop building more houses until you have the schools and infrastructure to support the people already here.	9/5/2020 10:14 AM
17	prices are out of control due to supply in demand....	9/5/2020 7:12 AM
18	Dedicated Bicycle and walking trails, more open space parks, more exits from freeway and road widening to accommodate traffic as housing/population increases.	9/5/2020 7:05 AM
19	Make it easier to add an ADU. For example, provide (free!) the (approved!) architectural plans for 4-6 different ADUs. Rather than making each individual homeowner come up with their own (although that should still be an option) the city can just give out plans that meet all of their guidelines.	9/5/2020 12:01 AM
20	I'm very concerned about a housings duplex I heard about west Temecula parkway by I-15, adding more congestion and ruining the beautiful hill side, that all Temecula's love seeing.	9/4/2020 7:08 PM
21	Transportation is an interdependency with housing, I don't see how they can be compartmentalized.	9/4/2020 3:58 PM
22	Retired people need more to do or they leave. Tennis Courts are extremely in need as are public places to Lap swim. Thank you for keeping Chs open for lap swim	9/4/2020 3:54 PM

## City of Temecula Housing Element Survey

23	I think we need to do more to help get homeless of the street but what that looks like I am not sure. I do not want Temecula to turn into what LA, San Fran and Austin are seeing now. I believe in helping people get back on their feet and not in enabling them or making them rely on others.	9/4/2020 3:49 PM
24	No	9/4/2020 3:36 PM
25	You need to strongly consider the enormous tax assessments that are assessed to new homes. Even our home purchased in 2008 had unaffordable taxes. So we move to an older neighborhood within Temecula after 10 years because the taxes were out of control.	9/4/2020 3:36 PM
26	Avoid construction of multi-units or apartments that makes real estate prices go down and increases traffic in the area.	9/4/2020 3:29 PM
27	Install the infrastructure before building home or multi family homes PLEASE	9/4/2020 3:27 PM
28	No	9/4/2020 3:14 PM
29	N/A	9/4/2020 3:11 PM
30	My family moved to Temecula in 1968, moved to Murrieta in 2013.	9/4/2020 3:07 PM
31	Don't allow section 8 housing to be grouped Together. Don't allow homeless to live rear river beds. Continue police force.	9/1/2020 10:24 AM
32	We are in great need of affordable housing options in our area for all types of people.	9/1/2020 10:20 AM
33	no	8/31/2020 11:14 PM
34	With the state, country, and world moving toward renewable energy-some HOAs in Temecula still do not allow solar on roofs. With the climate and typical yardscape here, solar installation on a roof just makes too much sense for the city and homeowners. Not too much reduce the stress on an overloaded power grid and reduce the risk of fires. The city should adopt a mandate that prevents HOAs from banning solar roofs.	8/31/2020 9:44 PM
35	More solar initiatives	8/31/2020 11:13 AM
36	n/a	8/31/2020 7:33 AM
37	Predatory mortgage collection companies should be outlawed.	8/31/2020 12:20 AM
38	I didn't see any homeless when I moved to Temecula 15 years ago. Now, there are many homeless people. Many of them are young people. They need assistance.	8/30/2020 11:30 PM
39	No	8/30/2020 9:55 PM
40	Reinstate short term rentals. These are OUR homes. Let us capitalize on the tourist income since you built it and brought all the traffic with it.	8/30/2020 5:04 PM
41	Work on more affordable taxes or lower/shorter term Mello-Roos.	8/30/2020 12:24 PM
42	Don't be so eager to plan for new housing development. I realize that the City can make money off of it but it may lose the charm of a quiet country town. I'd like to see this money and effort go towards fire safety, homeless and drug rehab programs and centers.	8/30/2020 12:22 PM
43	Need assisted living for special needs	8/30/2020 11:27 AM
44	I'm hoping that Temecula includes Murrieta, Wildomar, Menifee and surrounding suburbs.	8/30/2020 12:02 AM
45	My inlaws have recently relocated from the East Coast to Temecula to be near family. They are in their 70's. While, I have them living with me for now, the intent was for them to find their own place in independent senior living. It is very disappointing that there is a 3 to 5 year wait list for low income senior housing in Temecula. There really needs to be more units available.	8/29/2020 11:49 PM
46	I don't think that Ca should overrule CC&Rs allowing houses to run preschools in the middle of single housing tracts when businesses aren't allowed and we pay fees to maintain the CC&Rs.	8/29/2020 9:37 PM
47	None	8/29/2020 8:48 PM
48	Please adopt a by-right process for multifamily housing.	8/29/2020 7:16 PM
49	You keep building houses but yet the infrastructure such as highways East to West is terrible.	8/29/2020 2:10 PM



## City of Temecula Housing Element Survey

Winchester for an example takes me 50 min to 70 minutes to get from business park drive to Murrieta hot springs Anytime from 3:30 To 6:30pm and longer on weekends. I'm very frustrated.... and thinking of moving. Your planning needs a better plan ....

50	Never, ever build in the southwest hills, or near preservation areas. Limit building to housing, not entertainment venue.	8/29/2020 11:42 AM
51	No	8/29/2020 9:13 AM
52	No	8/29/2020 9:04 AM
53	There used to be more opportunities in buying a home that was a fixer upper. VA repos were affordable. Why is that not a program to be offered?	8/29/2020 7:31 AM
54	N/A	8/28/2020 10:29 PM
55	No comment.	8/28/2020 9:06 PM
56	no	8/28/2020 8:06 PM
57	My condo was built in 2005. I'm an original owner. Sloppy construction, no oversight and shoddy electrical work. Another area of concern is the lack of oversight of HOA Property Management Firms. Their charges to HOA's are aligned with THEIR desires, not owners within the HOA. Please address this lack of oversight as property owners are their clients. Thank you for seeking our input.	8/28/2020 7:39 PM
58	Thank you for reaching out to find out the needs of the surrounding communities. We visit and sop in your area. Attend your functions as well.	8/28/2020 6:44 PM
59	My concern is about the traffic issues when more homes are built. Is the traffic issue also part of this program?	8/28/2020 6:35 PM
60	Please let me know if there are any programs to purchase homes	8/28/2020 6:11 PM
61	Please get some sort of rent control in temecula, especially for seniors	8/28/2020 6:01 PM
62	Do not start building lower-income type housing in Temecula. There are other areas where lower-income families can go. As much as I hate to say it, lower-income families bring in more crime and depreciation to hard working succesful families dreams. I wish it would not be this way but these are the facts.	8/28/2020 5:23 PM
63	low income housing shouldn't be just for emergency needs. Ive tried everywhere and only found about 4-6 in the neighborhood.	8/28/2020 3:50 PM
64	no	8/28/2020 3:48 PM
65	More affordable housing for all.	8/28/2020 2:37 PM
66	property taxes are very high and this prevents lower income folks from buying	8/28/2020 2:29 PM
67	We need to have more homes build for single parents who have very limited income through Habitat for Humanity and the area	8/28/2020 2:19 PM
68	Have loved living in Temecula. Would not like to see great changes to the current General Plan or Housing Element.	8/28/2020 2:02 PM
69	Builders that are building in the area are pricing the new homes were not many people can afford. This includes more taxes and hoa paid by seniors at summers bend new communities. Hoa and taxes for 55 older adults are \$300 and 1.79taxes. Younger than 55 pay \$200 hoa and 1.7 taxes. Is this fair for seniors? Harold Stewart 9512901808	8/28/2020 2:00 PM
70	There's not a lot for seniors to do here. The senior center is only for low income folks and their day trips are to the library. Huh? I Think it's important to keep older citizens active and engaged in the community. This is a young family city.	8/28/2020 1:55 PM
71	Seniors do not have enough income to afford utilities. There should be a better program for this. This is for my parents and not for me.	8/28/2020 1:54 PM
72	I live in perris and I am in the housing list	8/28/2020 1:44 PM
73	People like / need to feel safe.	8/28/2020 1:43 PM

# City of Temecula Housing Element Survey

74	NA	8/28/2020 1:32 PM
75	Trying to past legislature that encourages millennial's to pursue owning a home in Temecula.	8/28/2020 1:23 PM
76	The homeless population continues to grow in Temecula, creating unsafe environments in some areas. I am not comfortable allowing my teenagers to go to some areas of the city.	8/28/2020 8:09 AM
77	Tax rates and the fact that I could get a larger, nicer house for less money kept me from buying in Temecula and sent me to French Valley.	8/28/2020 6:04 AM
78	Some areas are priced high to keep minorities out. Lack of information on home loans for minorities.	8/27/2020 10:16 PM
79	The apartment prequalifications are too high. Can afford rent, but having to make 2.5 times rent in salary is too much	8/27/2020 6:49 PM
80	None	8/27/2020 2:00 PM
81	Temecula is pushing out the middle class because of housing costs	8/27/2020 1:23 PM
82	I'm concerned about city maintaining safety and keeping police of Temecula	8/27/2020 1:53 AM
83	I would like to see the city offer some kind of insensitive to homeowners to prune their palm trees.	8/26/2020 8:05 PM
84	No	8/26/2020 7:43 PM
85	It has gone downhill since we lived here 2000-2010. Now 2016-present. Police aren't keeping things together, so many houses, a lot of cars. It's grown, in a bad way. Nothing to do and no longer perfect for a family.	8/25/2020 12:26 AM
86	None	8/24/2020 8:52 PM
87	We understand that is is a very nice area but the lack of a rent increase cap is hurting families. Please consider a rent increase cap to keep families who live and work here from having to relocate.	8/24/2020 8:25 PM
88	The housing for sale and rental are way too expensive	8/24/2020 3:14 PM
89	Adult autism housing	8/24/2020 3:12 PM
90	We have too many homeless people along Temecula Parkway. They need to be relocated.	8/24/2020 2:50 PM
91	I don't believe there should be any more low income housing in Temecula. If you need more money from the feds then you should figure out how to do a better job and quit spending our money.	8/24/2020 1:02 PM
92	More resources for affordable housing need to be made available and also on the City Website	8/24/2020 12:38 PM
93	You allow too many housing projects off major streets that are already difficult to drive on, because of traffic. One example is the building on Rancho California between Margarita & Ynez. Also, the unbelievable building along Butterfield, north of Rancho California. More traffic problems . It's quite obvious to me that the conservative leadership in Temecula doesn't work for all of the Temecula residents, but when "following the money", we can all see who is benefiting and who isn't.	8/24/2020 10:16 AM
94	There is enough low income housing we want homeowners and people that are employed to be attracted to our community. They contribute their resources to build our communities. They are stakeholders and the backbone or all excellent cities.	8/24/2020 1:12 AM
95	Temecula housing programs and strategies must be colorblind and open to all Americans regardless of race, creed, national origin, etc., while also promoting economic efficiency and free and open markets.	8/24/2020 12:30 AM
96	It seems that we do have adequate low income housing in the city. Single family homeownership provides a stake in the community. Employed person's with resources make their lives here and contribute financially to support the cities businesses, medical facilities in a way that promotes positive growth for all.	8/23/2020 5:53 PM
97	We feel discriminated in getting a loan from the lender or landlord.	8/22/2020 7:01 AM
98	I would like to See More Homes/Apartments available for the PHYSICALLY disabled! The city	8/22/2020 5:30 AM

## City of Temecula Housing Element Survey

of Temecula has 55+ Communities which is great for those in need of it...I STRONGLY believe that people who are PHYSICALLY disabled should be included in those communities

99	Please stop building anymore homes. We have over crowding here in the Temecula Valley and Everyone I talks to wishes that you would bring in more Jobs! Our streets are over crowded and Traffic is a Nightmare!	8/21/2020 1:15 PM
100	Maybe it will be different because of working remote for white collar workers but I lived in temecula and commuted to carlsbad/San Diego/riverside since 2001 and the last 3 years were torture it would take 30 mins to even hop on Rancho cal at 530am. There are no jobs here. I grew up here, I'm nearing 40, I have an mba and I love temecula but I have no kids. I'm here for now due to covid but given the choice between buying a big house in temecula with all my friends married and making fun of my life decisions (when are you getting settled down), i would rather live peacefully and simply in a small condo near the coast. The wine tourism is great here but it's hot, full of children. Keep temecula for FAMILIES not homeless or single people. We aren't your target market :) many of my friends with families are priced out of temecula and living in menifee. It feels like temecula is aging like me haha , my parents still live here and a lot of my friends from high school Parents also. I remember in the 90s heated discussions about apartments. We don't more apartments here the ones we have there are shootings at (Rancho cal just saying). I also don't know where the heck these homeless druggies are coming from it's been 10-15 years and it's disgusting to avoid the target Starbucks and vons because of fear of encountering a tweaker.	8/21/2020 12:17 PM
101	Everything about Temecula is great except the traffic. More housing means more people and more traffic. Please the importance of open spaces and the need for expanded roads and freeway on/off ramps when increasing housing.	8/21/2020 8:29 AM
102	The rent has gone up exponentially, so much so that people aren't able to maintain the cost of living in Temecula.	8/21/2020 5:25 AM
103	When housing prices increase, even with low interest, they're out of range of the average California worker, especially with the high property tax!	8/21/2020 2:12 AM
104	I sincerely hope that this survey isn't use just to check a box, as a requirement to justify the Block Grants from state and federal. We need affordable housing.	8/19/2020 9:57 PM
105	Community College brings roommate situations that drive up rent for apartments and multi room homes - this hurts one income families	8/19/2020 9:25 PM
106	Yes. Temecula is overcrowded. Way too many apartments and condos. The city council was going the right direction with making it more of a destination or tourist town but now they want to ruin the natural beauty with more housing. There are areas north of Menifee that can take more housing and where new infrastructure can be built. Temecula is maxed out.	8/19/2020 9:24 PM
107	Stop building. This city is quickly becoming congested, leading to impatient drivers, increase littering and lack of care for the community.	8/19/2020 8:39 PM
108	Home prices have outpaced wages and the rental market has also doubled in price with a large amount of homes renting over \$3000 and up. Lots of foreign investors buying up our market and setting rents very high.	8/19/2020 5:37 PM
109	no	8/19/2020 1:59 PM
110	Finding affordable housing for those who work and serve in the community is critical. Providing options for seniors to leave larger homes for affordable smaller and energy efficient homes is important for an aging population.	8/19/2020 1:39 PM
111	Need more mental health assistance for homeless. Need drug and alcohol programs for homeless outreach	8/19/2020 11:50 AM
112	The price range to buy a home in Temecula is expensive for a single parent	8/19/2020 11:36 AM
113	Not sure if this is the proper place but what is being done about the homeless population. In our short time of living in CA, especially in Temecula, I do not see an improvement with the homeless. They are still present in certain parts of town. There is so much land east of here, why can't shelters and a small community be built there? We pay so many taxes in CA but I'm having a hard time seeing where the money is going.	8/19/2020 11:35 AM
114	We need to have a system to accommodate low income and homeless persons.	8/19/2020 10:15 AM

## City of Temecula Housing Element Survey

115	People complain about our homeless population, yet we don't housing for them. I believe the City fears this would encourage and increase our homeless population, yet we must do something as, with the current economy, we will be seeing more and more homeless families.	8/19/2020 10:02 AM
116	Easy way to apply for FTB programs. It's hard to know which direction to go with no knowledge and I wish there would be a community resource that could help First time buyers who don't understand what to do. There are thousands of FTB in Temecula who need help but don't know where to go to. All my friends in their late 20's who are ready to buy in Temecula get intimidated by the pricing and not knowing all the info	8/19/2020 9:50 AM
117	I respectfully ask for you to reconsider allowing us to go back to the short term rentals because its the only way that some of us can survive and pay our mortgages because we have sick or disabled family members that count on us. Without being able to rent rooms out on a short term basis when needed at least 3 people in my household would have to depend on county/city resources for housing and additional assistance. Thank you	8/19/2020 9:42 AM
118	I have worked in Temecula for 15 years and have never been able to afford to purchase a home here. Always had to drive from cheaper cities. We need more affordable housing.	8/19/2020 8:36 AM
119	We have enough housing projects. We dont want homeless people here.	8/19/2020 7:57 AM
120	No	8/18/2020 7:47 PM
121	Please emphasize livability for residents over profitability for developers. Don't build apartments that look like prisons but cost as much as a home. More importantly please emphasize the issue isn't a housing shortage but an income shortage/affordability crisis.	8/18/2020 4:19 PM
122	I'd like information on housing programs to help first time home buyers with down payment options.	8/18/2020 3:11 PM
123	There's a lot of road rage here. A lot of bullying in schools (not currently for obvious reasons). And not enough police presence. Thank you.	8/18/2020 2:01 PM
124	Temecula, as a city, needs far more diversity. It doesn't feel or appear to include all races and individuals from various socio-economic backgrounds. It feels and appears to contain mostly White, affluent Republicans with racist beliefs and unfair practices towards minorities. This makes the housing situation biased and racially divided.	8/18/2020 1:17 PM
125	None	8/18/2020 10:02 AM
126	Remove the homeless	8/17/2020 9:01 PM
127	The safety of our neighborhood is in danger many, many robberies and car theft plus very low income trashy people taking the people's peace away due to section 8. We cant wait to move away after 4 years in peace the last 2 has been horrible, with the tenants section 8 next door, drinking, smoking, fighting, sheriffs coming all the time etc.	8/17/2020 8:31 PM
128	Houses are very expensive in Temecula. Just because someone doesn't make a lot of money doesn't mean they are going to ruin the neighborhood.	8/17/2020 2:05 PM
129	Not at this time	8/17/2020 1:59 PM
130	Why not be more fair and balanced in your PSA's. We want facts not fear!	8/17/2020 11:14 AM
131	Please keep Temecula looking nice and clean.	8/17/2020 8:02 AM
132	I would love a lower rental rate for my apartment in Old Town as I am turning 70 years old this month and would like to be able to have a little more money to enjoy my last years. I love Temecula and especially feel privileged to live in Old Town and in the same location for the last 14/15 years.	8/16/2020 9:59 PM
133	It is imperative that you not place low income housing next to family neighborhoods and schools. Studies show that Section 8 housing attracts drug use and other crimes and we don't want our children exposed to this type of environment. We would leave Temecula if the city does this.	8/15/2020 12:59 AM
134	Please help with the local homeless community in Old Town Temecula. I do not feel safe in the late evening when they are roaming around near my home.	8/14/2020 11:09 PM
135	The city needs to focus on providing affordable housing for its essential workers. People who work hard and are willing to pay a mortgage that meets their budget.	8/14/2020 4:21 PM

## City of Temecula Housing Element Survey

136	If you are going to build more buildings in old town temecula, then you need to make more parking garages or more available parking. It is extremely irritating to live in old town and not be able to park!	8/14/2020 3:39 PM
137	this is a good effort, thank you	8/13/2020 5:53 PM
138	It's ok to embrace slow growth	8/12/2020 9:58 AM
139	Not at this time.	8/12/2020 9:18 AM
140	Any plan must address the ingress and egress of commuters on 1-15. If the City isn't able to make changes to the freeway congestion, they shouldn't be adding to it with new housing.	8/12/2020 8:14 AM
141	We need very affordable housing and temporary, emergency housing to help the homeless	8/12/2020 6:15 AM
142	End better access to the freeway	8/11/2020 9:53 PM
143	Currently we need less housing and more commercial businesses like restaurants. Especially on Temecula parkway which lacks family friendly sit down restaurants.	8/11/2020 8:32 PM
144	Not a nimby but I would like any homeless to be directed away from public traffic. The duck pond has been an issue.	8/11/2020 5:54 PM
145	Allowing short term rentals within the city of temecula should be a priority for the city council. It helps improve tourism and allows home owners to create extra income and coup with the high cost of living Found in Temecula.	8/11/2020 3:58 PM
146	Would like to see either rents or mortgages at affordable rates for single mothers, single persons that can be able to affordable on single income.	8/11/2020 1:47 PM
147	As a special needs teacher in Temecula, my concern is two-fold: personal and professional. Personally, there are not options for a single teacher income for housing in Temecula. I don't qualify for low income housing and the regular prices of homes are too expensive, but I want to live in the community I work in. Unfortunately, this situation is pushing me to purchase further away from Temecula as I watch new homes being built in the \$500K range around town. I would love to have an opportunity to stay in Temecula where my children grew up. Professionally, the students I serve are 18-22yo and many of them move out of the area to seek housing in areas who support the special needs community. Many of our families move here because of our special needs program in schools, but then what happens once they become adults? We need to continue to support them by offering more accessible home options for individuals with special needs that are close to public transit and the community needs (i.e. shopping, doctors, etc.). Our special needs population in Temecula continues to grow and we continue to support them as best we can, but we can do better by thinking long term.	8/10/2020 2:30 PM
148	You have no where for the homeless to get shelter or a place they can shower and eat hot food you really need to figure out how to help them. I think you should build or use an empty building to place the homeless and allow them to stay for a period of time to allow them to either get on their feet or place them in an apartment that they can afford.	8/10/2020 2:23 PM
149	Please oppose any state bills that take away single-family zoning, especially in these pandemic times. We need more open space, not less!	8/10/2020 11:02 AM
150	Temecula is over-crowded. The infrastructure cannot handle the population. We do not need any new housing to be built. It will only add to the congestion.	8/10/2020 7:20 AM
151	Adding ADU 's to existing homes create off street parking problems with streets lines with cars.	8/9/2020 9:43 PM
152	Working through city permit process for an ADU and it is arduous. So far the city is not being helpful and is quite disappointing.	8/9/2020 5:09 PM
153	More open space/parks/hiking trails/Agriculture. Would like to see more dedicated bike trails. Less high density - leads to more traffic and less happiness.	8/9/2020 1:14 PM
154	It takes too long to build and govt fees are contributing factor in increase costs. Stop cherry picking your friends. Why does Corona Family seek to rezone their property for Residential, but sue/demand EIR for adjacent housing tract on BFS and Tem Pkwy. The politics of valley are damaging the community.	8/9/2020 10:17 AM

# City of Temecula Housing Element Survey

155	No	8/8/2020 10:02 PM
156	All homes/apartments must be for homeowners or long term renters. No short term rentals as they take away from the infrastructure of Temecula.	8/8/2020 3:14 PM
157	We love Temecula. Please maintain quality of life and keep the area "low crime.". The only drawback is California leftist politics and primarily a single party state which may drive us out of the state	8/8/2020 1:17 PM
158	We have plenty of apartments - There is a lack of single story single family homes.	8/8/2020 9:21 AM
159	N/a	8/7/2020 10:38 PM
160	No more housing!!	8/7/2020 9:28 PM
161	No	8/7/2020 1:17 PM
162	I think seniors need affordable housing most in this area. There are plenty of rentals for younger people.	8/7/2020 8:24 AM
163	More one story housing needed for us getting closer to empty nesting and seniors and for young families starting out. Affordable. Program fo make it more affordable. Homeless -hell support programs to get homeless off the street and into housing and also a program that San Diego has- a free bus ticket home if it can be verified they have friend or family who will house them at that location.	8/7/2020 4:46 AM
164	My hope is that the City will continue to develop Temecula's remaining land carefully as we approach build-out, with an eye for quality (at every price point) and inclusion.	8/6/2020 5:34 PM
165	Homeowners who are about to retire but cannot afford their homes need a nice choice of low income homes. Families who make under 50,000k need places to afford.	8/6/2020 4:29 PM
166	Please help with housing affordability.	8/6/2020 4:11 PM
167	Please keep some open spaces , so far this is a unique aspect to Temecula's relaxed and tourist environment.	8/6/2020 12:20 PM
168	Nothing additional	8/6/2020 8:19 AM
169	The traffic is already highly congested, creating not only pollution and safety issues- but concerns about expansion. Temecula needs to stop building before it becomes unrecognizable. With heavy traffic, people become agitated and stressed, and that is when it becomes dangerous for bikers, pedestrians, and we see higher amounts of traffic accidents. Let's keep Temecula safe and preserve the beauty	8/6/2020 8:17 AM
170	I feel that developers will build homes that they can sell. So demand will encourage the construction of whatever homes are needed.	8/6/2020 7:44 AM
171	More mixed use so shopping isn't only at each end of town	8/5/2020 8:57 PM
172	We need to make sure the infrastructure is in place prior to building more housing. The traffic is one of the biggest negatives to our city, and I think that is fueled by the continued development without the infrastructure to support it. I do appreciate all the projects that are in the works on the freeway but the side streets are just as bad	8/5/2020 8:51 PM
173	Not every family has a dual income or high income. But those families live and work in Temecula and would like to buy a home. Think about the people who are different then you.	8/5/2020 2:51 PM
174	Please, no more apartments and limit the number of new housing developments	8/5/2020 2:18 PM
175	M	8/5/2020 2:10 PM
176	There needs to be more bike trails that enable people to ride a bike anywhere they want to go including the wineries and old town	8/5/2020 1:22 PM
177	Please no more massive developments of single family homes!	8/5/2020 12:08 PM
178	Not at this time	8/5/2020 10:47 AM
179	We should be promoting diversity of our community and providing more affordable housing.	8/5/2020 10:19 AM
180	There are too many homes in Temecula. Let's focus on our schools which have seemed to go	8/5/2020 10:06 AM



## City of Temecula Housing Element Survey

	down the past few years.	
181	Please do not build anymore housing, at least right now. Communities that grow too fast fall fast and I do not want that for Temecula	8/5/2020 10:05 AM
182	If you're going to build anymore new housing, PLEASE require larger backyards and houses that are further apart from each other.	8/4/2020 5:04 PM
183	Slow the growth - it's great where it is and will not be great if it keeps growing	8/4/2020 12:35 PM
184	I chose the French Valley area rather than Temecula because I got more bang for my buck. I got a larger nicer house for a lot less and my taxes were lower.	8/4/2020 7:42 AM
185	Building new houses without upgrading and connecting existing roads, better freeway access and new thoroughfares will increase the traffic, which already is a miserable situation. It might just be what makes us move away from our beloved city of 27 years.	8/4/2020 3:23 AM
186	Homes are so overpriced including inflation of mortgages and property taxes. Would be nice to have a few homes that can be considered starter homes that are not in the high \$300k.	8/4/2020 1:05 AM
187	No	8/3/2020 8:14 PM
188	If the city continues to build affordable housing in temecula, the city will go down hill and end up just like Riverside.	8/3/2020 5:55 PM
189	New single detached homes that are less than \$500k and with an actual front / back yard for our kids to grow up don't exist. Right now my family is forced to pay over \$600k for a new house within the Temecula School system, or \$500k for a house that's even close to a very basic 2,000sqft floor plan. Otherwise, we are stuck with condos plagued with \$300 HOAs (Rancho Soleo) and no parking. My family and I make over \$130k without including any overtime at our jobs and we are forced to buy a very used 2006 house stuck in a neighborhood where each house is less than 10 feet apart. We have no privacy. How is this possible?	8/3/2020 5:55 PM
190	Please deal with traffic before every empty lot of land is developed with new houses. Amount of Houses on butterfield is crazy. When kids graduate we are out of here	8/3/2020 5:20 PM
191	Stop building and over crowding Temecula!! The traffic and amount of people here is awful!!	8/3/2020 3:24 PM
192	Please keep temecula a beautiful safe city . Please don't make it city like (busy) w a lot of apartments	8/3/2020 2:45 PM
193	Stop building master planes tract homes on 1/3 acre each and build some mixed use housing! The city has known they're deficient in housing for low to middle income earners for 10 years-do something about it already!!	8/2/2020 5:25 PM
194	Need more long term buyer attractive neighborhoods-that is, houses that have space between them and aren't shoved up right next to each other.	8/2/2020 2:11 PM
195	affordable single story housing that is not in the 55 and older community so that adults can share housing with young adult children	8/2/2020 1:09 PM
196	The city needs more affordable housing options	8/2/2020 12:14 PM
197	No thanks	8/2/2020 11:09 AM
198	I think the new housing projects are moving too quickly, without concern for our roads & highways, which are in horrific condition. I have been trying for over a year to get SOMEONE to take responsibility for a 2-mile section of Pauba Rd., where this road (not a county owned road), is a "2-mile accident waiting to happen". Everyone I have talked to, has passed the buck! The government of Temecula is doing a lousy job, with representation being the major problem. Haven't been able to read the housing update; but you put it in the middle of this questionnaire, which doesn't make sense. We need better governance in Temecula . Too many representatives continue to be elected, yet do NOTHING to help Temecula prosper, just taking salaries & sitting on their duffs!	8/2/2020 10:58 AM
199	Would love to see more shelters especially for families. Also we need to see transitional housing for individuals with addiction and mental health issues. See too many homeless on the streetcar living in their cars on a daily basis. An increase in affordable housing for working people. Cannot gauge them with rent. Has to align with what the minimum wage is allowing them to spend.	8/2/2020 9:37 AM

## City of Temecula Housing Element Survey

200	There needs to be affordable housing in Temecula. It is not right to have your current grocery store workers working at a location near you but have no place for them to live in that city.	8/2/2020 8:55 AM
201	Clean up our dry creeks and rid them from trash and homelessness	8/1/2020 10:54 AM
202	I understand that the City of Temecula is a family town and that is fantastic. However, it seems like Temecula has focused on creating very large 2 story houses for families. I believe Temecula needs to have smaller detached single family homes available. Not all families need or can afford such large homes. Smaller 3 bed two bath home at 1500-1800 square feet should be available. Additionally, the city should also consider adding in more condominiums. Thank you.	8/1/2020 9:52 AM
203	In five to eight years will be looking to downsize to a senior community seems most are in Murrietta. But prefer to live in Temecula	8/1/2020 8:11 AM
204	More affordable 55 and over homes are needed in Temecula	8/1/2020 6:57 AM
205	The cost of housing lacks diversity. There are no single family detached rental homes priced at appropriate levels for middle to low income families.	7/31/2020 7:24 PM
206	Please do NOT repeal prop 13 & raise property taxes even higher ! Please provide more affordable housing for young folks ages 20-40 working in Temecula who cannot afford to rent apartment of their own. Thank You	7/31/2020 5:59 PM
207	Keep a clean, friendly and safe community for all to enjoy	7/31/2020 5:46 PM
208	We definitely don't need any more apartments or condominiums. Traffic is terrible in our area. I would also love to see more wide-open space type of parks.	7/31/2020 5:20 PM
209	The greatness of Temecula is its small size, quality of life and semi-rural character. Don't keep growing it with more housing! Then it turns into an urban center and I move away!	7/31/2020 5:01 PM
210	The city's zoning ordinance is designed to prevent the construction of inexpensive multifamily housing. This means that living in Temecula is going to continue to become more expensive than it already is.	7/31/2020 4:49 PM
211	Homeless shelters are definitely more needed now more than ever as well as keeping a balance of nature and not building more homes that people can't afford.	7/31/2020 3:50 PM
212	Really tired of rows and rows of cookie cutter homes! Get creative and sustainable!	7/31/2020 2:59 PM
213	The build out of Temecula has already exceeded the original plans. The lack of mass transit or additional freeway lanes means NO MORE HOUSING!!!!!!!!!!	7/31/2020 2:54 PM
214	I'd like priority for affordable active senior resident- owned housing - senior mobile home parks and 55+ resident owned homes. Resident owned mobile home space, not rented land space. And senior communities similar to The Colony in Murrieta, and The Knolls mobile home park in Murrieta. Not apartments - houses or mobile homes.	7/31/2020 2:43 PM
215	The other part of the housing equation is the job market—living in Temecula is less appealing when you have to drive an hour to find career-track jobs for college educated individuals outside of the retail/hospitality/tourism industries.	7/31/2020 2:17 PM
216	Don't over build!!!	7/31/2020 12:12 PM
217	-Limit STR's -Limit ADW's to those with onsite parking.	7/31/2020 11:49 AM
218	It would be nice to have additional new single family homes for the influx of new residents, but it needs to be paired with continued improvement to infrastructure and roads.	7/31/2020 11:09 AM
219	Please don't turn our city into an area of disappear . Don't allow homeless to over take the area as they are already doing to our shopping centers. Give owners options of rental property and Airbnb .	7/31/2020 9:38 AM
220	Let's continue to keep temecula clean and nice , keep homeless off the streets.find a solution for the people who protest at the duck pond . Was driving by with my kids and two people were fighting yelling and cussing at each other . NOT GOOD	7/31/2020 9:26 AM
221	Please no more building! Traffic is already out of control.	7/31/2020 8:02 AM
222	I worry about how many new builds are going in well East of the 15 without developing anything	7/31/2020 6:47 AM



## City of Temecula Housing Element Survey

that will ease the strain they will put on working families traveling to jobs. The housing I see most often targets young families due to large home sizes, which assumes more than likely two working parents. That's two more cars on the road. As someone who lives between a lot of these new builds and the freeway access, I worry that a difficult commute will become seriously worse as time progresses. I take some responsibility as I too commute to SD County for work, but only to Fallbrook, so about as close to Temecula as you can get. Most days I need to plan an hour for a drive that should take 25 minutes and the writing on the wall says it's only going to get more congested with the addition of neighborhoods like Sommers Bend when there isn't a reasonable alternative for getting north or south.

223	Housing/ rent pricing caused by investors buying up property in bulk and renting out. It's driving up costs and lowering the quality of inventory.	7/30/2020 11:20 PM
224	no	7/30/2020 10:33 PM
225	There are ppl who work really hard to provide a nice and safe environment for their families even when they can barely afford to. I work two jobs and it's still not enough. If I work here I should be able to live comfortably without having to stress about being a good parent or a working single mom who tries everything possible to put in quality time to produce a productive citizen while working 12-16 hours days sometimes 7 days a week.	7/30/2020 9:19 PM
226	People who work in Temecula should be able to live in Temecula. New housing projects should have lower-income subsidies so they can own as well.	7/30/2020 8:55 PM
227	Stop building. Buy land and turn it into parks. The problem is the Jeni is already out of the bag for Temecula. Traffic and crime are here to stay	7/30/2020 7:25 PM
228	We need more affordable housing options for lower income families	7/30/2020 7:18 PM
229	As someone who works in a position that often interacts with the homeless population in this city, I can firmly say that this city desperately needs to address homelessness in Temecula better and with more respect. Many homeless patrons that I have heard from say that they do not feel that there is nearly enough city resources to help support them and get them back on their feet. They also often complain that they don't feel respected, seen, or heard by the city and that is a major issue that Temecula needs to grapple with. Redirecting that funding toward social resources and programs would make a tremendous difference in our community. Also, the cost of housing (rent, buying a house, etc.) is FAR too high in this area. Neither I or my boyfriend would be able to afford our rent and living expenses on a monthly basis if one of us lost our income for any reason, and we live in what is considered one of the "cheapest" apartments in the city). This is a terrifying concern that needs to be promptly addressed, especially considering the hardships brought on by the COVID-19 pandemic. Thankfully my boyfriend and I have been getting our steady income during this time but we were initially horrified at the start of all of this when we were unsure if we'd be keeping our jobs and be getting paid during this trying time.	7/30/2020 7:08 PM
230	There should be a housing program in the market for couples, without "forcing" them to live in a house with 3-4 rooms when they need just 1-2.	7/30/2020 6:10 PM
231	I would like to be able to afford to live.	7/30/2020 6:08 PM
232	As a single mother I can say it's almost impossible for me to find something in Temecula where I would feel safe raising my son. It's daunting to feel that way.	7/30/2020 5:51 PM
233	I have worked in Temecula for 10 years but cannot afford to live in this city. I am a single mother of 3 with a good paying job. I would benefit from an affordable housing element. I contribute to this city and should be able to live here as well.	7/30/2020 5:43 PM
234	I accepted a job in Temecula at the beginning of the year and moved here for it. Then, we all were hit with Covid-19. I am highly interested in understanding the real estate market in the area as that I've noticed many homes going on MLS; I'm interested in as to why so many homes for sale.	7/30/2020 5:10 PM
235	Current infrastructure is strained to meet current housing levels. After watching Los Angeles and Orange Counties basically negatively impact the quality of life by overbuilding, the main reason for our move to Temecula was a better quality of life with limited growth at the time. Since moving here, we have seen the population growth negatively impact quality of life but from an economic view, it has been a positive. The challenge is to balance the growth while maintaining quality.	7/30/2020 5:09 PM

## City of Temecula Housing Element Survey

236	We love Temecula! However it is way too populated and too many residences being built. The infrastructure cannot handle what we have now! Very frustrating. All we hear are sirens anymore from emergency and/or police. It's sad when you live w miles from somewhere and it takes 15 to 20 minutes to get there. Stop building. There is enough population and tourist business to sustain the city.	7/30/2020 5:09 PM
237	We need less housing developments! Especially ones where the homes are so so close together with no yard.	7/30/2020 4:57 PM
238	Think about single mothers, lower income essential employees and the children whom are part of those families. This isn't about handouts, it's about the need for smaller practical homeownership options.	7/30/2020 4:33 PM
239	My son and his new wife wanted to move here from college in Irvine, but the one condo we found in their price range got 16 offers on it the first day. They were very discouraged at the lack of options, and will continue renting for the foreseeable future.	7/30/2020 3:49 PM
240	We need affordable single family homes for people who work blue collar jobs and low-paying white collar jobs in Temecula	7/30/2020 3:20 PM
241	The city of Temecula needs to work to create nice homes and neighborhoods for low income essential workers who work in Temecula. The apartments currently affordable to Temecula's low income earners are horribly inadequate. Stop building half a million+ \$\$ single family neighborhoods and think about our low income residents.	7/30/2020 2:58 PM
242	I'm currently renting and taking amenities away it's frustrating because of COVID 19,I pay a lot of money for renting.	7/30/2020 2:42 PM
243	Smaller starter homes instead of McMansions are needed	7/30/2020 2:36 PM
244	Building AFFORDABLE Housing for all age groups and particularly for those who work in the service industries. Today's housing market is expensive and prejudicial.	7/30/2020 2:35 PM
245	Please open more affordable low income senior housing .	7/30/2020 2:28 PM
246	Not just low income, up and coming income. Kids who grew up here need to get a foothold in or near the community	7/30/2020 1:39 PM
247	No	7/30/2020 1:37 PM
248	I have lived here since the 80's. I will most likely not be able to stay here in retirement due to housing costs (and lack of physicians). This is not a senior friendly town unless one is very well off.	7/30/2020 1:36 PM
249	Coming from an undesirable neighborhood before moving to Temecula , I worry bringing more apartments or " lower income" housing will devalue our neighborhood and bring in more crime. I saved and bought my home here because the city was safe and clean, I am concerned it will become more in lines of where I moved away from if more apartments and condos are built	7/30/2020 1:30 PM
250	Stop building apartments, condos and HUD housing. GET RID OF THE DRUG ADDICTS LIVING ON OUR STREETS. I'll take my tax money elsewhere.	7/30/2020 1:18 PM
251	Yes, please stop building homes. There is nothing attractive about a community with endless neighborhoods of cookie-cutter homes. The northern Inland Empire region is an example of the crime and pollution increase that results from not leaving any open space for recreation, parks, etc. Despite Temecula having several public amenities, there is a significant lack of public trails systems - I'm not talking about dirt paths through cookie-cutter neighborhoods - I'm talking about trail systems like Meadowview, or those in open, natural spaces that give our community members a sense of connection to nature. My family is currently not purchasing a home in Temecula because we are waiting to see if the City continues to flood every open space with a development, or if they change their approach to develop a balance community. Rehabilitate existing shopping centers, create consistency in building architecture, improve trail systems and stop thinking that growth is the only way to run a City. As a Civil Engineer, I am extremely troubled by the fact that City's do not understand the negative impact of growth to local pollution, congested roadways and natural open spaces. Increased tax revenue from residential housing is not valuable long-term to a community. Temecula is literally the last haven in the IE, and it looks like it will be a pain to live in at the current rate of growth. Improve local businesses to stimulate your economy to truly make this a tourist destination. Please!!!	7/30/2020 12:23 PM

## City of Temecula Housing Element Survey

252	I am very, very concerned about the rash of bills coming from Sacramento that push upzoning and high-density housing on all communities in the state. Please resist these bills with every tool you have. Nobody wants their existing neighborhood upended. Local cities should be able to decide for themselves the type of housing they need and allow.	6/8/2020 11:25 AM
253	Temecula does not need any more single family detached homes. There are plenty of single family homes.	6/2/2020 4:41 PM
254	The NUMBER #1 concern is traffic on the freeway. Before any more units are built, the State needs to adequately fund infrastructure in the area. The area has grown tons in the last 30 years. Before more units are built, we need infrastructure. Also, the state should not tell cities that they must build more units, or change zoning. It is called local government for a reason. Sacramento needs to stop over ruling the wishes of communities.	5/28/2020 10:43 AM
255	no	4/14/2020 3:32 PM

Q16 If desired, please leave your name and email address to receive email updates, meeting announcements, and information on the 2021-2029 Housing Element Update. Note: Emails will solely be used for the purpose of dispersing information related to the Housing Element Update and will not be shared or used for any other purpose.

Answered: 244   Skipped: 618

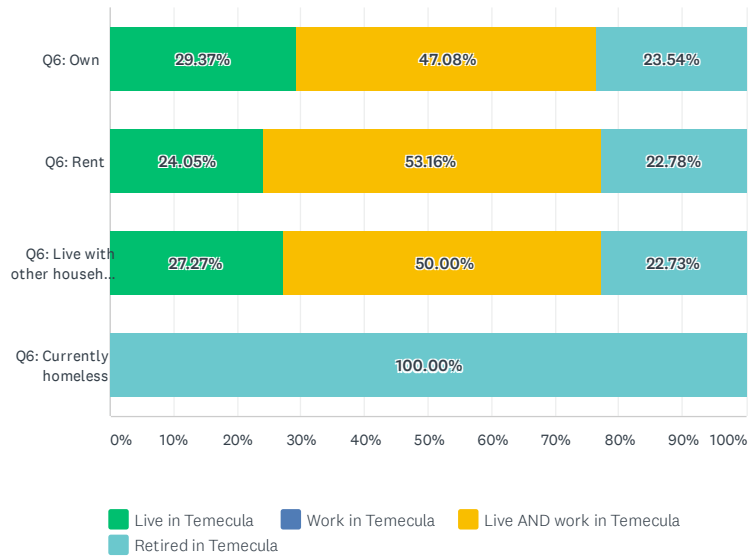
ANSWER CHOICES	RESPONSES	
First Name:	98.36%	240
Last Name:	96.72%	236
Email:	97.13%	237

*Note: Answers redacted for privacy.*

# Appendix C- Part 1

## Q1 Do you live and/or work in the City of Temecula?

Answered: 644 Skipped: 55



	LIVE IN TEMECULA	WORK IN TEMECULA	LIVE AND WORK IN TEMECULA	RETIRED IN TEMECULA	TOTAL
Q6: Own (A)	29.37% 136	0.00% 0	47.08% 218	23.54% 109	71.89% 463
Q6: Rent (B)	24.05% 38	0.00% 0	53.16% 84	22.78% 36	24.53% 158
Q6: Live with other household (Neither own nor rent) (C)	27.27% 6	0.00% 0	50.00% 11	22.73% 5	3.42% 22
Q6: Currently homeless (D)	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.16% 1
Total Respondents	180	0	313	151	644
	IF YOU LIVE SOMEWHERE OTHER THAN THE CITY OF TEMECULA, WHERE DO YOU LIVE?				TOTAL
Q6: Own (A)				0	0
Q6: Rent (B)				0	0
Q6: Live with other household (Neither own nor rent) (C)				0	0
Q6: Currently homeless (D)				0	0

## City of Temecula Housing Element Survey

#	Q6: OWN	DATE
1	Murrieta	9/16/2020 9:32 AM
2	Murrieta	9/16/2020 9:21 AM
3	unincorporated county/retired	9/16/2020 9:10 AM
4	Murrieta	9/15/2020 2:08 PM
5	Murrieta	9/15/2020 11:29 AM
6	San Diego own two rentals in Temecula	9/5/2020 3:28 PM
7	Wildomar	9/4/2020 3:33 PM
8	Murrieta	9/4/2020 3:05 PM
9	Murrieta	9/4/2020 3:05 PM
10	Winchester	8/31/2020 6:22 PM
11	Winchester, CA	8/31/2020 7:31 AM
12	Wildomar	8/31/2020 12:13 AM
13	Fallbrook	8/29/2020 9:10 AM
14	Outside of wine country Winchester	8/28/2020 9:35 PM
15	Temecula in Wine County	8/28/2020 9:32 PM
16	I live in the Wine Country unincorporated area	8/28/2020 1:58 PM
17	Menifee	8/28/2020 1:56 PM
18	Menifee	8/28/2020 1:50 PM
19	I am filling this out for my parents who are retired.	8/28/2020 1:43 PM
20	Menifee. I am always down in Temecula, originally wanted to live there.	8/28/2020 1:29 PM
21	Murrieta	8/28/2020 1:12 PM
22	Murrieta	8/28/2020 1:07 PM
23	Murrieta	8/24/2020 1:09 PM
24	French Valley	8/17/2020 11:06 AM
25	We just moved away	8/12/2020 9:17 AM
26	Murrieta	8/10/2020 7:15 AM
27	Lived in Temecula for years and may move back -have many friends there so my info is relevant.	8/7/2020 4:40 AM
28	Fallbrook	8/6/2020 11:42 PM
29	Winchester, CA	8/6/2020 8:43 AM
30	I live in Temecula, partly telecommute and partly work within 40 minutes of here	8/5/2020 8:46 PM
31	Lake Elsinore	8/3/2020 6:13 PM
32	TEMECULA WINE COUNTRY	8/3/2020 4:31 PM
33	Riverside	8/3/2020 4:07 PM
34	San Juan Capistrano	8/2/2020 11:05 AM
35	Meadowview	7/31/2020 2:10 PM
36	Just outside of city limits toward wine country	7/31/2020 7:56 AM
37	Murrieta	7/30/2020 5:49 PM
38	Near Pachanga	7/30/2020 5:19 PM
39	Riverside County-Wine Country	7/30/2020 2:32 PM

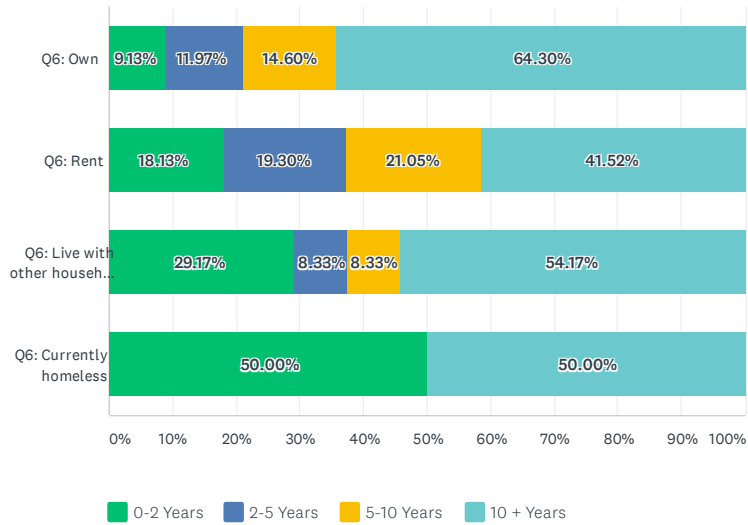
## City of Temecula Housing Element Survey

#	Q6: RENT	DATE
1	Hemet	9/16/2020 9:07 AM
2	Murrieta	9/15/2020 11:43 AM
3	Murrieta	8/29/2020 11:57 PM
4	Moreno Valley	8/29/2020 2:11 PM
5	Sun City	8/28/2020 8:21 PM
6	Menifee	8/28/2020 6:36 PM
7	Riverside	8/28/2020 5:26 PM
8	Los angeles	8/28/2020 3:52 PM
9	Menifee	8/28/2020 1:28 PM
10	I live in the city of Perris	8/28/2020 1:24 PM
11	28500 Pujol Street #44	8/28/2020 1:19 PM
12	Menifee	8/28/2020 1:14 PM
13	I would like to move to the city of Temecula	8/28/2020 1:08 PM
14	Murrieta	8/17/2020 8:17 PM
15	Murrieta	8/2/2020 2:06 PM
16	Menifee	8/1/2020 6:50 AM
17	Murrieta	7/30/2020 6:05 PM
18	Menifee	7/30/2020 6:03 PM
19	I am in the process is moving to Temecula from San Diego	7/30/2020 1:08 PM
20	Anza	5/18/2020 8:46 AM
#	Q6: LIVE WITH OTHER HOUSEHOLD (NEITHER OWN NOR RENT)	DATE
1	Perris	8/28/2020 1:31 PM
2	San Diego	8/22/2020 6:56 AM
3	Santa Clara	7/29/2020 1:55 PM
#	Q6: CURRENTLY HOMELESS	DATE
1	Menifee	7/30/2020 8:34 PM

# City of Temecula Housing Element Survey

## Q2 How long have you lived in the City of Temecula?

Answered: 690 Skipped: 9



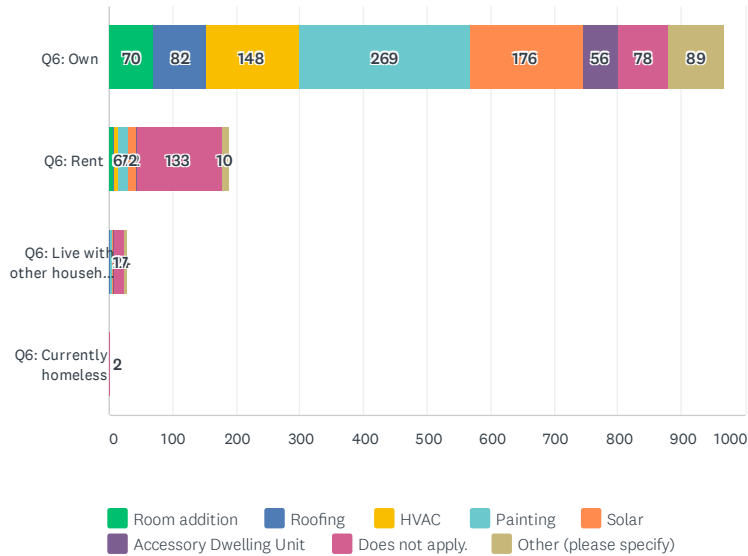
	0-2 YEARS	2-5 YEARS	5-10 YEARS	10 + YEARS	TOTAL
Q6: Own (A)	9.13% 45 B	11.97% 59 B	14.60% 72 B	64.30% 317 B	71.45% 493
Q6: Rent (B)	18.13% 31 A	19.30% 33 A	21.05% 36 A	41.52% 71 A	24.78% 171
Q6: Live with other household (Neither own nor rent) (C)	29.17% 7	8.33% 2	8.33% 2	54.17% 13	3.48% 24
Q6: Currently homeless (D)	50.00% 1	0.00% 0	0.00% 0	50.00% 1	0.29% 2
Total Respondents	84	94	110	402	690



# City of Temecula Housing Element Survey

## Q3 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 683 Skipped: 16



	ROOM ADDITION	ROOFING	HVAC	PAINTING	SOLAR	ACCESSORY DWELLING UNIT	DOES NOT APPLY.	OTHER (PLEASE SPECIFY)	TOTAL
Q6: Own (A)	14.31%	16.77%	30.27%	55.01%	35.99%	11.45%	15.95%	18.20%	141.73%
	70	82	148	269	176	56	78	89	968
	B	B	B	B	B	B	B		
Q6: Rent (B)	3.59%	1.80%	2.99%	10.18%	7.19%	1.20%	79.64%	5.99%	27.53%
	6	3	5	17	12	2	133	10	188
	A	A	A	A	A	A	A		
Q6: Live with other household (Neither own nor rent) (C)	4.00%	4.00%	0.00%	8.00%	8.00%	8.00%	68.00%	16.00%	4.25%
	1	1	0	2	2	2	17	4	29
Q6: Currently homeless (D)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.29%
	0	0	0	0	0	0	2	0	2
Total Respondents	77	86	153	288	190	60	230	103	683

## City of Temecula Housing Element Survey

#	Q6: OWN	DATE
1	Flooring	9/24/2020 6:56 PM
2	Lawn upgrade to drought tolerant rock	9/19/2020 12:13 PM
3	Flooring, plumbing, electrical	9/16/2020 9:27 AM
4	Flooring, plumbing, electrical	9/16/2020 8:56 AM
5	new flooring, landscaping	9/15/2020 10:18 AM
6	repair support beam in garage	9/15/2020 9:58 AM
7	Kitchen and bathroom upgrades replace fencing	9/6/2020 2:54 PM
8	LANDSCAPING..plumbing, windows etc..	9/5/2020 1:03 PM
9	all ready done	9/5/2020 8:46 AM
10	Whole house fan in the attic	9/5/2020 7:08 AM
11	Pool	9/4/2020 3:41 PM
12	Kitchen,bath,landscaping	9/4/2020 3:30 PM
13	Flooring	9/4/2020 3:25 PM
14	pool	9/4/2020 3:05 PM
15	Whole house fan	8/31/2020 4:27 PM
16	Installation and soundproofing	8/31/2020 1:12 PM
17	Tankless water heater & new windows	8/30/2020 10:34 PM
18	Windows. Interior doors.	8/30/2020 9:53 PM
19	Windows	8/30/2020 4:15 PM
20	Upgrading bathrooms	8/30/2020 8:44 AM
21	Water heater	8/29/2020 8:41 PM
22	Pool	8/29/2020 4:44 PM
23	Fencing	8/29/2020 2:54 PM
24	Renovate/upgrade	8/29/2020 9:00 AM
25	Windows and kitchen	8/29/2020 12:22 AM
26	Driveway	8/28/2020 9:34 PM
27	Energy efficient appliances	8/28/2020 7:31 PM
28	Pool equipment, plumbing, appliances.	8/28/2020 6:40 PM
29	Landscaping	8/28/2020 6:07 PM
30	New flooring and upgraded bathrooms	8/28/2020 5:50 PM
31	Major Interior Remodel	8/28/2020 3:05 PM
32	Did an addition considering others.	8/28/2020 1:53 PM
33	Air purifier systems	8/28/2020 1:52 PM
34	Making the stairs from the front and back door a ramp.	8/28/2020 1:46 PM
35	All of the above have been done during my time here	8/28/2020 1:40 PM
36	Tree removal/ service	8/28/2020 2:28 AM
37	Remodel interior	8/27/2020 7:13 PM
38	Water Heater, bathroom remodel, new floors	8/27/2020 5:54 PM
39	A bunch of stuff	8/27/2020 1:52 PM
40	Cracks on walls	8/26/2020 7:59 PM
41	Kitchen and bathroom remodel, carpet and other flooring	8/26/2020 6:05 PM
42	Kitchen upgrade	8/24/2020 10:05 AM
43	Updating our whole home	8/21/2020 1:06 PM
44	rain gutter, patio cover and land scaping	8/21/2020 11:46 AM
45	New flooring and kitchen renewal	8/19/2020 1:35 PM
46	Remodeling staircase	8/19/2020 12:05 PM
47	flooring	8/19/2020 9:55 AM
48	I also need to be able to rent two of my rooms out to people here on vacation to help me pay for my mortgage. I' m a single mom, but I can't do that right now because the city stopped letting us	8/19/2020 9:29 AM
49	pool & landscaping	8/17/2020 11:07 AM
50	bathroom remodel, whole house fan	8/15/2020 12:51 AM
51	Interior Remodeling of Bathrooms/ Upgrade Floors	8/12/2020 4:29 PM
52	Pool	8/11/2020 3:52 PM
53	Patio cover	8/10/2020 10:59 AM

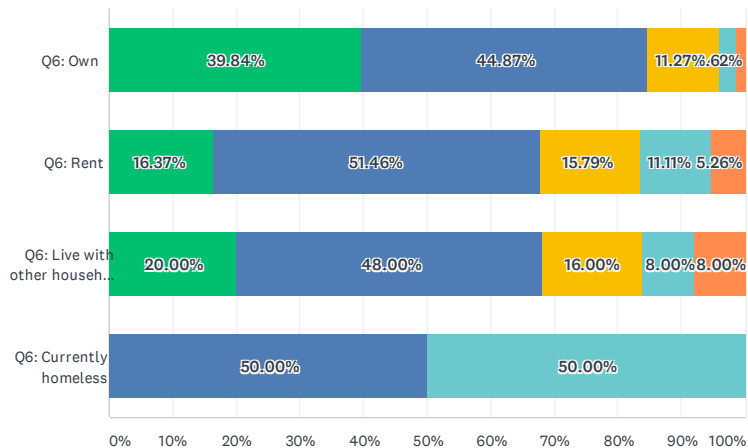
## City of Temecula Housing Element Survey

54	Remodel kitchen	8/9/2020 6:39 AM
55	Add another garage	8/8/2020 6:30 PM
56	Kitchen remodel	8/8/2020 3:09 PM
57	Pool	8/7/2020 2:18 PM
58	Want single story.	8/6/2020 9:56 PM
59	interior remodeling	8/6/2020 5:18 PM
60	New windows.	8/6/2020 4:21 PM
61	Garage	8/5/2020 9:44 PM
62	Pool remodel	8/5/2020 12:05 PM
63	Interior remodel	8/5/2020 10:51 AM
64	Garage door replacement/garage reno	8/5/2020 10:43 AM
65	Windows, doors	8/4/2020 12:50 AM
66	Windows	8/3/2020 10:06 PM
67	Pool/spa	8/3/2020 6:17 PM
68	Kitchen and bathroom upgrades	8/3/2020 5:52 PM
69	Pool	8/3/2020 4:17 PM
70	Kitchen remodel	8/3/2020 2:42 PM
71	New flooring and countertops	8/3/2020 1:56 PM
72	Pool	8/3/2020 1:21 PM
73	Full renovations	8/2/2020 5:23 PM
74	pool; remodel; flooring	8/2/2020 5:16 PM
75	Bathroom remodel	8/2/2020 11:07 AM
76	Downsize	7/31/2020 5:48 PM
77	Pool	7/31/2020 5:17 PM
78	Bathroom upgrades	7/31/2020 3:32 PM
79	Driveway expansion	7/31/2020 2:05 PM
80	Patio Cover	7/31/2020 8:54 AM
81	General interior updates due to age of home	7/31/2020 6:39 AM
82	Kitchen and bathroom renovations	7/31/2020 1:13 AM
83	Pool	7/30/2020 10:47 PM
84	Bathtub install downstairs	7/30/2020 9:31 PM
85	Kitchen & bathroom renovation	7/30/2020 8:09 PM
86	Pool and landscaping.	7/30/2020 5:23 PM
87	Patio cover	7/30/2020 1:18 PM
88	Flooring, window coverings, patio cover	6/8/2020 11:14 AM
89	General replacement of outdated aspects of our home	6/2/2020 4:38 PM
#	<b>Q6: RENT</b>	<b>DATE</b>
1	Pool	8/31/2020 11:09 AM
2	Windows	8/30/2020 2:53 PM
3	Shelves in the kitchen	8/28/2020 8:25 PM
4	Looking to purchase in temecula	8/28/2020 1:29 PM
5	Renting but want solar on MF affordable housing Riverbank with SOMAH program	8/28/2020 1:21 PM
6	I currently rent, so no additions.	8/18/2020 1:38 PM
7	Moving to Temecula	8/1/2020 6:52 AM
8	I Rent. It's not affordable for me to buy here although I work and live this community	7/30/2020 9:07 PM
9	I'm a renter. Would love to own.	7/30/2020 2:32 PM
10	None	7/30/2020 1:21 PM
#	<b>Q6: LIVE WITH OTHER HOUSEHOLD (NEITHER OWN NOR RENT)</b>	<b>DATE</b>
1	Additional studio/kitchenette	9/28/2020 4:23 PM
2	I'm renting	9/16/2020 9:13 AM
3	Buying	8/25/2020 7:21 AM
4	I would like to see aptment complexes have Solar. I would like to see Temecula stop building anything further.	8/24/2020 5:11 PM
#	<b>Q6: CURRENTLY HOMELESS</b>	<b>DATE</b>
	There are no responses.	

# City of Temecula Housing Element Survey

## Q4 How would you rate the physical condition of the residence you live in?

Answered: 695 Skipped: 4



■ Excellent condition  
■ Shows signs of deferred maintenance (i.e., peeling paint, chipped stucco, etc.)  
■ Needs modest rehabilitation improvements (i.e., new roof, new wood siding, etc.)  
■ Needs major upgrades (i.e., new foundation, new plumbing, new electrical, etc.)  
■ Other (please specify)

	EXCELLENT CONDITION	SHOWS SIGNS OF DEFERRED MAINTENANCE (I.E., PEELING PAINT, CHIPPED STUCCO, ETC.)	NEEDS MODEST REHABILITATION IMPROVEMENTS (I.E., NEW ROOF, NEW WOOD SIDING, ETC.)	NEEDS MAJOR UPGRADES (I.E., NEW FOUNDATION, NEW PLUMBING, NEW ELECTRICAL, ETC.)	OTHER (PLEASE SPECIFY)	TOTAL
Q6: Own (A)	39.84% 198 B	44.87% 223	11.27% 56	2.62% 13 B	1.41% 7 B	71.51% 497
Q6: Rent (B)	16.37% 28 A	51.46% 88	15.79% 27	11.11% 19 A	5.26% 9 A	24.60% 171
Q6: Live with other household (Neither own nor rent) (C)	20.00% 5	48.00% 12	16.00% 4	8.00% 2	8.00% 2	3.60% 25
Q6: Currently homeless (D)	0.00% 0	50.00% 1	0.00% 0	50.00% 1	0.00% 0	0.29% 2
Total Respondents	231	324	87	35	18	695

#	Q6: OWN	DATE
1	Good condition- well maintained	9/16/2020 9:11 AM
2	Good condition for a 20+ year old	9/6/2020 2:54 PM
3	Fencing	8/28/2020 3:45 PM
4	Excellent for a 32 year old tract home.	8/26/2020 6:52 PM
5	fence is falling down, hasn't been painted since 1998 so the wood trim is falling apart	8/19/2020 9:29 AM
6	House was well kept modern	8/12/2020 9:19 AM
7	Inside needs upgrades	8/8/2020 3:09 PM

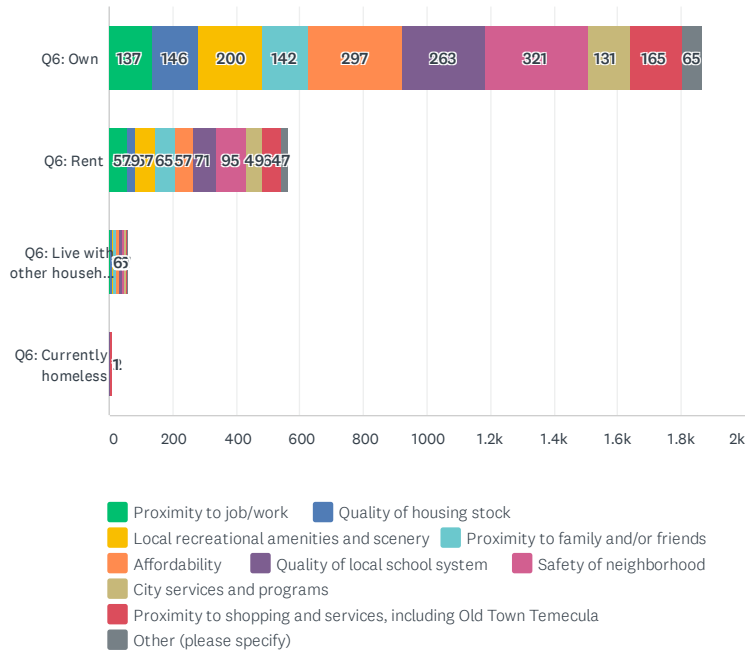
## City of Temecula Housing Element Survey

#	Q6: RENT	DATE
1	Apartment	9/3/2020 6:12 PM
2	I rent an apartment	8/29/2020 11:58 PM
3	Need pest control. Found 2 big dead rat.	8/28/2020 8:25 PM
4	I live in an apartment	8/28/2020 1:40 PM
5	Doesnt apply	8/28/2020 1:09 PM
6	An apt. So maintenance is done by management.	8/19/2020 10:58 PM
7	Apartment in good condition, but aging	8/12/2020 10:57 AM
8	Decent	7/30/2020 9:07 PM
9	Not currently living in Temecula	7/30/2020 1:09 PM
#	Q6: LIVE WITH OTHER HOUSEHOLD (NEITHER OWN NOR RENT)	DATE
1	The aptment I visit in Temecula is way too small and way pricey. Remodlers need to come in and make to or three apartment into one. Then, they need to take your over 50 empty commercial buildings and make them into apartment for the homeless	8/24/2020 5:11 PM
2	do not live here	7/29/2020 1:57 PM
#	Q6: CURRENTLY HOMELESS	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q5 Why have you chosen to live in Temecula? (Select all that apply)

Answered: 696 Skipped: 3



	PROXIMITY TO JOB/WORK	QUALITY OF HOUSING STOCK	LOCAL RECREATIONAL AMENITIES AND SCENERY	PROXIMITY TO FAMILY AND/OR FRIENDS	AFFORDABILITY	QUALITY OF LOCAL SCHOOL SYSTEM	SAFETY OF NEIGHBORHOOD	CITY SERVICES AND PROGRAMS	PROXIMITY TO SHOPPING AND SERVICES, INCLUDING OLD TOWN TEMECULA	OTHER (PLEASE SPECIFY)
Q6: Own (A)	27.62% 137 B	29.44% 146 B	40.32% 200	28.63% 142 BC	59.88% 297 B	53.02% 263	64.72% 321	26.41% 131	33.27% 165	13.10% 65 C
Q6: Rent (B)	32.95% 57 A	16.76% 29 A	32.95% 57	37.57% 65 AC	32.95% 57 A	41.04% 71	54.91% 95	28.32% 49	36.99% 64 C	9.83% 17 C
Q6: Live with other household (Neither own nor rent) (C)	24.00% 6	4.00% 1	16.00% 4	60.00% 15 AB	24.00% 6	32.00% 8	40.00% 10	12.00% 3	8.00% 2 B	28.00% 15 AE
Q6: Currently homeless (D)	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	100.00% 2	50.00% 1	50.00% 1	50.00% 1	0.00% 0
Total Respondents	200	176	262	223	360	344	427	184	232	89

## City of Temecula Housing Element Survey

#	Q6: OWN	DATE
1	wine country and balloon views	9/24/2020 4:43 PM
2	Charter Schools with Academy Based Learning	9/24/2020 11:09 AM
3	For retirement	9/16/2020 9:32 AM
4	The weather	9/16/2020 9:28 AM
5	Retirement	9/16/2020 9:21 AM
6	moved to area for schools/ affordable living	9/16/2020 9:11 AM
7	No comment	9/16/2020 9:05 AM
8	The weather	9/16/2020 9:03 AM
9	moved here 30 years ago-- too crowded now. Looking to move away.	9/15/2020 12:02 PM
10	I came to CA to take care of my mother and wanted SoCal because of the weather.	9/15/2020 10:18 AM
11	love this town....especially the city employees and cops	9/5/2020 1:03 PM
12	herh scince 1977	9/5/2020 8:46 AM
13	Wine Country	9/5/2020 6:58 AM
14	Lived here 32 years its a great place to live.	9/4/2020 5:09 PM
15	Wineries	9/4/2020 3:41 PM
16	I don't live in Temecula	9/4/2020 3:34 PM
17	10 years ago it was more affordable however now it is not so much	9/4/2020 3:30 PM
18	My husband lives here	9/4/2020 3:15 PM
19	Ive live here for almost 50 years.	9/4/2020 3:05 PM
20	Weather	8/31/2020 1:12 PM
21	Divine direction	8/31/2020 12:15 AM
22	School Ratings	8/30/2020 4:15 PM
23	Not too crowded	8/30/2020 12:12 PM
24	We love Temecula	8/29/2020 9:11 AM
25	Quality of living, somewhat peaceful but beginning to show signs of the demise of peaceful existence...building more dwellings BEFORE making roads to handle the traffic you're bringing in	8/29/2020 8:43 AM
26	Purchased property in 1977 built a home	8/28/2020 9:37 PM
27	Good Air Quality	8/28/2020 6:17 PM
28	i do not live in Temecula, but have in the past	8/28/2020 1:58 PM
29	Gated communities	8/28/2020 1:52 PM
30	Settled in 1977 working in the fields	8/28/2020 1:46 PM
31	Moved to help sister when she purchased a home in 1990	8/27/2020 7:13 PM
32	É	8/27/2020 5:44 AM
33	Moved here 32 years ago for a safe, family environment.	8/26/2020 6:52 PM
34	Came for the job, stayed for the city!	8/26/2020 6:24 PM
35	The number one reason we chose to live in Temecula is safety and beauty of the area	8/23/2020 5:40 PM
36	family friendly	8/22/2020 7:22 PM
37	Cost of living	8/21/2020 4:58 PM
38	Quality of life.	8/21/2020 1:59 PM
39	We fell in Love with the city 31 years ago and decided to live here and be close to our family that retired here	8/21/2020 1:06 PM
40	1994 affordability	8/19/2020 9:50 PM
41	Friendly HOA and neighbors	8/19/2020 1:35 PM
42	Centralized area	8/19/2020 11:44 AM
43	Job	8/19/2020 10:11 AM
44	small-town feel yet has all we need	8/19/2020 9:55 AM
45	I moved here because its the only place I could afford to buy a home to raise my 3 children in as a single mother	8/19/2020 9:29 AM
46	Proximity to church/school	8/17/2020 7:58 AM
47	Conservative/Republican politicians and people	8/15/2020 12:51 AM
48	Overall quality of life	8/12/2020 4:29 PM
49	Originally came For those reasons, but we recently sold and left because of the homeless and other issues that are now playing in the city.	8/12/2020 9:19 AM
50	Temecula Hospital, Wine Country, Diverse Community	8/7/2020 2:18 PM
51	Good city leadership, spending priorities, and quality of life	8/6/2020 5:18 PM
52	Beautiful weather year round	8/5/2020 9:51 AM

## City of Temecula Housing Element Survey

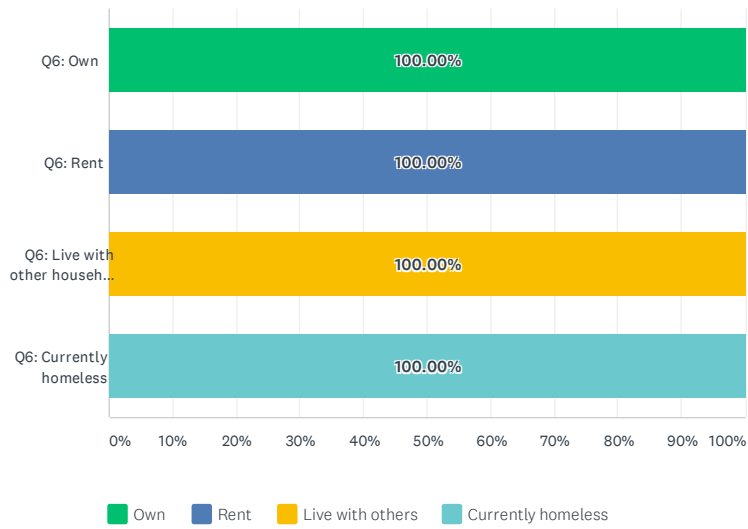
53	Everything	8/3/2020 8:11 PM
54	We were tired of living in the Bay Area	8/3/2020 2:42 PM
55	Retired here because we had built-in friendships, we knew for years, relating to wine makers.	8/2/2020 10:38 AM
56	Family oriented city.	7/31/2020 11:46 AM
57	Moved here before all the building so for small town	7/30/2020 8:49 PM
58	Moved here 40 years ago to get away from the cream of the crud	7/30/2020 7:17 PM
59	Moved here over 20+ years ago because it was cheaper	7/30/2020 7:15 PM
60	Easy drive to the beach.	7/30/2020 5:23 PM
61	Quality of Life	7/30/2020 5:03 PM
62	Retired now but worked here for 25 years and commuted into Temecula. Finally able to move here and then retired.	7/30/2020 5:01 PM
63	Clean	7/30/2020 1:25 PM
64	Conservative policies and values	7/30/2020 1:13 PM
65	We could not afford to live in San Diego County when we were young working professionals in our early 30's	6/2/2020 4:38 PM
#	<b>Q6: RENT</b>	<b>DATE</b>
1	Family	9/16/2020 9:37 AM
2	live with family	9/15/2020 11:57 AM
3	Close to my daughter	9/15/2020 11:45 AM
4	work close by	8/28/2020 6:37 PM
5	Family	8/25/2020 12:23 AM
6	More open space / less crowded than San Diego and LA	8/21/2020 8:19 AM
7	City values	8/21/2020 5:17 AM
8	Kids	8/19/2020 10:30 PM
9	Moved from out of state and chose family friendly area	8/18/2020 8:16 PM
10	Its barely affordable but more so than San diego.	8/17/2020 9:52 PM
11	Our church in Temecula	8/13/2020 11:56 PM
12	Wineries	8/11/2020 9:12 PM
13	Used to be affordability but that seems to be evening out a little with other counties	8/6/2020 11:25 AM
14	N/A	8/3/2020 11:19 PM
15	Beauty of city	8/2/2020 2:07 PM
16	Moved here when it was affordable and schools were good.	7/30/2020 6:06 PM
17	My hometown born and raised	7/30/2020 4:53 PM
#	<b>Q6: LIVE WITH OTHER HOUSEHOLD (NEITHER OWN NOR RENT)</b>	<b>DATE</b>
1	I live in Multiple Sites in South Western Riverside County. I want this over building and Traffic to stop now. With the hope of new City Council People we can No Growth. Repari what we have. Temecula has a 3 Billion Dollar Revenu and it needs to go to the structures that are already here and need solar and water efficiency	8/24/2020 5:11 PM
2	Economy... covid... living with parents	8/21/2020 12:06 PM
3	Safest city and school ratings. Pricing goes up every year which sucks	8/19/2020 9:46 AM
4	I didn't have a choice. I had to move in with family.	8/18/2020 4:12 PM
5	Move back to childhood home	8/7/2020 1:14 PM
6	Because I have for 30+ years	7/31/2020 2:35 PM
7	not applicable	7/29/2020 1:57 PM
#	<b>Q6: CURRENTLY HOMELESS</b>	<b>DATE</b>
	There are no responses.	



# City of Temecula Housing Element Survey

## Q6 Do you currently own or rent your home?

Answered: 699 Skipped: 0

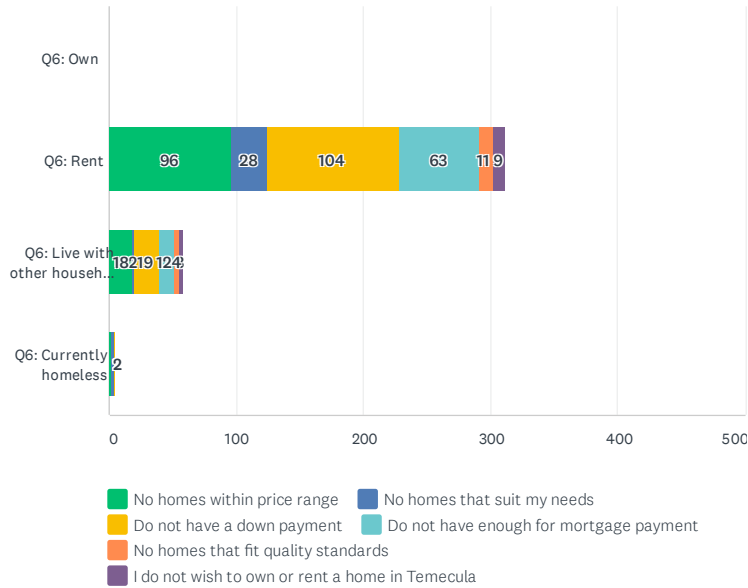


	OWN	RENT	LIVE WITH OTHERS	CURRENTLY HOMELESS	TOTAL
Q6: Own (A)	100.00% 497 B	0.00% 0 B	0.00% 0	0.00% 0	71.10% 497
Q6: Rent (B)	0.00% 0 A	100.00% 175 A	0.00% 0	0.00% 0	25.04% 175
Q6: Live with other household (Neither own nor rent) (C)	0.00% 0	0.00% 0	100.00% 25	0.00% 0	3.58% 25
Q6: Currently homeless (D)	0.00% 0	0.00% 0	0.00% 0	100.00% 2	0.29% 2
Total Respondents	497	175	25	2	699

## City of Temecula Housing Element Survey

Q7 If you wish to own a home in Temecula but do not currently own one, what issues are preventing you from owning a home at this time? (Choose all that apply)

Answered: 190 Skipped: 509

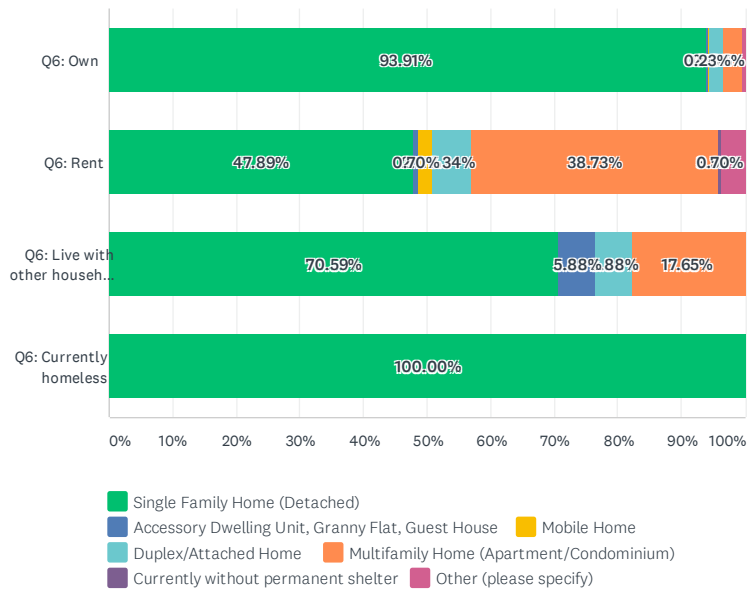


	NO HOMES WITHIN PRICE RANGE	NO HOMES THAT SUIT MY NEEDS	DO NOT HAVE A DOWN PAYMENT	DO NOT HAVE ENOUGH FOR MORTGAGE PAYMENT	NO HOMES THAT FIT QUALITY STANDARDS	I DO NOT WISH TO OWN OR RENT A HOME IN TEMECULA	TOTAL
Q6: Own (A)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Q6: Rent (B)	58.54% 96	17.07% 28	63.41% 104	38.41% 63	6.71% 11	5.49% 9	163.68% 311
Q6: Live with other household (Neither own nor rent) (C)	75.00% 18	8.33% 2	79.17% 19	50.00% 12	16.67% 4	12.50% 3	30.53% 58
Q6: Currently homeless (D)	100.00% 2	100.00% 2	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2.63% 5
Total Respondents	116	32	124	75	15	12	190

# City of Temecula Housing Element Survey

## Q8 Select the type of housing that best describes your current home:

Answered: 588 Skipped: 111



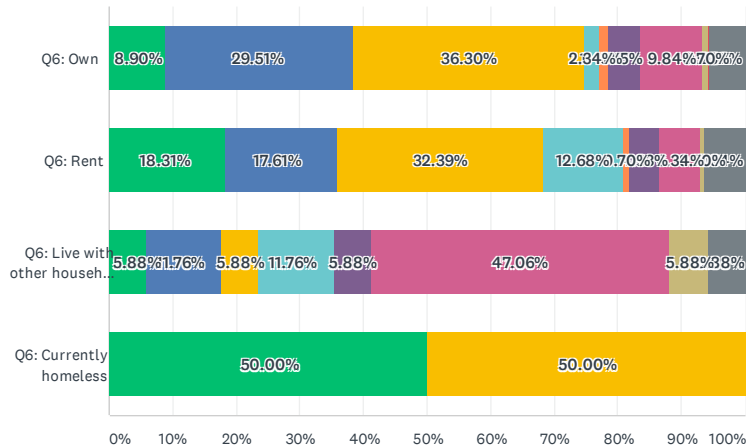
	SINGLE FAMILY HOME (DETACHED)	ACCESSORY DWELLING UNIT, GRANNY FLAT, GUEST HOUSE	MOBILE HOME	DUPLEX/ATTACHED HOME	MULTIFAMILY HOME (APARTMENT/CONDOMINIUM)	CURRENTLY WITHOUT PERMANENT SHELTER	OTHER (PLEASE SPECIFY)	TOTAL
Q6: Own (A)	93.91% 401 B	0.23% 1	0.23% 1 B	2.11% 9 B	3.04% 13 B	0.00% 0	0.47% 2 B	72.62% 427
Q6: Rent (B)	47.89% 68 A	0.70% 1	2.11% 3 A	6.34% 9 A	38.73% 55 A	0.70% 1	3.52% 5 A	24.15% 142
Q6: Live with other household (Neither own nor rent) (C)	70.59% 12	5.88% 1	0.00% 0	5.88% 1	17.65% 3	0.00% 0	0.00% 0	2.89% 17
Q6: Currently homeless (D)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.34% 2
Total Respondents	483	3	4	19	71	1	7	588

#	Q6: OWN	DATE
1	I don't know	9/16/2020 9:19 AM
2	Detached condo	8/28/2020 2:32 AM
#	Q6: RENT	DATE
1	Apartment	9/15/2020 11:47 AM
2	Apartment	9/15/2020 10:06 AM
3	Section 8- Senior apartment complex	9/15/2020 10:03 AM
4	rental apartment	8/30/2020 12:02 AM
5	Very tiny single bedroom apartment	7/30/2020 4:33 PM
#	Q6: LIVE WITH OTHER HOUSEHOLD (NEITHER OWN NOR RENT)	DATE
	There are no responses.	
#	Q6: CURRENTLY HOMELESS	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q9 Which of the following best describes your household type?

Answered: 588 Skipped: 111



Single person household Couple Couple with kids <18  
 Single parent with kids <18 Non-parent with kids <18  
 Young adult living with parents Multi-generational household  
 Single with roommates Couple with roommates Other (please specify)

	SINGLE PERSON HOUSEHOLD	COUPLE	COUPLE WITH KIDS <18	SINGLE PARENT WITH KIDS <18	NON-PARENT WITH KIDS <18	YOUNG ADULT LIVING WITH PARENTS	MULTI-GENERATIONAL HOUSEHOLD	SINGLE WITH ROOMMATES	COUPLE WITH ROOMMATES	OTHER (PLEASE SPECIFY)	TOTAL
Q6: Own (A)	8.90% 38 B	29.51% 126 B	36.30% 155 B	2.34% 10 B	1.41% 6 B	5.15% 22 B	9.84% 42 B	0.70% 3 B	0.23% 1 B	5.62% 24 B	72.62% 42 B
Q6: Rent (B)	18.31% 26 A	17.61% 25 A	32.39% 46 A	12.68% 18 A	0.70% 1 A	4.93% 7 A	6.34% 9 A	0.70% 1 A	0.00% 0 A	6.34% 9 A	24.15% 14 A
Q6: Live with other household (Neither own nor rent) (C)	5.88% 1 C	11.76% 2 C	5.88% 1 C	11.76% 2 C	0.00% 0 C	5.88% 1 C	47.06% 8 C	5.88% 1 C	0.00% 0 C	5.88% 1 C	2.89% 1 C
Q6: Currently homeless (D)	50.00% 1 D	0.00% 0 D	50.00% 1 D	0.00% 0 D	0.00% 0 D	0.00% 0 D	0.00% 0 D	0.00% 0 D	0.00% 0 D	0.00% 0 D	0.34% 1 D
Total Respondents	66	153	203	30	7	30	59	5	1	34	588

## City of Temecula Housing Element Survey

#	Q6: OWN	DATE
1	Retired with Adult Disabled Son	9/6/2020 7:14 AM
2	Couple with adult children over 18	9/4/2020 3:36 PM
3	Single mom with children in college	8/31/2020 3:46 PM
4	Single with adult child	8/30/2020 5:04 PM
5	Adult with adult special needs son	8/30/2020 11:27 AM
6	Couple with children over 18 and under 18.	8/30/2020 12:32 AM
7	Single parent w/children over 18	8/28/2020 5:23 PM
8	Couple with adult child	8/28/2020 2:41 PM
9	couple with two adult children	8/28/2020 2:37 PM
10	married couple with two adult children living at home	8/28/2020 2:02 PM
11	Couple with college age children who live here during summer and breaks	8/28/2020 1:09 PM
12	I'm head of household with an adult daughter that has epilepsy, two adult sons that have recently graduated from local universities and are living with me to pay off their student loans, and I am also a multi- generational household because My mom is living with us because she has cancer and is undergoing chemo	8/19/2020 9:42 AM
13	Empty Nesters with Occasional Stays by Children Over 18	8/12/2020 4:34 PM
14	Couple with children over 18	8/10/2020 3:46 PM
15	Couple w adult children	8/7/2020 9:28 PM
16	Couple with young adult child with intellectual disability	8/7/2020 5:07 AM
17	Soon to be single person with young adult over 18 lives at home.	8/6/2020 4:29 PM
18	Parents with two adult children (college age - 20/22)	8/5/2020 10:47 AM
19	Couple with 13 and 21 yr olds	8/4/2020 9:36 AM
20	single living with elderly mother	8/1/2020 8:11 AM
21	Single parent with children 18+ I'm surprised this wasn't an option	7/31/2020 2:17 PM
22	Single parent with child (21 years old)	7/31/2020 9:02 AM
23	Couple with child over 18	7/30/2020 8:55 PM
24	Couple with children under 18, 1 child 18 + live in boyfriend, roommate	7/30/2020 5:52 PM
#	Q6: RENT	DATE
1	I live with my daughter	9/15/2020 1:17 PM
2	Rent room	9/15/2020 10:13 AM
3	Single parent with child over 18	9/5/2020 10:07 PM
4	Couple living with adult child	8/28/2020 1:56 PM
5	my husband, 2daughters and myself	8/28/2020 1:44 PM
6	Mother/daughter birth adults	8/21/2020 9:57 PM
7	Couple with Multiple adult children	8/20/2020 12:36 AM
8	Single parent with young adult children	7/31/2020 7:02 AM
9	Single Parent with 18 year old Son	7/30/2020 9:19 PM
#	Q6: LIVE WITH OTHER HOUSEHOLD (NEITHER OWN NOR RENT)	DATE
1	I live with my daughter	9/16/2020 9:41 AM
#	Q6: CURRENTLY HOMELESS	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q10 How satisfied are you with your current housing situation?

Answered: 588 Skipped: 111



	I AM VERY SATISFIED.	I AM SOMEWHAT SATISFIED.	I AM SOMEWHAT DISSATISFIED.	I AM DISSATISFIED.	TOTAL
Q6: Own (A)	61.36% 262 B	32.08% 137 B	6.09% 26 B	0.47% 2 B	72.62% 427
Q6: Rent (B)	15.49% 22 A	44.37% 63 A	23.94% 34 A	16.20% 23 A	24.15% 142
Q6: Live with other household (Neither own nor rent) (C)	11.76% 2	41.18% 7	17.65% 3	29.41% 5	2.89% 17
Q6: Currently homeless (D)	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.34% 2
Total Respondents	287	208	63	30	588
IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.					TOTAL
Q6: Own (A)					0 0
Q6: Rent (B)					0 0
Q6: Live with other household (Neither own nor rent) (C)					0 0
Q6: Currently homeless (D)					0 0

## City of Temecula Housing Element Survey

#	Q6: OWN	DATE
1	Renters disruptive behavior towards owners	9/15/2020 12:04 PM
2	I am somewhat satisfied because golf balls from golf course continue to damage our house. I am unable to keep up with the repairs.	9/15/2020 10:40 AM
3	want to move but higher taxes and low inventory make it hard	9/10/2020 10:17 AM
4	Need a Special Needs Setting for son in future	9/6/2020 7:14 AM
5	My property taxes are outrageous	9/5/2020 10:14 AM
6	We need more tennis courts	9/4/2020 3:54 PM
7	Home is too old and needs too much work. HOA fees are too high and not worth price paid. New homes by builders have too high of tax.	9/4/2020 3:36 PM
8	HOA prices on the rise.	9/4/2020 3:29 PM
9	Really wanted more garage space and bigger back yard but so few houses on the market we had to buy what was available	8/31/2020 1:19 PM
10	Need larger home for mom with dementia and caregiver	8/30/2020 7:44 PM
11	Need access to low income housing for inlaws who are currently living with me	8/29/2020 11:49 PM
12	No HOA. Many ordinance/code violations in neighborhoods	8/29/2020 6:16 PM
13	needs updated and repairs...can't afford to fix	8/29/2020 3:00 PM
14	Traffic congestion is terrible on main arteries	8/29/2020 2:10 PM
15	It's old, outdated, in need of significant updating and 16,000 sq ft of landscaping.	8/28/2020 8:06 PM
16	I live in a neighborhood filled with renters and families who do not take care of their homes but this is the only area of temecula we could afford	8/28/2020 2:02 PM
17	I would prefer that all homes have 3 car garages. I don't like living on a street lined with cars on both sides. I'd prefer seeing tree lined streets and curb appeal.	8/27/2020 3:32 PM
18	House is too small	8/24/2020 3:14 PM
19	Too much building everywhere and no sign of building for what we lack. AFFORDABLE HOUSING.	8/24/2020 10:16 AM
20	Would consider larger home in lower density neighborhood	8/24/2020 12:30 AM
21	We live in a working class neighborhood. We want homeowners and person's who are hardworking to remain in our neighborhoods. People who own seem more concerned with maintaining their homes and keeping the neighborhood safe and secure. We stand together as we live and work in a shared community. We support law enforcement in our neighborhood and across the city.	8/23/2020 5:53 PM
22	Affordability in our city is absent; therefore we have multigenerational accommodations.	8/19/2020 9:57 PM
23	I just need to be able to rent out rooms as short term rental so that I can afford to keep my house. If there was grant money to help me paint or make repairs before it got too bad that would help a lot too	8/19/2020 9:42 AM
24	I would be very satisfied if I could move to a single story in the same neighborhood, there is a shortage of single story detached homes.	8/12/2020 4:34 PM
25	Housing too dense. We can hear the neighbors breath	8/9/2020 10:17 AM
26	Retired	8/6/2020 10:01 PM
27	need more space	8/6/2020 6:01 PM
28	I wish I had a yard for my dogs and child	8/6/2020 8:17 AM
29	Inadequate affordable housing catered to young adults	8/6/2020 3:55 AM
30	Need to add an ADU. City staff seems to discourage them.	8/5/2020 9:56 AM
31	Too many transients are starting to appear and crime is going up.	8/3/2020 5:55 PM
32	New houses are either way too expensive or they come built in very tight condos/single detached homes that are only 10 feet apart. I make \$130k a year and can't even buy a decent home with a yard.	8/3/2020 5:55 PM
33	Too small and bad HOA	8/3/2020 2:52 PM
34	Too many cars that screech & race at all hours of the day & night. We need some kind of control over this	8/2/2020 10:58 AM
35	Expensive for age 65, need to downsize	7/31/2020 5:59 PM
36	Pretty expensive would like to downsize but will end up with smaller house close to same price	7/30/2020 8:55 PM
37	I would've preferred a one story, didn't plan it very well when we bought our home.	7/30/2020 2:28 PM

## City of Temecula Housing Element Survey

#	Q6: RENT	DATE
1	The condo we live in is too small and we are one rent increase away from getting priced out of the area	9/26/2020 8:43 PM
2	Cost of rent	9/15/2020 12:16 PM
3	Dissatisfied because 3 children living in house that always needs repairs	9/15/2020 10:24 AM
4	Lessor does not take care of the rental property I live in	8/31/2020 11:13 AM
5	Small - needs upgrade. No yard	8/30/2020 12:24 PM
6	I would like to own my own place.	8/30/2020 12:02 AM
7	I prefer a larger house instead of a pricey rental apartment	8/29/2020 2:15 PM
8	Rent increase forcing me to move out of area.	8/28/2020 6:44 PM
9	We are on fixed incomes and they raise the rent about \$70.00 each year. Where are we suppose to get the money	8/28/2020 6:01 PM
10	Difficult to find something affordable for my daughter and I.	8/28/2020 3:50 PM
11	I live in low income housing. There are so many rules that you can't get comfortable enough to make it feel like your home. I have a dream to have a home of my own that I can invite who I want over and stay as long as I want them to or paint a room or get a pet without having to get a drs note.	8/28/2020 1:56 PM
12	my house needs a lot of fixing	8/28/2020 1:44 PM
13	Many repairs are needed which my landlord ignores	8/28/2020 1:32 PM
14	Need upgrading in electrical and plumbing	8/28/2020 1:18 PM
15	Inadequate space and not disabled friendly.	8/27/2020 10:16 PM
16	Want to move	8/25/2020 12:26 AM
17	Our landlord increases our rent any time we ask her to fix anything, including this month, during the pandemic because our kitchen faucet was leaking.	8/24/2020 8:25 PM
18	Rent is Ridiculously expensive	8/24/2020 12:38 PM
19	Apt. Is dark, no sunlight.	8/19/2020 11:04 PM
20	Want a house at a reasonable price	8/19/2020 9:25 PM
21	Previous homeowner renting and want to buy again but prices are twice what they were 10 years ago	8/19/2020 5:37 PM
22	can't afford housing	8/19/2020 9:39 AM
23	Current living with a relative due to economic hardship and process of divorce	8/18/2020 3:11 PM
24	Run down	8/18/2020 10:02 AM
25	The property management is racist and have harrassed us many times. Neighbors are section 8 trashy people, drink and smoke every single day for the past 2 years, with small kids that they do not parent. It turned ourlives into misery.	8/17/2020 8:31 PM
26	I live in a one bedroom with my daughter because I can't afford a two bedroom for us.	8/14/2020 11:09 PM
27	1 shared restroom for 2 bedroom residence	8/14/2020 5:38 PM
28	Would like to own rather than waste so much money on rent	8/14/2020 4:21 PM
29	No parking, unsatisfied with property manager	8/14/2020 3:39 PM
30	Bothersome neibors	8/14/2020 1:16 PM
31	We are currently in the process of negotiating the purchase our rental house	8/14/2020 12:02 AM
32	I would love to be able to give my kids a home and a backyard	8/5/2020 10:19 AM
33	Too far from work	8/4/2020 6:42 AM
34	The house needs alot of updating and want to move away from the casino	8/2/2020 4:23 PM
35	Not having enough personal space from people within the household as well as neighbors	8/2/2020 11:35 AM
36	Expensive still. Rents gone from 1100 to 2000 in about 8 yrs	7/31/2020 10:26 PM
37	Rent is too high for wages in the area	7/30/2020 11:20 PM
38	I can't afford a 2 bedroom apartment. And I'd like a home where my son can have his own room	7/30/2020 9:19 PM
39	Too small	7/30/2020 9:05 PM
40	It's 800 square feet, things are falling apart.	7/30/2020 6:08 PM
41	I would prefer to own, though the home prices for a single parent and single income is impossible with the current home prices, not to mention the property tax and HOA fees.	7/30/2020 5:10 PM
42	Need more adequate space, storage for basic things like a bike of linens. An extra half bath, a dishwasher, washer and drier hookups so that I may purchase my own machines, an additional bedroom as there are two of us.	7/30/2020 4:33 PM
43	Would like to own a home in a 55+ community. Single story under 400k.	7/30/2020 3:27 PM
44	Every year my rent goes up.	7/30/2020 2:42 PM
45	I am grateful to be living in a nice city but we are a family of 6 living in a 2 bedroom apartment. We need a house but rent is so expensive out here!	7/30/2020 12:05 PM
#	Q6: LIVE WITH OTHER HOUSEHOLD (NEITHER OWN NOR RENT)	DATE
1	Want to get my own space	8/27/2020 6:49 PM
2	Looking for my own home	8/20/2020 7:08 AM
3	The homogenous zoning doesn't help but the issue isn't availability of housing but employers paying too little.	8/18/2020 4:19 PM



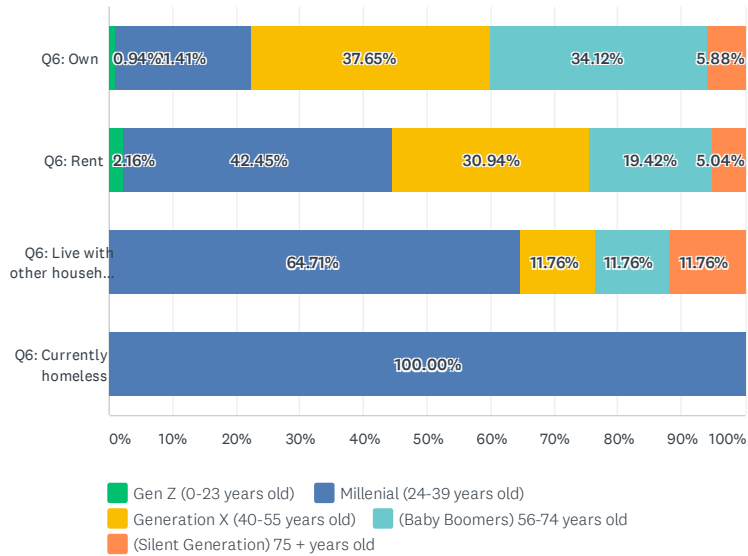
## City of Temecula Housing Element Survey

#	Q6: CURRENTLY HOMELESS	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q11 What age range most accurately describes you?

Answered: 583 Skipped: 116

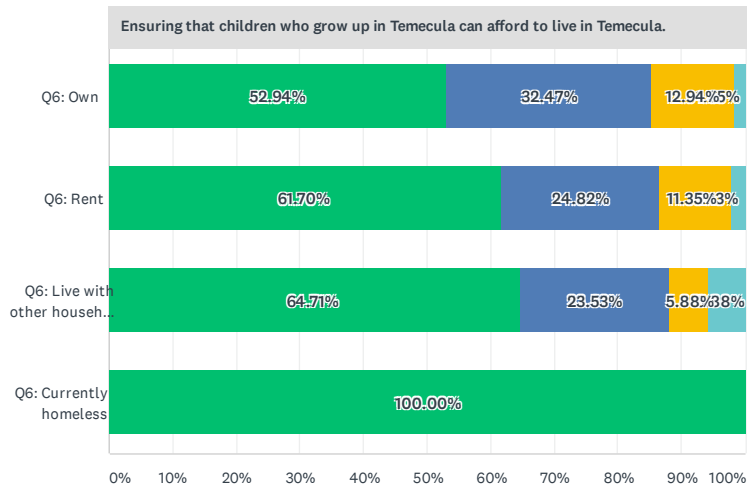


	GEN Z (0-23 YEARS OLD)	MILLENIAL (24-39 YEARS OLD)	GENERATION X (40-55 YEARS OLD)	(BABY BOOMERS) 56-74 YEARS OLD	(SILENT GENERATION) 75 + YEARS OLD	TOTAL
Q6: Own (A)	0.94%	21.41%	37.65%	34.12%	5.88%	72.90%
	4	91	160	145	25	425
		B		B		
Q6: Rent (B)	2.16%	42.45%	30.94%	19.42%	5.04%	23.84%
	3	59	43	27	7	139
		A		A		
Q6: Live with other household (Neither own nor rent) (C)	0.00%	64.71%	11.76%	11.76%	11.76%	2.92%
	0	11	2	2	2	17
Q6: Currently homeless (D)	0.00%	100.00%	0.00%	0.00%	0.00%	0.34%
	0	2	0	0	0	2
Total Respondents	7	163	205	174	34	583

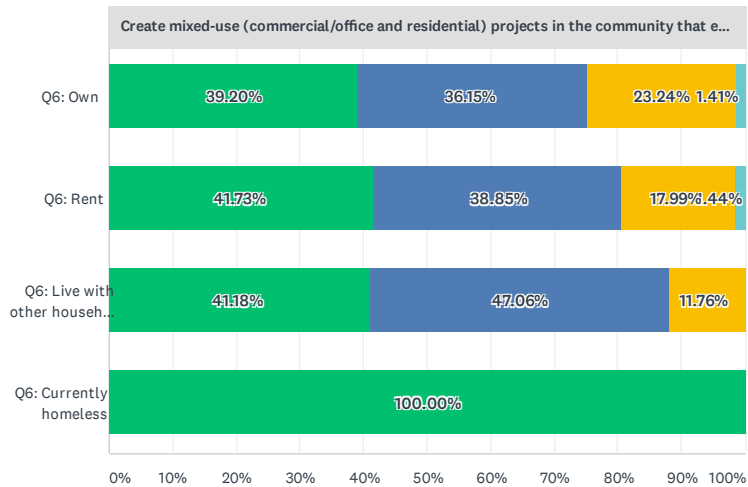
# City of Temecula Housing Element Survey

## Q12 How important are the following concerns to you and your family?

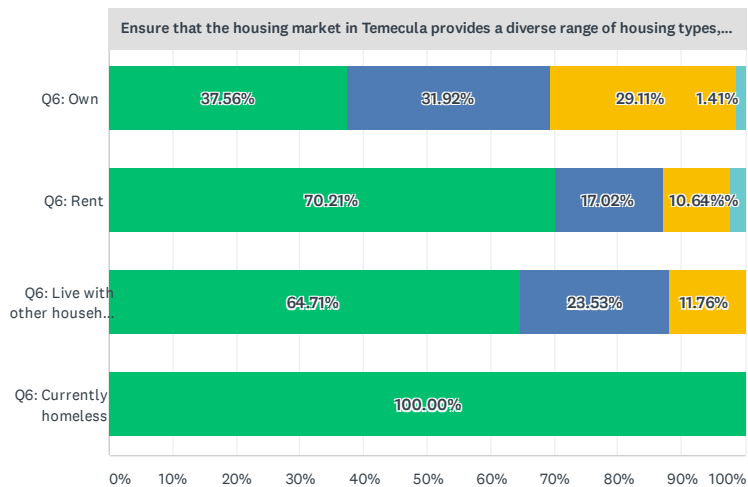
Answered: 588 Skipped: 111



Very Important Somewhat Important Not Important Don't Know

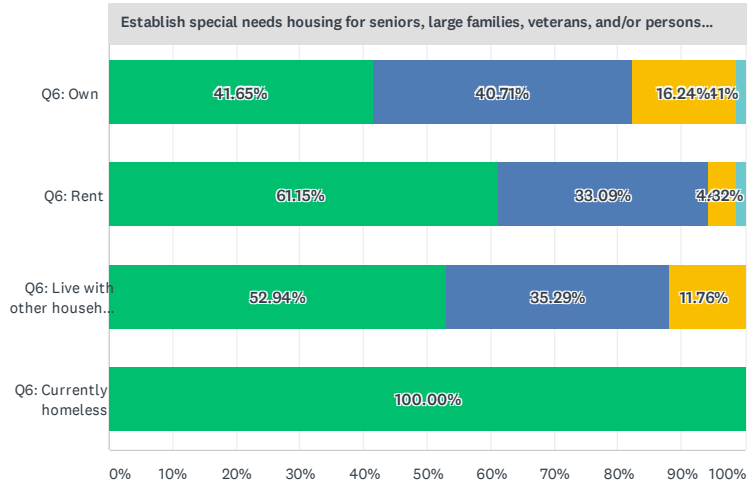


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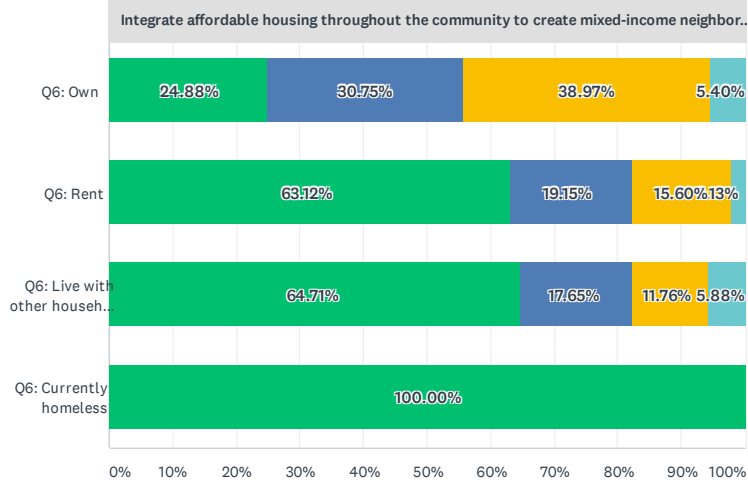


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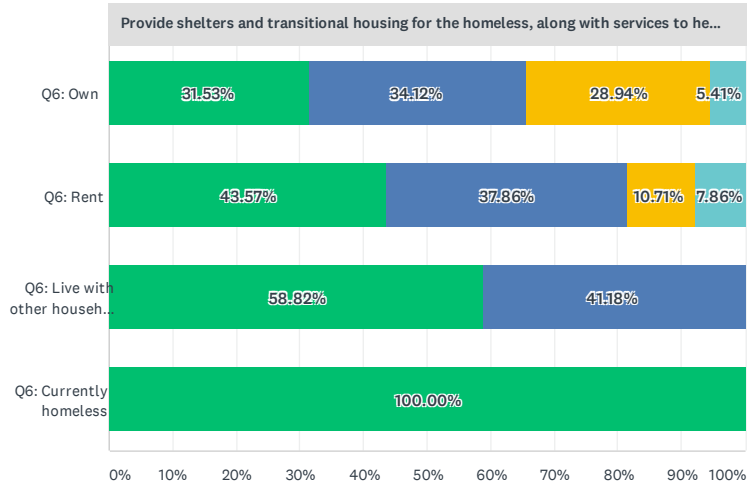
## City of Temecula Housing Element Survey



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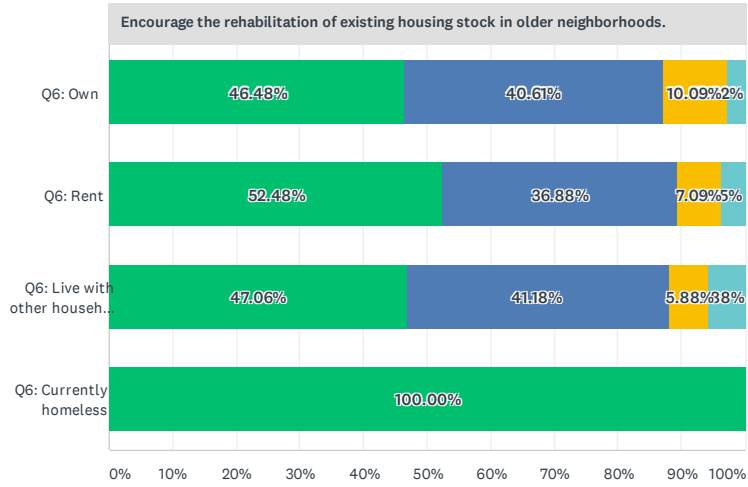


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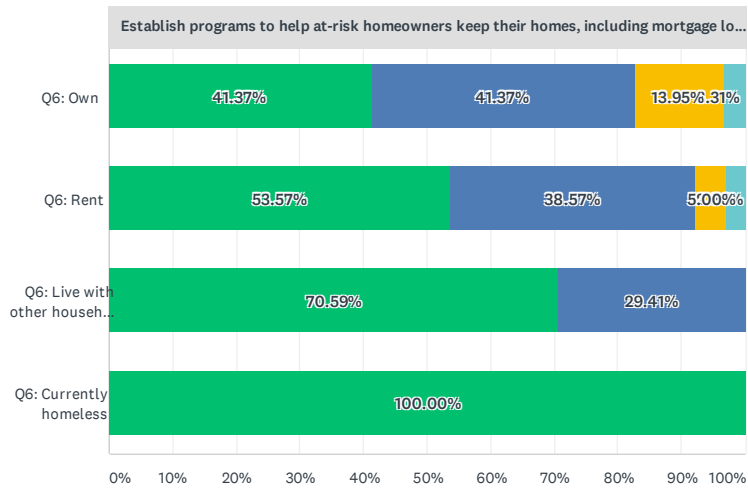


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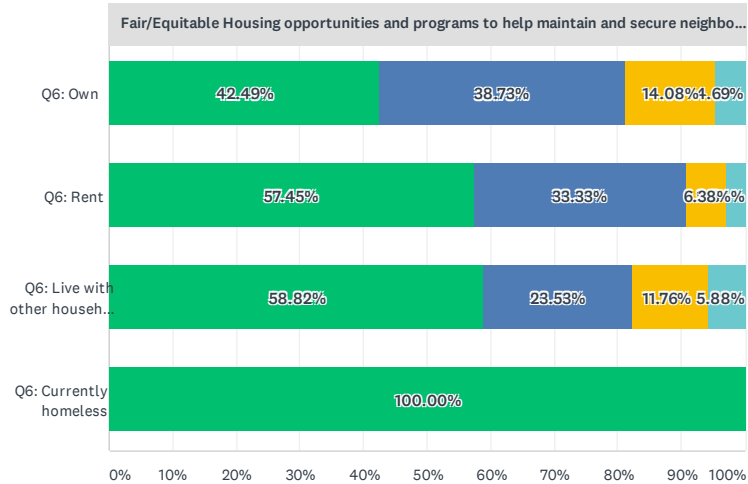
## City of Temecula Housing Element Survey



Very Important Somewhat Important Not Important Don't Know



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## City of Temecula Housing Element Survey

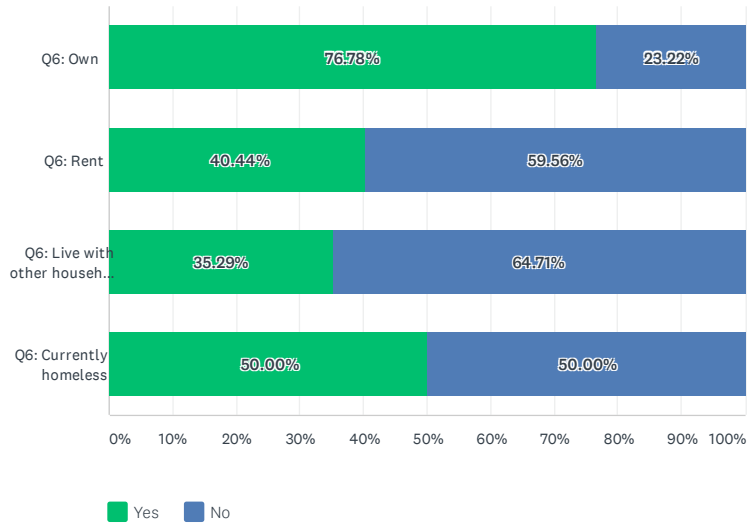
Ensuring that children who grow up in Temecula can afford to live in Temecula.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q6: Own (A)	52.94% 225	32.47% 138	12.94% 55	1.65% 7	72.28% 425	1.63
Q6: Rent (B)	61.70% 87	24.82% 35	11.35% 16	2.13% 3	23.98% 141	1.54
Q6: Live with other household (Neither own nor rent) (C)	64.71% 11	23.53% 4	5.88% 1	5.88% 1	2.89% 17	1.53
Q6: Currently homeless (D)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.34% 2	1.00
Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q6: Own (A)	39.20% 167	36.15% 154	23.24% 99	1.41% 6	72.45% 426	1.87
Q6: Rent (B)	41.73% 58	38.85% 54	17.99% 25	1.44% 2	23.64% 139	1.79
Q6: Live with other household (Neither own nor rent) (C)	41.18% 7	47.06% 8	11.76% 2	0.00% 0	2.89% 17	1.71
Q6: Currently homeless (D)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.34% 2	1.00
Ensure that the housing market in Temecula provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplex/triplex and condominiums to meet the varied needs of local residents.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q6: Own (A)	37.56% 160 B	31.92% 136 B	29.11% 124 B	1.41% 6	72.45% 426	1.94
Q6: Rent (B)	70.21% 99 A	17.02% 24 A	10.64% 15 A	2.13% 3	23.98% 141	1.45
Q6: Live with other household (Neither own nor rent) (C)	64.71% 11	23.53% 4	11.76% 2	0.00% 0	2.89% 17	1.47
Q6: Currently homeless (D)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.34% 2	1.00
Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q6: Own (A)	41.65% 177 B	40.71% 173	16.24% 69 B	1.41% 6	72.28% 425	1.77
Q6: Rent (B)	61.15% 85 A	33.09% 46	4.32% 6 A	1.44% 2	23.64% 139	1.46
Q6: Live with other household (Neither own nor rent) (C)	52.94% 9	35.29% 6	11.76% 2	0.00% 0	2.89% 17	1.59
Q6: Currently homeless (D)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.34% 2	1.00
Integrate affordable housing throughout the community to create mixed-income neighborhoods.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q6: Own (A)	24.88% 106 B	30.75% 131 B	38.97% 166 B	5.40% 23	72.45% 426	2.25
Q6: Rent (B)	63.12% 89 A	19.15% 27 A	15.60% 22 A	2.13% 3	23.98% 141	1.57
Q6: Live with other household (Neither own nor rent) (C)	64.71% 11	17.65% 3	11.76% 2	5.88% 1	2.89% 17	1.59
Q6: Currently homeless (D)	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.17% 1	1.00

# City of Temecula Housing Element Survey

Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q6: Own (A)	31.53% 134 B	34.12% 145	28.94% 123 B	5.41% 23	72.28% 425	2.08
Q6: Rent (B)	43.57% 61 A	37.86% 53	10.71% 15 A	7.86% 11	23.81% 140	1.83
Q6: Live with other household (Neither own nor rent) (C)	58.82% 10	41.18% 7	0.00% 0	0.00% 0	2.89% 17	1.41
Q6: Currently homeless (D)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.34% 2	1.00
Encourage the rehabilitation of existing housing stock in older neighborhoods.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q6: Own (A)	46.48% 198	40.61% 173	10.09% 43	2.82% 12	72.45% 426	1.69
Q6: Rent (B)	52.48% 74	36.88% 52	7.09% 10	3.55% 5	23.98% 141	1.62
Q6: Live with other household (Neither own nor rent) (C)	47.06% 8	41.18% 7	5.88% 1	5.88% 1	2.89% 17	1.71
Q6: Currently homeless (D)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.34% 2	1.00
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q6: Own (A)	41.37% 175 B	41.37% 175	13.95% 59 B	3.31% 14	71.94% 423	1.79
Q6: Rent (B)	53.57% 75 A	38.57% 54	5.00% 7 A	2.86% 4	23.81% 140	1.57
Q6: Live with other household (Neither own nor rent) (C)	70.59% 12	29.41% 5	0.00% 0	0.00% 0	2.89% 17	1.29
Q6: Currently homeless (D)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.34% 2	1.00
Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q6: Own (A)	42.49% 181 B	38.73% 165	14.08% 60 B	4.69% 20	72.45% 426	1.81
Q6: Rent (B)	57.45% 81 A	33.33% 47	6.38% 9 A	2.84% 4	23.98% 141	1.55
Q6: Live with other household (Neither own nor rent) (C)	58.82% 10	23.53% 4	11.76% 2	5.88% 1	2.89% 17	1.65
Q6: Currently homeless (D)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.34% 2	1.00

### Q13 Do you feel that the different housing types in Temecula currently meet your housing needs?

Answered: 577 Skipped: 122



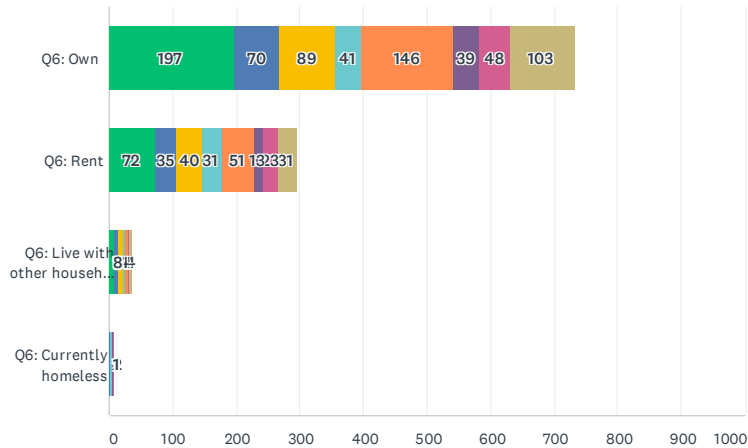
	YES	NO	TOTAL
Q6: Own (A)	76.78% 324 B	23.22% 98 B	73.14% 422
Q6: Rent (B)	40.44% 55 A	59.56% 81 A	23.57% 136
Q6: Live with other household (Neither own nor rent) (C)	35.29% 6	64.71% 11	2.95% 17
Q6: Currently homeless (D)	50.00% 1	50.00% 1	0.35% 2
Total Respondents	386	191	577



# City of Temecula Housing Element Survey

## Q14 What types of housing are most needed in the City of Temecula?

Answered: 582 Skipped: 117



■ Single Family (Detached) 
 ■ Duplex/Attached Housing 
 ■ Condominiums (multifamily ownership homes) 
 ■ Apartments (multifamily rental homes) 
 ■ Senior Housing 
 ■ Accessory Dwelling Unit 
 ■ Housing for people with disabilities (Please specify in comment field below) 
 ■ Other (please specify)

	SINGLE FAMILY (DETACHED)	DUPLEX/ATTACHED HOUSING	CONDOMINIUMS (MULTIFAMILY OWNERSHIP HOMES)	APARTMENTS (MULTIFAMILY RENTAL HOMES)	SENIOR HOUSING	ACCESSORY DWELLING UNIT	HOUSING FOR PEOPLE WITH DISABILITIES (PLEASE SPECIFY IN COMMENT FIELD BELOW)	OTHER (PLEASE SPECIFY)	TOTAL
Q6: Own (A)	46.57% 197	16.55% 70	21.04% 89	9.69% 41 B	34.52% 146	9.22% 39	11.35% 48	24.35% 103	125.95% 733
Q6: Rent (B)	51.43% 72	25.00% 35	28.57% 40	22.14% 31 A	36.43% 51	9.29% 13	16.43% 23	22.14% 31	50.86% 296
Q6: Live with other household (Neither own nor rent) (C)	47.06% 8	41.18% 7	41.18% 7	23.53% 4	23.53% 4	5.88% 1	5.88% 1	23.53% 4	6.19% 36
Q6: Currently homeless (D)	50.00% 1	50.00% 1	50.00% 1	50.00% 1	50.00% 1	50.00% 1	100.00% 2	50.00% 1	1.55% 9
Total Respondents	278	113	137	77	202	54	74	139	582

## City of Temecula Housing Element Survey

#	Q6: OWN	DATE
1	Low rent/homeless housing	9/24/2020 7:39 PM
2	Markets	9/16/2020 9:35 AM
3	Markets	9/16/2020 9:22 AM
4	No opinion	9/16/2020 9:19 AM
5	We don't need more traffic/horrible	9/16/2020 9:13 AM
6	or public financial assistance to make homes ADA compliant instead of building more structures to allow disabled persons to remain in their homes.	9/15/2020 10:40 AM
7	I'd rather see conversions rather than new builds	9/15/2020 10:20 AM
8	with washing machine and dryer	9/15/2020 10:10 AM
9	Group complex for Disabled Adult son needing financial support in Special Needs Trust	9/6/2020 7:14 AM
10	No more housing. We need a better infrastructure, more schools. Too many houses/ people to accommodate as it is.	9/5/2020 10:14 AM
11	We are so full right now, the only thing is duplex's and I'am against.	9/4/2020 7:08 PM
12	upscale 55 and older communities	9/4/2020 5:14 PM
13	No opinion	9/4/2020 4:15 PM
14	More Single Story Homes	9/4/2020 4:12 PM
15	T	8/31/2020 11:14 PM
16	Not sure	8/31/2020 9:44 PM
17	More affordable multi generation homes	8/30/2020 7:44 PM
18	None. Stop building! Traffic is horrible	8/30/2020 5:04 PM
19	None. I moved here from a similar town where I grew up. They quickly added apartments and multi use buildings and didn't plan for the increased traffic.	8/30/2020 12:22 PM
20	Need affordable apts for special needs	8/30/2020 11:27 AM
21	Low income senior housing	8/29/2020 11:49 PM
22	Permanent Supportive Housing	8/29/2020 7:16 PM
23	More multiuse property areas with reduced need for cars	8/28/2020 7:39 PM
24	No more housing.	8/28/2020 3:14 PM
25	affordable housing for all	8/28/2020 2:37 PM
26	Don't know	8/28/2020 2:02 PM
27	Don't know, why would you expect this kind of information from a survey	8/28/2020 1:43 PM
28	Single family 55+ homes.	8/28/2020 1:34 PM
29	low income housing opportunities	8/28/2020 1:21 PM
30	Housing for homeless	8/28/2020 1:11 PM
31	I feel Temecula should stop expanding and stop building houses. The community is already too impacted with people, cars, etc.	8/28/2020 8:09 AM
32	I am opposed to the new law that allows ADUs. I purchased my home for the view and privacy. An ADU next door would affect both and I would move if that happened.	8/27/2020 3:32 PM
33	AFFORDABLE HOUSING FOR SIGLE MOM'S WITH CHILDREN TO LIVE NEAR WHERE THEY WORK.	8/24/2020 10:16 AM
34	Homes that are handicap accessible for elderly and for disabled veterans	8/24/2020 12:30 AM
35	I feel that the city doesn't need anymore housing and we are already at capacity	8/21/2020 1:15 PM
36	affordable housing for working families, homeless who want to stay here	8/21/2020 11:38 AM
37	None. There are plenty of housing types already. Temecula is overcrowded as it is. Plenty of room to build north of Menifee.	8/19/2020 9:24 PM
38	None! No more new housing	8/19/2020 8:39 PM
39	Affordable housing for low income families.	8/19/2020 7:05 PM
40	Shelter	8/19/2020 5:15 PM
41	Senior single unit detached homes that are affordable and size appropriate for retirement and special care needs. Not high rise apartments!	8/19/2020 1:39 PM
42	Homeless	8/19/2020 10:15 AM
43	Low-cost housing for our very low-income and homeless population.	8/19/2020 10:02 AM
44	I have a daughter with epilepsy and a son with a neurological condition, they will need housing if I die	8/19/2020 9:42 AM
45	We have enough! We need jobs	8/19/2020 7:57 AM
46	We do not want or need low income housing!!! Studies show that crime is increased in these areas making our children even more vulnerable!	8/15/2020 12:59 AM
47	No more homes needed. Too many now	8/12/2020 9:48 AM
48	No more development! The current infrastructure can't handle the existing traffic, much less additional families.	8/12/2020 8:14 AM
49	Stop building fix the off ramps	8/11/2020 9:53 PM

## City of Temecula Housing Element Survey

50	Mixed neighborhoods with groceries	8/11/2020 5:54 PM
51	No housing with a supported/group management office for individuals with special needs.	8/10/2020 3:46 PM
52	More single story. More affordable housing.	8/9/2020 10:17 AM
53	NONE	8/7/2020 9:28 PM
54	Habitat for Humanity type housing opportunities	8/7/2020 8:34 PM
55	Don't know	8/7/2020 2:22 PM
56	Small complexes of houses for co-housing,	8/7/2020 5:07 AM
57	Nothing , stop building more homes we do not need more housing here	8/7/2020 5:01 AM
58	more inclusive housing options like the upcoming Cypress Ridge townhomes on Pechanga Pkwy	8/6/2020 5:34 PM
59	Sliding scale housing.	8/6/2020 4:29 PM
60	single level homes for aging population	8/6/2020 8:46 AM
61	Affordable rent	8/6/2020 7:35 AM
62	More one story homes	8/5/2020 8:57 PM
63	Autism	8/5/2020 8:51 PM
64	None	8/5/2020 2:18 PM
65	Do not want to change! Prefer single family homes. This is why we live in suburbs	8/5/2020 2:10 PM
66	More single-story homes instead of two-story homes	8/5/2020 10:47 AM
67	I don't know, not knowledgeable enough	8/5/2020 10:16 AM
68	There are too many homes in Temecula.	8/5/2020 10:06 AM
69	Please do not build any more houses!	8/5/2020 10:05 AM
70	Senior housing that doesn't cost \$3000/mo. Actively encourage ADU's.	8/5/2020 9:56 AM
71	Single story	8/5/2020 9:40 AM
72	no more needed	8/4/2020 12:35 PM
73	Affordable workforce housing	8/4/2020 7:48 AM
74	Mixed-use commercial on ground, residential on top, mid-rise buildings	8/4/2020 12:55 AM
75	Less houses	8/3/2020 5:20 PM
76	Temecula seem to have reached housing variety	8/3/2020 3:20 PM
77	Affordable housing	8/2/2020 7:41 PM
78	Permanent supportive housing	8/2/2020 11:45 AM
79	Low income housing for single Moms, so the can live near where they work & can afford to live without their salaries being spent on rent! I know of no place in Temecula, life this for single parents, especially for single Moms.	8/2/2020 10:58 AM
80	Small single family homes, not these gigantic 2 story 5 bedroom homes	8/1/2020 9:52 AM
81	AFFORDABLE "Active" Senior 55+ Neighborhoods, AFFORDABLE Apartments, I feel there is enough assisted living	7/31/2020 5:59 PM
82	Properties with larger lots	7/31/2020 5:20 PM
83	The city is great as it is. It shouldn't keep growing bigger! Traffic's already getting heavy and stressful!	7/31/2020 5:01 PM
84	None. The area can not handle any more traffic!!!!!!!!!!!!!!	7/31/2020 2:54 PM
85	Smaller but still high quality homes (1200-1800 sqft) and homes with larger lot sizes. Newer stock seems to be mostly McMansions on postage stamp lots	7/31/2020 2:17 PM
86	Single story homes	7/31/2020 2:15 PM
87	We have too much traffic as it is. Dont need any more homes	7/31/2020 12:28 PM
88	I feel there needs to be more options for single people, but not necessarily condominiums as they usually come with large HOA costs. I would love to see neighborhoods of detached small homes with very low HOA fees that are accessible to lower income people.	7/31/2020 8:36 AM
89	Senior communities (not apartment style but whole communities) and SINGLE STORY OPTIONS. My in-laws have been looking for four years and no luck because they are so rare to find in anything besides a tiny little rundown duplex.	7/31/2020 6:47 AM
90	Workforce housing/ownership	7/30/2020 8:55 PM
91	We had a great city until the city council got in be with developers. Lots of apartments ruin a city and require lots of service calls from police and fire. Welcome to temec=downey whittier	7/30/2020 7:25 PM
92	Studio/loft/professional dwellings	7/30/2020 7:15 PM
93	Lower income housing	7/30/2020 5:54 PM
94	Affordable housing for lower income	7/30/2020 5:26 PM
95	Homes for veteran and with physical disabilities	7/30/2020 3:31 PM
96	Smaller single family homes	7/30/2020 3:20 PM
97	Tiny homes that are affordable to low income people that work in Temecula	7/30/2020 2:58 PM
98	Unsure. There appears to be enough housing, would hate to see it become overpopulated and turn into another congested city.	7/30/2020 2:44 PM

## City of Temecula Housing Element Survey

99	Affordable Senior homes - smaller single units near shopping centers, grocers, pharmacies, etc.	7/30/2020 2:35 PM
100	Affordable to the kids who grew up here.	7/30/2020 1:39 PM
101	None	7/30/2020 1:37 PM
102	Larger lots for single-family homes. Developments are too tightly-packed. Where are the 10-15k square foot lots? It's either 5-7k square foot lots or multi-acre lots in De Luz/Wine Country. Very little in the middle.	6/8/2020 11:25 AM
103	Permanent supportive housing	6/2/2020 4:41 PM
#	<b>Q6: RENT</b>	<b>DATE</b>
1	AFFORDABLE HOUSING PLEASE	9/15/2020 12:16 PM
2	Apartment that single people with children can afford	9/15/2020 10:24 AM
3	Stroke and brain injury survivors	8/31/2020 11:13 AM
4	Affordable housing for people not requiring Section 8 housing, though cannot afford high rent.	8/28/2020 6:44 PM
5	Affordable housing	8/28/2020 6:01 PM
6	Low income housing	8/28/2020 3:50 PM
7	We need more house that low income people can buy!!!!	8/28/2020 1:56 PM
8	I have a daughter with a mental illness and it would be very good if we can get a house where we can live better	8/28/2020 1:44 PM
9	Homes low-mid income families Could afford	8/28/2020 1:32 PM
10	Affordable	8/27/2020 1:23 PM
11	Close to shops, affordable.	8/25/2020 12:26 AM
12	None it's great as is	8/24/2020 1:02 PM
13	More affordable housing	8/21/2020 5:25 AM
14	Most have 2-5year wait list for low income senior apts.	8/19/2020 11:04 PM
15	Anything affordable	8/17/2020 9:55 PM
16	Reasonably priced housing	8/17/2020 2:05 PM
17	Low income housing	8/14/2020 11:09 PM
18	live work play	8/14/2020 2:51 PM
19	Affordable housing. SFR	8/11/2020 9:17 PM
20	We need more affordable apartments / condos	8/6/2020 4:11 PM
21	We like Temecula a lot, but we don't want to pick between a tiny apartment or an oversized (for us) giant home, regardless of what we can afford. There are very few modest homes ever available for people like us.	8/6/2020 8:19 AM
22	Affordable housing	8/5/2020 10:19 AM
23	We don't need anymore homes built. The infrastructure is not support mire homes	8/2/2020 4:23 PM
24	Homes with ample space between them	8/1/2020 10:54 AM
25	Low income home for single parent	7/31/2020 10:26 PM
26	I like the mixed-use housing concept like in Old Town	7/31/2020 2:59 PM
27	Provide more single story homes and condo/townhomes as single story	7/31/2020 2:13 PM
28	Housing that's affordable, safe and nice like what you'd want to live	7/30/2020 9:19 PM
29	Less rentals and more affordable homeownership	7/30/2020 4:33 PM
30	Wheelchair accessible housing	7/30/2020 1:07 PM
31	Low to moderate income affordable homes	7/30/2020 12:05 PM
#	<b>Q6: LIVE WITH OTHER HOUSEHOLD (NEITHER OWN NOR RENT)</b>	<b>DATE</b>
1	Sorry I don't mean to be NIMBY but apartments and homeless populations can go be built in Murrieta or menifee. Designing these services will attract a different kind of demographic. No thanks.	8/21/2020 12:17 PM
2	Single story homes for FTB	8/19/2020 9:50 AM
3	Down-payments are hard	8/19/2020 8:19 AM
4	Low income housing for single parents	8/3/2020 7:17 AM
#	<b>Q6: CURRENTLY HOMELESS</b>	<b>DATE</b>
1	I feel that people with PHYSICAL disabilities should have the same access to the Same Communities as the 55+ do, Since most of us require the same amount of care if not more! I strongly feel that people with Physical Disabilities who desire to live Independently should be able to do so in a SAFE city like Temecula CA	8/22/2020 5:30 AM

**Q15 Please remember to visit the website for more details on the Housing Element Update at the link below:<https://temeculaca.gov/432/Housing-Element> Are there any comments or concerns you would like to share with the City of Temecula relevant to the upcoming Housing Element Update?**

Answered: 228 Skipped: 471

	PLEASE REMEMBER TO VISIT THE WEBSITE FOR MORE DETAILS ON THE HOUSING ELEMENT UPDATE AT THE LINK BELOW: <a href="https://temeculaca.gov/432/Housing-Element">HTTPS://TEMECULACA.GOV/432/HOUSING-ELEMENT</a> ARE THERE ANY COMMENTS OR CONCERNS YOU WOULD LIKE TO SHARE WITH THE CITY OF TEMECULA RELEVANT TO THE UPCOMING HOUSING ELEMENT UPDATE?	TOTAL
Q6: Own	100.00% 158	69.30% 158
Q6: Rent	100.00% 62	27.19% 62
Q6: Live with other household (Neither own nor rent)	100.00% 7	3.07% 7
Q6: Currently homeless	100.00% 1	0.44% 1
Total Respondents	228	228

## City of Temecula Housing Element Survey

#	Q6: OWN	DATE
1	Senior communities would be nice. Or else we may move	9/24/2020 1:44 PM
2	Just want affordable housing for all income types. It would reduce homelessness and bring diversity to the city.	9/24/2020 1:11 PM
3	It is disappointing to see zonings changed and other adjustments that are aimed to please the person(s) financially benefitting rather than thinking about the value in the original zoning as well as congestion and overloading the market.	9/24/2020 11:21 AM
4	Please encourage low income senior housing as a priority.	9/24/2020 11:14 AM
5	Can't afford computer! Why do you waste so much water and still have trees and plants but cut in half and only water public areas in early AM late PM	9/16/2020 9:13 AM
6	The housing and property taxes here in Temecula are out of control. I believe it is designed to not integrate but segregate.	9/15/2020 2:55 PM
7	Too much growth without infrastructure to support. Roads/traffic too heavy and maintenance not adequate to support the additional homes being built.	9/15/2020 1:55 PM
8	Can the City require Redhawk Golf Club to implement ways to minimize or mitigate damage caused by errant golf balls to our houses (windows, stucco, patio, or even people being injured)? It's probably a matter of when, not if, I or a family members gets seriously injured by an errant golf ball. I have been hit by a golf ball in the back. Thankfully it did not land on my head. I now have to wear a hard hat every time I am in our back yard. Thank you for considering my input.	9/15/2020 10:40 AM
9	I come from a state that passed legislation to preserve open space. I am dismayed by all the building here. Every new development means more traffic lights, more traffic, more students in the schools, and more importantly more water usage.	9/15/2020 10:20 AM
10	No more apartments or section 8	9/14/2020 10:21 PM
11	Make it easier, faster and less expensive to develop new housing	9/5/2020 6:40 PM
12	Stop building more houses until you have the schools and infrastructure to support the people already here.	9/5/2020 10:14 AM
13	prices are out of control due to supply in demand....	9/5/2020 7:12 AM
14	Dedicated Bicycle and walking trails, more open space parks, more exits from freeway and road widening to accommodate traffic as housing/population increases.	9/5/2020 7:05 AM
15	Make it easier to add an ADU. For example, provide (free!) the (approved!) architectural plans for 4-6 different ADUs. Rather than making each individual homeowner come up with their own (although that should still be an option) the city can just give out plans that meet all of their guidelines.	9/5/2020 12:01 AM
16	I'm very concerned about a housings duplex I heard about west Temecula parkway by I-15, adding more congestion and ruining the beautiful hill side, that all Temecula's love seeing.	9/4/2020 7:08 PM
17	Retired people need more to do or they leave. Tennis Courts are extremely in need as are public places to Lap swim. Thank you for keeping Chs open for lap swim	9/4/2020 3:54 PM
18	I think we need to do more to help get homeless of the street but what that looks like I am not sure. I do not want Temecula to turn into what LA, San Fran and Austin are seeing now. I believe in helping people get back on their feet and not in enabling them or making them rely on others.	9/4/2020 3:49 PM
19	No	9/4/2020 3:36 PM
20	You need to strongly consider the enormous tax assessments that are assessed to new homes. Even our home purchased in 2008 had unaffordable taxes. So we move to an older neighborhood within Temecula after 10 years because the taxes were out of control.	9/4/2020 3:36 PM
21	Avoid construction of multi-units or apartments that makes real estate prices go down and increases traffic in the area.	9/4/2020 3:29 PM
22	N/A	9/4/2020 3:11 PM
23	Don't allow section 8 housing to be grouped Together. Don't allow homeless to live rear river beds. Continue police force.	9/1/2020 10:24 AM
24	no	8/31/2020 11:14 PM
25	With the state, country, and world moving toward renewable energy-some HOAs in Temecula still do not allow solar on roofs. With the climate and typical yardscape here, solar installation on a roof just makes too much sense for the city and homeowners. Not too much reduce the stress on an overloaded power grid and reduce the risk of fires. The city should adopt a mandate that prevents HOAs from banning solar roofs.	8/31/2020 9:44 PM
26	n/a	8/31/2020 7:33 AM
27	Predatory mortgage collection companies should be outlawed.	8/31/2020 12:20 AM
28	I didn't see any homeless when I moved to Temecula 15 years ago. Now, there are many homeless people. Many of them are young people. They need assistance.	8/30/2020 11:30 PM
29	No	8/30/2020 9:55 PM
30	Reinstate short term rentals. These are OUR homes. Let us capitalize on the tourist income since you built it and brought all the traffic with it.	8/30/2020 5:04 PM
31	Don't be so eager to plan for new housing development. I realize that the City can make money off of it but it may lose the charm of a quiet country town. I'd like to see this money and effort go towards fire safety, homeless and drug rehab programs and centers.	8/30/2020 12:22 PM
32	Need assisted living for special needs	8/30/2020 11:27 AM
33	My inlaws have recently relocated from the East Coast to Temecula to be near family. They are in their 70's. While, I have them living with me for now, the intent was for them to find their own place in independent senior living. It is very disappointing that there is a 3 to 5 year wait list for low income senior housing in Temecula. There really needs to be more units available.	8/29/2020 11:49 PM
34	I don't think that Ca should overrule CC&Rs allowing houses to run preschools in the middle of single housing tracts when businesses aren't allowed and we pay fees to maintain the CC&Rs.	8/29/2020 9:37 PM

## City of Temecula Housing Element Survey

35	None	8/29/2020 8:48 PM
36	Please adopt a by-right process for multifamily housing.	8/29/2020 7:16 PM
37	You keep building houses but yet the infrastructure such as highways East to West is terrible. Winchester for an example takes me 50 min to 70 minutes to get from business park drive to Murrieta hot springs Anytime from 3:30 To 6:30pm and longer on weekends. I'm very frustrated.... and thinking of moving. Your planning needs a better plan ....	8/29/2020 2:10 PM
38	Never, ever build in the southwest hills, or near preservation areas. Limit building to housing, not entertainment venue.	8/29/2020 11:42 AM
39	No	8/29/2020 9:13 AM
40	no	8/28/2020 8:06 PM
41	My condo was built in 2005. I'm an original owner. Sloppy construction, no oversight and shoddy electrical work. Another area of concern is the lack of oversight of HOA Property Management Firms. Their charges to HOA's are aligned with THEIR desires, not owners within the HOA. Please address this lack of oversight as property owners are their clients. Thank you for seeking our input.	8/28/2020 7:39 PM
42	My concern is about the traffic issues when more homes are built. Is the traffic issue also part of this program?	8/28/2020 6:35 PM
43	Do not start building lower-income type housing in Temecula. There are other areas where lower-income families can go. As much as I hate to say it, lower-income families bring in more crime and depreciation to hard working succesful families dreams. I wish it would not be this way but these are the facts.	8/28/2020 5:23 PM
44	More affordable housing for all.	8/28/2020 2:37 PM
45	Have loved living in Temecula. Would not like to see great changes to the current General Plan or Housing Element.	8/28/2020 2:02 PM
46	Builders that are building in the area are pricing the new homes were not many people can afford. This includes more taxes and hoa paid by seniors at summers bend new communities. Hoa and taxes for 55 older adults are \$300 and 1.79taxes. Younger than 55 pay \$200 hoa and 1.7 taxes. Is this fair for seniors? Harold Stewart 9512901808	8/28/2020 2:00 PM
47	There's not a lot for seniors to do here. The senior center is only for low income folks and their day trips are to the library. Huh? I Think it's important to keep older citizens active and engaged in the community. This is a young family city.	8/28/2020 1:55 PM
48	Seniors do not have enough income to afford utilities. There should be a better program for this. This is for my parents and not for me.	8/28/2020 1:54 PM
49	People like / need to feel safe.	8/28/2020 1:43 PM
50	The homeless population continues to grow in Temecula, creating unsafe environments in some areas. I am not comfortable allowing my teenagers to go to some areas of the city.	8/28/2020 8:09 AM
51	None	8/27/2020 2:00 PM
52	I would like to see the city offer some kind of insensitive to homeowners to prune their palm trees.	8/26/2020 8:05 PM
53	No	8/26/2020 7:43 PM
54	None	8/24/2020 8:52 PM
55	The housing for sale and rental are way too expensive	8/24/2020 3:14 PM
56	We have too many homeless people along Temecula Parkway. They need to be relocated.	8/24/2020 2:50 PM
57	You allow too many housing projects off major streets that are already difficult to drive on, because of traffic. One example is the building on Rancho California between Margarita & Ynez. Also, the unbelievable building along Butterfield, north of Rancho California. More traffic problems . It's quite obvious to me that the conservative leadership in Temecula doesn't work for all of the Temecula residents, but when "following the money", we can all see who is benefiting and who isn't.	8/24/2020 10:16 AM
58	There is enough low income housing we want homeowners and people that are employed to be attracted to our community. They contribute their resources to build our communities. They are stakeholders and the backbone or all excellent cities.	8/24/2020 1:12 AM
59	Temecula housing programs and strategies must be colorblind and open to all Americans regardless of race, creed, national origin, etc., while also promoting economic efficiency and free and open markets.	8/24/2020 12:30 AM
60	It seems that we do have adequate low income housing in the city. Single family homeownership provides a stake in the community. Employed person's with resources make their lives here and contribute financially to support the cities businesses, medical facilities in a way that promotes positive growth for all.	8/23/2020 5:53 PM
61	Please stop building anymore homes. We have over crowding here in the Temecula Valley and Everyone I talks to wishes that you would bring in more Jobs! Our streets are over crowded and Traffic is a Nightmare!	8/21/2020 1:15 PM
62	I sincerely hope that this survey isn't use just to check a box, as a requirement to justify the Block Grants from state and federal. We need affordable housing.	8/19/2020 9:57 PM
63	Yes. Temecula is overcrowded. Way too many apartments and condos. The city council was going the right direction with making it more of a destination or tourist town but now they want to ruin the natural beauty with more housing. There are areas north of Menifee that can take more housing and where new infrastructure can be built. Temecula is maxed out.	8/19/2020 9:24 PM
64	Stop building. This city is quickly becoming congested, leading to impatient drivers, increase littering and lack of care for the community.	8/19/2020 8:39 PM
65	no	8/19/2020 1:59 PM
66	Finding affordable housing for those who work and serve in the community is critical. Providing options for seniors to leave larger homes for affordable smaller and energy efficient homes is important for an aging population.	8/19/2020 1:39 PM
67	Need more mental health assistance for homeless. Need drug and alcohol programs for homeless outreach	8/19/2020 11:50 AM
68	Not sure if this is the proper place but what is being done about the homeless population. In our short time of living in CA, especially in Temecula, I do not see an improvement with the homeless. They are still present in certain parts of town. There is so much land east of here, why can't shelters and a small community be built there? We pay so many taxes in CA but I'm having a hard time seeing where the money is going.	8/19/2020 11:35 AM

## City of Temecula Housing Element Survey

69	We need to have a system to accommodate low income and homeless persons.	8/19/2020 10:15 AM
70	People complain about our homeless population, yet we don't housing for them. I believe the City fears this would encourage and increase our homeless population, yet we must do something as, with the current economy, we will be seeing more and more homeless families.	8/19/2020 10:02 AM
71	I respectfully ask for you to reconsider allowing us to go back to the short term rentals because its the only way that some of us can survive and pay our mortgages because we have sick or disabled family members that count on us. Without being able to rent rooms out on a short term basis when needed at least 3 people in my household would have to depend on county/city resources for housing and additional assistance. Thank you	8/19/2020 9:42 AM
72	We have enough housing projects. We dont want homeless people here.	8/19/2020 7:57 AM
73	Remove the homeless	8/17/2020 9:01 PM
74	Why not be more fair and balanced in your PSA's. We want facts not fear!	8/17/2020 11:14 AM
75	Please keep Temecula looking nice and clean.	8/17/2020 8:02 AM
76	It is imperative that you not place low income housing next to family neighborhoods and schools. Studies show that Section 8 housing attracts drug use and other crimes and we don't want our children exposed to this type of environment. We would leave Temecula if the city does this.	8/15/2020 12:59 AM
77	It's ok to embrace slow growth	8/12/2020 9:58 AM
78	Any plan must address the ingress and egress of commuters on 1-15. If the City isn't able to make changes to the freeway congestion, they shouldn't be adding to it with new housing.	8/12/2020 8:14 AM
79	End better access to the freeway	8/11/2020 9:53 PM
80	Currently we need less housing and more commercial businesses like restaurants. Especially on Temecula parkway which lacks family friendly sit down restaurants.	8/11/2020 8:32 PM
81	Not a nimby but I would like any homeless to be directed away from public traffic. The duck pond has been an issue.	8/11/2020 5:54 PM
82	Allowing short term rentals within the city of temecula should be a priority for the city council. It helps improve tourism and allows home owners to create extra income and coup with the high cost of living Found in Temecula.	8/11/2020 3:58 PM
83	Please oppose any state bills that take away single-family zoning, especially in these pandemic times. We need more open space, not less!	8/10/2020 11:02 AM
84	Temecula is over-crowded. The infrastructure cannot handle the population. We do not need any new housing to be built. It will only add to the congestion.	8/10/2020 7:20 AM
85	Adding ADU 's to existing homes create off street parking problems with streets lines with cars.	8/9/2020 9:43 PM
86	Working through city permit process for an ADU and it is arduous. So far the city is not being helpful and is quite disappointing.	8/9/2020 5:09 PM
87	More open space/parks/hiking trails/Agriculture. Would like to see more dedicated bike trails. Less high density - leads to more traffic and less happiness.	8/9/2020 1:14 PM
88	It takes too long to build and govt fees are contributing factor in increase costs. Stop cherry picking your friends. Why does Corona Family seek to rezone their property for Residential, but sue/demand EIR for adjacent housing tract on BFS and Tem Pkwy. The politics of valley are damaging the community.	8/9/2020 10:17 AM
89	No	8/8/2020 10:02 PM
90	All homes/apartments must be for homeowners or long term renters. No short term rentals as they take away from the infrastructure of Temecula.	8/8/2020 3:14 PM
91	We love Temecula. Please maintain quality of life and keep the area "low crime.". The only drawback is California leftist politics and primarily a single party state which may drive us out of the state	8/8/2020 1:17 PM
92	We have plenty of apartments - There is a lack of single story single family homes.	8/8/2020 9:21 AM
93	No more housing!!	8/7/2020 9:28 PM
94	More one story housing needed for us getting closer to empty nesting and seniors and for young families starting out. Affordable. Program fo make it more affordable. Homeless -hell support programs to get homeless off the street and into housing and also a program that San Diego has- a free bus ticket home if it can be verified they have friend or family who will house them at that location.	8/7/2020 4:46 AM
95	My hope is that the City will continue to develop Temecula's remaining land carefully as we approach build-out, with an eye for quality (at every price point) and inclusion.	8/6/2020 5:34 PM
96	Homeowners who are about to retire but cannot afford their homes need a nice choice of low income homes. Families who make under 50,000k need places to afford.	8/6/2020 4:29 PM
97	Please keep some open spaces , so far this is a unique aspect to Temecula's relaxed and tourist environment.	8/6/2020 12:20 PM
98	The traffic is already highly congested, creating not only pollution and safety issues- but concerns about expansion. Temecula needs to stop building before it becomes unrecognizable. With heavy traffic, people become agitated and stressed, and that is when it becomes dangerous for bikers, pedestrians, and we see higher amounts of traffic accidents. Let's keep Temecula safe and preserve the beauty	8/6/2020 8:17 AM
99	I feel that developers will build homes that they can sell. So demand will encourage the construction of whatever homes are needed.	8/6/2020 7:44 AM
100	More mixed use so shopping isn't only at each end of town	8/5/2020 8:57 PM
101	We need to make sure the infrastructure is in place prior to building more housing. The traffic is one of the biggest negatives to our city, and I think that is fueled by the continued development without the infrastructure to support it. I do appreciate all the projects that are in the works on the freeway but the side streets are just as bad	8/5/2020 8:51 PM
102	Please, no more apartments and limit the number of new housing developments	8/5/2020 2:18 PM
103	M	8/5/2020 2:10 PM
104	There needs to be more bike trails that enable people to ride a bike anywhere they want to go including the wineries and old town	8/5/2020 1:22 PM



## City of Temecula Housing Element Survey

105	Please no more massive developments of single family homes!	8/5/2020 12:08 PM
106	Not at this time	8/5/2020 10:47 AM
107	There are too many homes in Temecula. Let's focus on our schools which have seemed to go down the past few years.	8/5/2020 10:06 AM
108	Please do not build anymore housing, at least right now. Communities that grow too fast fall fast and I do not want that for Temecula	8/5/2020 10:05 AM
109	If you're going to build anymore new housing, PLEASE require larger backyards and houses that are further apart from each other.	8/4/2020 5:04 PM
110	Slow the growth - it's great where it is and will not be great if it keeps growing	8/4/2020 12:35 PM
111	Building new houses without upgrading and connecting existing roads, better freeway access and new thoroughfares will increase the traffic, which already is a miserable situation. It might just be what makes us move away from our beloved city of 27 years.	8/4/2020 3:23 AM
112	No	8/3/2020 8:14 PM
113	If the city continues to build affordable housing in temecula, the city will go down hill and end up just like Riverside.	8/3/2020 5:55 PM
114	New single detached homes that are less than \$500k and with an actual front / back yard for our kids to grow up don't exist. Right now my family is forced to pay over \$600k for a new house within the Temecula School system, or \$500k for a house that's even close to a very basic 2,000sqft floor plan. Otherwise, we are stuck with condos plagued with \$300 HOAs (Rancho Soleo) and no parking. My family and I make over \$130k without including any overtime at our jobs and we are forced to buy a very used 2006 house stuck in a neighborhood where each house is less than 10 feet apart. We have no privacy. How is this possible?	8/3/2020 5:55 PM
115	Please deal with traffic before every empty lot of land is developed with new houses. Amount of Houses on butterfield is crazy. When kids graduate we are out of here	8/3/2020 5:20 PM
116	Stop building and over crowding Temecula!! The traffic and amount of people here is awful!!	8/3/2020 3:24 PM
117	Please keep temecula a beautiful safe city . Please don't make it city like (busy) w a lot of apartments	8/3/2020 2:45 PM
118	Stop building master planes tract homes on 1/3 acre each and build some mixed use housing! The city has known they're deficient in housing for low to middle income earners for 10 years- do something about it already!!	8/2/2020 5:25 PM
119	affordable single story housing that is not in the 55 and older community so that adults can share housing with young adult children	8/2/2020 1:09 PM
120	The city needs more affordable housing options	8/2/2020 12:14 PM
121	No thanks	8/2/2020 11:09 AM
122	I think the new housing projects are moving too quickly, without concern for our roads & highways, which are in horrific condition. I have been trying for over a year to get SOMEONE to take responsibility for a 2-mile section of Pauba Rd., where this road (not a county owned road), is a "2-mile accident waiting to happen". Everyone I have talked to, has passed the buck! The government of Temecula is doing a lousy job, with representation being the major problem. Haven't been able to read the housing update; but you put it in the middle of this questionnaire, which doesn't make sense. We need better governance in Temecula . Too many representatives continue to be elected, yet do NOTHING to help Temecula prosper, just taking salaries & sitting on their duffs!	8/2/2020 10:58 AM
123	Would love to see more shelters especially for families. Also we need to see transitional housing for individuals with addiction and mental health issues. See too many homeless on the streetcar living in their cars on a daily basis. An increase in affordable housing for working people. Cannot gauge them with rent. Has to align with what the minimum wage is allowing them to spend.	8/2/2020 9:37 AM
124	I understand that the City of Temecula is a family town and that is fantastic. However, it seems like Temecula has focused on creating very large 2 story houses for families. I believe Temecula needs to have smaller detached single family homes available. Not all families need or can afford such large homes. Smaller 3 bed two bath home at 1500-1800 square feet should be available. Additionally, the city should also consider adding in more condominiums. Thank you.	8/1/2020 9:52 AM
125	In five to eight years will be looking to downsize to a senior community seems most are in Murrietta. But prefer to live in Temecula	8/1/2020 8:11 AM
126	Please do NOT repeal prop 13 & raise property taxes even higher ! Please provide more affordable housing for young folks ages 20-40 working in Temecula who cannot afford to rent apartment of their own. Thank You	7/31/2020 5:59 PM
127	Keep a clean, friendly and safe community for all to enjoy	7/31/2020 5:46 PM
128	We definitely don't need any more apartments or condominiums. Traffic is terrible in our area. I would also love to see more wide-open space type of parks.	7/31/2020 5:20 PM
129	The greatness of Temecula is its small size, quality of life and semi-rural character. Don't keep growing it with more housing! Then it turns into an urban center and I move away!	7/31/2020 5:01 PM
130	The city's zoning ordinance is designed to prevent the construction of inexpensive multifamily housing. This means that living in Temecula is going to continue to become more expensive than it already is.	7/31/2020 4:49 PM
131	Homeless shelters are definitely more needed now more than ever as well as keeping a balance of nature and not building more homes that people can't afford.	7/31/2020 3:50 PM
132	The build out of Temecula has already exceeded the original plans. The lack of mass transit or additional freeway lanes means NO MORE HOUSING!!!!!!!!!!!!	7/31/2020 2:54 PM
133	I'd like priority for affordable active senior resident- owned housing - senior mobile home parks and 55+ resident owned homes. Resident owned mobile home space, not rented land space. And senior communities similar to The Colony in Murrieta, and The Knolls mobile home park in Murrieta. Not apartments - houses or mobile homes.	7/31/2020 2:43 PM
134	The other part of the housing equation is the job market—living in Temecula is less appealing when you have to drive an hour to find career-track jobs for college educated individuals outside of the retail/hospitality/tourism industries.	7/31/2020 2:17 PM
135	Don't over build!!!	7/31/2020 12:12 PM
136	-Limit STR's -Limit ADW's to those with onsite parking.	7/31/2020 11:49 AM
137	Please don't turn our city into an area of disappear . Don't allow homeless to over take the area as they are already	7/31/2020 9:38 AM

## City of Temecula Housing Element Survey

	doing to our shopping centers. Give owners options of rental property and Airbnb .	
138	Let's continue to keep temecula clean and nice , keep homeless off the streets.find a solution for the people who protest at the duck pond . Was driving by with my kids and two people were fighting yelling and cussing at each other . NOT GOOD	7/31/2020 9:26 AM
139	Please no more building! Traffic is already out of control.	7/31/2020 8:02 AM
140	I worry about how many new builds are going in well East of the 15 without developing anything that will ease the strain they will put on working families traveling to jobs. The housing I see most often targets young families due to large home sizes, which assumes more than likely two working parents. That's two more cars on the road. As someone who lives between a lot of these new builds and the freeway access, I worry that a difficult commute will become seriously worse as time progresses. I take some responsibility as I too commute to SD County for work, but only to Fallbrook, so about as close to Temecula as you can get. Most days I need to plan an hour for a drive that should take 25 minutes and the writing on the wall says it's only going to get more congested with the addition of neighborhoods like Sommers Bend when there isn't a reasonable alternative for getting north or south.	7/31/2020 6:47 AM
141	People who work in Temecula should be able to live in Temecula. New housing projects should have lower-income subsidies so they can own as well.	7/30/2020 8:55 PM
142	Stop building. Buy land and turn it into parks. The problem is the Jeni is already out of the bag for Temecula. Traffic and crime are here to stay	7/30/2020 7:25 PM
143	We need more affordable housing options for lower income families	7/30/2020 7:18 PM
144	Current infrastructure is strained to meet current housing levels. After watching Los Angeles and Orange Counties basically negatively impact the quality of life by overbuilding, the main reason for our move to Temecula was a better quality of life with limited growth at the time. Since moving here, we have seen the population growth negatively impact quality of life but from an economic view, it has been a positive. The challenge is to balance the growth while maintaining quality.	7/30/2020 5:09 PM
145	We love Temecula! However it is way too populated and too many residences being built. The infrastructure cannot handle what we have now! Very frustrating. All we hear are sirens anymore from emergency and/or police. It's sad when you live w miles from somewhere and it takes 15 to 20 minutes to get there. Stop building. There is enough population and tourist business to sustain the city.	7/30/2020 5:09 PM
146	My son and his new wife wanted to move here from college in Irvine, but the one condo we found in their price range got 16 offers on it the first day. They were very discouraged at the lack of options, and will continue renting for the foreseeable future.	7/30/2020 3:49 PM
147	We need affordable single family homes for people who work blue collar jobs and low-paying white collar jobs in Temecula	7/30/2020 3:20 PM
148	The city of Temecula needs to work to create nice homes and neighborhoods for low income essential workers who work in Temecula. The apartments currently affordable to Temecula's low income earners are horribly inadequate. Stop building half a million+ \$\$ single family neighborhoods and think about our low income residents.	7/30/2020 2:58 PM
149	Smaller starter homes instead of McMansions are needed	7/30/2020 2:36 PM
150	Building AFFORDABLE Housing for all age groups and particularly for those who work in the service industries. Today's housing market is expensive and prejudicial.	7/30/2020 2:35 PM
151	Please open more affordable low income senior housing .	7/30/2020 2:28 PM
152	Not just low income, up and coming income. Kids who grew up here need to get a foothold in or near the community	7/30/2020 1:39 PM
153	No	7/30/2020 1:37 PM
154	I have lived here since the 80's. I will most likely not be able to stay here in retirement due to housing costs (and lack of physicians). This is not a senior friendly town unless one is very well off.	7/30/2020 1:36 PM
155	Coming from an undesirable neighborhood before moving to Temecula , I worry bringing more apartments or " lower income" housing will devalue our neighborhood and bring in more crime. I saved and bought my home here because the city was safe and clean, I am concerned it will become more in lines of where I moved away from if more apartments and condos are built	7/30/2020 1:30 PM
156	Stop building apartments, condos and HUD housing. GET RID OF THE DRUG ADDICTS LIVING ON OUR STREETS. I'll take my tax money elsewhere.	7/30/2020 1:18 PM
157	I am very, very concerned about the rash of bills coming from Sacramento that push upzoning and high-density housing on all communities in the state. Please resist these bills with every tool you have. Nobody wants their existing neighborhood upended. Local cities should be able to decide for themselves the type of housing they need and allow.	6/8/2020 11:25 AM
158	Temecula does not need any more single family detached homes. There are plenty of single family homes.	6/2/2020 4:41 PM

## City of Temecula Housing Element Survey

#	Q6: RENT	DATE
1	None	9/24/2020 1:53 PM
2	Would like to see more housing for seniors with limited senior income.	9/16/2020 9:09 AM
3	Looking forward and praying that someday I can acquire my own Senior home. Many thanks for concern.	9/15/2020 11:41 AM
4	More solar initiatives	8/31/2020 11:13 AM
5	Work on more affordable taxes or lower/shorter term Mello-Roos.	8/30/2020 12:24 PM
6	I'm hoping that Temecula includes Murrieta, Wildomar, Menifee and surrounding suburbs.	8/30/2020 12:02 AM
7	N/A	8/28/2020 10:29 PM
8	No comment.	8/28/2020 9:06 PM
9	Thank you for reaching out to find out the needs of the surrounding communities. We visit and sop in your area. Attend your functions as well.	8/28/2020 6:44 PM
10	Please get some sort of rent control in temecula, especially for seniors	8/28/2020 6:01 PM
11	low income housing shouldn't be just for emergency needs. Ive tried everywhere and only found about 4-6 in the neighborhood.	8/28/2020 3:50 PM
12	property taxes are very high and this prevents lower income folks from buying	8/28/2020 2:29 PM
13	I live in perris and I am in the housing list	8/28/2020 1:44 PM
14	NA	8/28/2020 1:32 PM
15	Some areas are priced high to keep minorities out. Lack of information on home loans for minorities.	8/27/2020 10:16 PM
16	Temecula is pushing out the middle class because of housing costs	8/27/2020 1:23 PM
17	I'm concerned about city maintaining safety and keeping police of Temecula	8/27/2020 1:53 AM
18	It has gone downhill since we lived here 2000-2010. Now 2016-present. Police aren't keeping things together, so many houses, a lot of cars. It's grown, in a bad way. Nothing to do and no longer perfect for a family.	8/25/2020 12:26 AM
19	We understand that is is a very nice area but the lack of a rent increase cap is hurting families. Please consider a rent increase cap to keep families who live and work here from having to relocate.	8/24/2020 8:25 PM
20	Adult autism housing	8/24/2020 3:12 PM
21	I don't believe there should be any more low income housing in Temecula. If you need more money from the feds then you should figure out how to do a better job and quit spending our money.	8/24/2020 1:02 PM
22	More resources for affordable housing need to be made available and also on the City Website	8/24/2020 12:38 PM
23	Everything about Temecula is great except the traffic. More housing means more people and more traffic. Please the importance of open spaces and the need for expanded roads and freeway on/off ramps when increasing housing.	8/21/2020 8:29 AM
24	The rent has gone up exponentially, so much so that people aren't able to maintain the cost of living in Temecula.	8/21/2020 5:25 AM
25	When housing prices increase, even with low interest, they're out of range of the average California worker, especially with the high property tax!	8/21/2020 2:12 AM
26	Community College brings roommate situations that drive up rent for apartments and multi room homes - this hurts one income families	8/19/2020 9:25 PM
27	Home prices have outpaced wages and the rental market has also doubled in price with a large amount of homes renting over \$3000 and up. Lots of foreign investors buying up our market and setting rents very high.	8/19/2020 5:37 PM
28	No	8/18/2020 7:47 PM
29	I'd like information on housing programs to help first time home buyers with down payment options.	8/18/2020 3:11 PM
30	There's a lot of road rage here. A lot of bullying in schools (not currently for obvious reasons). And not enough police presence. Thank you.	8/18/2020 2:01 PM
31	None	8/18/2020 10:02 AM
32	The safety of our neighborhood is in danger many, many robberies and car theft plus very low income trashy people taking the people's peace away due to section 8. We cant wait to move away after 4 years in peace the last 2 has been horrible, with the tenants section 8 next door, drinking, smoking, fighting, sheriffs coming all the time etc.	8/17/2020 8:31 PM
33	Houses are very expensive in Temecula. Just because someone doesn't make a lot of money doesn't mean they are going to ruin the neighborhood.	8/17/2020 2:05 PM
34	I would love a lower rental rate for my apartment in Old Town as I am turning 70 years old this month and would like to be able to have a little more money to enjoy my last years. I love Temecula and especially feel privileged to live in Old Town and in the same location for the last 14/15 years.	8/16/2020 9:59 PM
35	Please help with the local homeless community in Old Town Temecula. I do not feel safe in the late evening when they are roaming around near my home.	8/14/2020 11:09 PM
36	The city needs to focus on providing affordable housing for its essential workers. People who work hard and are willing to pay a mortgage that meets their budget.	8/14/2020 4:21 PM
37	If you are going to build more buildings in old town temecula, then you need to make more parking garages or more available parking. It is extremely irritating to live in old town and not be able to park!	8/14/2020 3:39 PM
38	We need very affordable housing and temporary, emergency housing to help the homeless	8/12/2020 6:15 AM
39	Would like to see either rents or mortgages at affordable rates for single mothers, single persons that can be able to affordable on single income.	8/11/2020 1:47 PM
40	N/a	8/7/2020 10:38 PM
41	I think seniors need affordable housing most in this area. There are plenty of rentals for younger people.	8/7/2020 8:24 AM
42	Please help with housing affordability.	8/6/2020 4:11 PM

## City of Temecula Housing Element Survey

43	Nothing additional	8/6/2020 8:19 AM
44	Not every family has a dual income or high income. But those families live and work in Temecula and would like to buy a home. Think about the people who are different then you.	8/5/2020 2:51 PM
45	We should be promoting diversity of our community and providing more affordable housing.	8/5/2020 10:19 AM
46	Need more long term buyer attractive neighborhoods-that is, houses that have space between them and aren't shoved up right next to each other.	8/2/2020 2:11 PM
47	Clean up our dry creeks and rid them from trash and homelessness	8/1/2020 10:54 AM
48	More affordable 55 and over homes are needed in Temecula	8/1/2020 6:57 AM
49	The cost of housing lacks diversity. There are no single family detached rental homes priced at appropriate levels for middle to low income families.	7/31/2020 7:24 PM
50	Really tired of rows and rows of cookie cutter homes! Get creative and sustainable!	7/31/2020 2:59 PM
51	It would be nice to have additional new single family homes for the influx of new residents, but it needs to be paired with continued improvement to infrastructure and roads.	7/31/2020 11:09 AM
52	Housing/ rent pricing caused by investors buying up property in bulk and renting out. It's driving up costs and lowering the quality of inventory.	7/30/2020 11:20 PM
53	There are ppl who work really hard to provide a nice and safe environment for their families even when they can barely afford to. I work two jobs and it's still not enough. If I work here I should be able to live comfortably without having to stress about being a good parent or a working single mom who tries everything possible to put in quality time to produce a productive citizen while working 12-16 hours days sometimes 7 days a week.	7/30/2020 9:19 PM
54	As someone who works in a position that often interacts with the homeless population in this city, I can firmly say that this city desperately needs to address homelessness in Temecula better and with more respect. Many homeless patrons that I have heard from say that they do not feel that there is nearly enough city resources to help support them and get them back on their feet. They also often complain that they don't feel respected, seen, or heard by the city and that is a major issue that Temecula needs to grapple with. Redirecting that funding toward social resources and programs would make a tremendous difference in our community. Also, the cost of housing (rent, buying a house, etc.) is FAR too high in this area. Neither I or my boyfriend would be able to afford our rent and living expenses on a monthly basis if one of us lost our income for any reason, and we live in what is considered one of the "cheapest" apartments in the city). This is a terrifying concern that needs to be promptly addressed, especially considering the hardships brought on by the COVID-19 pandemic. Thankfully my boyfriend and I have been getting our steady income during this time but we were initially horrified at the start of all of this when we were unsure if we'd be keeping our jobs and be getting paid during this trying time.	7/30/2020 7:08 PM
55	There should be a housing program in the market for couples, without "forcing" them to live in a house with 3-4 rooms when they need just 1-2.	7/30/2020 6:10 PM
56	I would like to be able to afford to live.	7/30/2020 6:08 PM
57	I accepted a job in Temecula at the beginning of the year and moved here for it. Then, we all were hit with Covid-19. I am highly interested in understanding the real estate market in the area as that I've noticed many homes going on MLS; I'm interested in as to why so many homes for sale.	7/30/2020 5:10 PM
58	We need less housing developments! Especially ones where the homes are so so close together with no yard.	7/30/2020 4:57 PM
59	Think about single mothers, lower income essential employees and the children whom are part of those families. This isn't about handouts, it's about the need for smaller practical homeownership options.	7/30/2020 4:33 PM
60	I'm currently renting and taking amenities away it's frustrating because of COVID 19,I pay a lot of money for renting.	7/30/2020 2:42 PM
61	Yes, please stop building homes. There is nothing attractive about a community with endless neighborhoods of cookie-cutter homes. The northern Inland Empire region is an example of the crime and pollution increase that results from not leaving any open space for recreation, parks, etc. Despite Temecula having several public amenities, there is a significant lack of public trails systems - I'm not talking about dirt paths through cookie-cutter neighborhoods - I'm talking about trail systems like Meadowview, or those in open, natural spaces that give our community members a sense of connection to nature. My family is currently not purchasing a home in Temecula because we are waiting to see if the City continues to flood every open space with a development, or if they change their approach to develop a balance community. Rehabilitate existing shopping centers, create consistency in building architecture, improve trail systems and stop thinking that growth is the only way to run a City. As a Civil Engineer, I am extremely troubled by the fact that City's do not understand the negative impact of growth to local pollution, congested roadways and natural open spaces. Increased tax revenue from residential housing is not valuable long-term to a community. Temecula is literally the last haven in the IE, and it looks like it will be a pain to live in at the current rate of growth. Improve local businesses to stimulate your economy to truly make this a tourist destination. Please!!!	7/30/2020 12:23 PM
62	The NUMBER #1 concern is traffic on the freeway. Before any more units are built, the State needs to adequately fund infrastructure in the area. The area has grown tons in the last 30 years. Before more units are built, we need infrastructure. Also, the state should not tell cities that they must build more units, or change zoning. It is called local government for a reason. Sacramento needs to stop over ruling the wishes of communities.	5/28/2020 10:43 AM

## City of Temecula Housing Element Survey

#	Q6: LIVE WITH OTHER HOUSEHOLD (NEITHER OWN NOR RENT)	DATE
1	The cost of rent here does not match the income that many of us have forcing many to struggle, have roommates, constantly move etc. More affordable housing that matches the jobs available that only want to pay \$17 or less would help out a great deal so people can afford to live without roommates and without struggling to pay everything	9/24/2020 1:18 PM
2	The apartment prequalifications are too high. Can afford rent, but having to make 2.5 times rent in salary is too much	8/27/2020 6:49 PM
3	We feel discriminated in getting a loan from the lender or landlord.	8/22/2020 7:01 AM
4	Maybe it will be different because of working remote for white collar workers but I lived in temecula and commuted to carlsbad/San Diego/riverside since 2001 and the last 3 years were torture it would take 30 mins to even hop on Rancho cal at 530am. There are no jobs here. I grew up here, I'm nearing 40, I have an mba and I love temecula but I have no kids. I'm here for now due to covid but given the choice between buying a big house in temecula with all my friends married and making fun of my life decisions (when are you getting settled down), i would rather live peacefully and simply in a small condo near the coast. The wine tourism is great here but it's hot, full of children. Keep temecula for FAMILIES not homeless or single people. We aren't your target market :) many of my friends with families are priced out of temecula and living in menifee. It feels like temecula is aging like me haha , my parents still live here and a lot of my friends from high school Parents also. I remember in the 90s heated discussions about apartments. We don't more apartments here the ones we have there are shootings at (Rancho cal just saying). I also don't know where the heck these homeless druggies are coming from it's been 10-15 years and it's disgusting to avoid the target Starbucks and vons because of fear of encountering a tweaker.	8/21/2020 12:17 PM
5	Easy way to apply for FTB programs. It's hard to know which direction to go with no knowledge and I wish there would be a community resource that could help First time buyers who don't understand what to do. There are thousands of FTB in Temecula who need help but don't know where to go to. All my friends in their late 20's who are ready to buy in Temecula get intimidated by the pricing and not knowing all the info	8/19/2020 9:50 AM
6	Please emphasize livability for residents over profitability for developers. Don't build apartments that look like prisons but cost as much as a home. More importantly please emphasize the issue isn't a housing shortage but an income shortage/affordability crisis.	8/18/2020 4:19 PM
7	No	8/7/2020 1:17 PM
#	Q6: CURRENTLY HOMELESS	DATE
1	I would like to See More Homes/Apartments available for the PHYSICALLY disabled! The city of Temecula has 55+ Communities which is great for those in need of it...I STRONGLY believe that people who are PHYSICALLY disabled should be included in those communities	8/22/2020 5:30 AM

**Q16** If desired, please leave your name and email address to receive email updates, meeting announcements, and information on the 2021-2029 Housing Element Update. **Note:** Emails will solely be used for the purpose of dispersing information related to the Housing Element Update and will not be shared or used for any other purpose.

Answered: 221   Skipped: 478

	FIRST NAME:	LAST NAME:	EMAIL:	TOTAL
Q6: Own	97.32% 145	95.97% 143	97.99% 146	196.38% 434
Q6: Rent	100.00% 65	98.46% 64	93.85% 61	85.97% 190
Q6: Live with other household (Neither own nor rent)	100.00% 6	100.00% 6	100.00% 6	8.14% 18
Q6: Currently homeless	100.00% 1	100.00% 1	100.00% 1	1.36% 3
Total Respondents	217	214	214	221

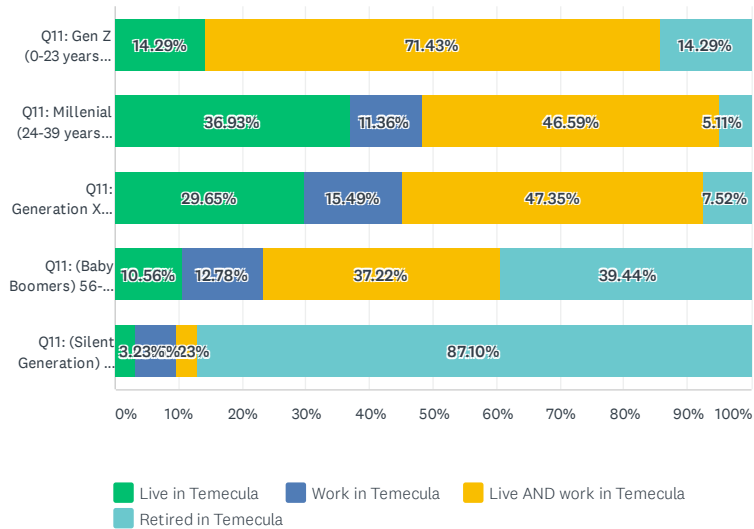
*Note: Answers redacted for privacy.*

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## **Appendix C: Summary of All Survey Responses by Group**

## Q1 Do you live and/or work in the City of Temecula?

Answered: 620 Skipped: 46



	LIVE IN TEMECULA	WORK IN TEMECULA	LIVE AND WORK IN TEMECULA	RETIRED IN TEMECULA	TOTAL
Q11: Gen Z (0-23 years old) (A)	14.29% 1	0.00% 0	71.43% 5	14.29% 1	1.13% 7
Q11: Millenial (24-39 years old) (B)	36.93% 65 DE	11.36% 20	46.59% 82 E	5.11% 9 DE	28.39% 176
Q11: Generation X (40-55 years old) (C)	29.65% 67 DE	15.49% 35	47.35% 107 DE	7.52% 17 DE	36.45% 226
Q11: (Baby Boomers) 56-74 years old (D)	10.56% 19 BC	12.78% 23	37.22% 67 CE	39.44% 71 BCE	29.03% 180
Q11: (Silent Generation) 75 + years old (E)	3.23% 1 BC	6.45% 2	3.23% 1 BCD	87.10% 27 BCD	5.00% 31
Total Respondents	153	80	262	125	620
	IF YOU LIVE SOMEWHERE OTHER THAN THE CITY OF TEMECULA, WHERE DO YOU LIVE?				TOTAL
Q11: Gen Z (0-23 years old) (A)					0
Q11: Millenial (24-39 years old) (B)					0
Q11: Generation X (40-55 years old) (C)					0
Q11: (Baby Boomers) 56-74 years old (D)					0
Q11: (Silent Generation) 75 + years old (E)					0
#	Q11: GEN Z (0-23 YEARS OLD)			DATE	
There are no responses.					



# City of Temecula Housing Element Survey

#	Q11: MILLENIAL (24-39 YEARS OLD)	DATE
1	Murrieta	9/14/2020 11:39 AM
2	Murrieta	9/9/2020 10:25 AM
3	Menifee	9/4/2020 3:23 PM
4	Hemet	9/2/2020 6:08 AM
5	Los angeles	8/28/2020 3:52 PM
6	Menifee	8/28/2020 1:28 PM
7	Lake Elsinore	8/28/2020 1:13 PM
8	I would like to move to the city of Temecula	8/28/2020 1:08 PM
9	Murrieta	8/17/2020 8:17 PM
10	Murrieta	8/17/2020 1:54 PM
11	Menifee, CA	8/17/2020 10:53 AM
12	Murrieta	8/14/2020 6:23 PM
13	Winchester	8/11/2020 2:15 PM
14	Murrieta	8/5/2020 11:09 AM
15	Murrieta	8/4/2020 7:43 AM
16	Murrieta	8/4/2020 12:57 AM
17	Wildomar	8/2/2020 12:38 PM
18	Murrieta	8/2/2020 10:48 AM
19	Menifee	8/2/2020 8:46 AM
20	Menifee	7/30/2020 8:34 PM
21	Murrieta	7/30/2020 5:49 PM
22	Lake elsinore	7/30/2020 5:46 PM
23	Perris	7/30/2020 5:32 PM
24	I am in the process is moving to Temecula from San Diego	7/30/2020 1:08 PM
25	Murrieta	6/16/2020 4:03 PM

## City of Temecula Housing Element Survey

#	Q11: GENERATION X (40-55 YEARS OLD)	DATE
1	Menifee	9/24/2020 1:30 PM
2	Murrieta	9/17/2020 5:08 PM
3	Murrieta	9/9/2020 3:41 PM
4	San Diego own two rentals in Temecula	9/5/2020 3:28 PM
5	Murrieta (County land, not city) Temecula Schools	9/5/2020 6:19 AM
6	Menifee	9/4/2020 6:01 PM
7	Menifee	9/4/2020 5:37 PM
8	Canyon Lake	9/4/2020 4:50 PM
9	Oceanside	9/4/2020 3:55 PM
10	Wildomar	9/4/2020 3:33 PM
11	Winchester	8/31/2020 6:22 PM
12	Winchester, CA	8/31/2020 7:31 AM
13	Moreno Valley	8/29/2020 2:11 PM
14	Menifee	8/29/2020 11:03 AM
15	Murrieta	8/28/2020 5:47 PM
16	Murrieta	8/28/2020 2:15 PM
17	I live in the city of Perris	8/28/2020 1:24 PM
18	Murrieta	8/28/2020 1:07 PM
19	Winchester/French Valley	8/28/2020 5:57 AM
20	Murrieta	8/24/2020 1:09 PM
21	City of Riverside	8/24/2020 12:48 PM
22	San Diego	8/22/2020 6:56 AM
23	Murrieta	8/21/2020 7:26 AM
24	Murrieta	8/19/2020 8:31 AM
25	Hemet, ca	8/18/2020 1:09 PM
26	Wildomar	8/12/2020 9:14 AM
27	Murrieta	8/11/2020 2:17 PM
28	Murrieta	8/11/2020 2:00 PM
29	Temecula Wine Country Area	8/11/2020 1:28 PM
30	Riverside	8/10/2020 3:29 PM
31	Corona	8/10/2020 2:27 PM
32	Wildomar	8/10/2020 2:15 PM
33	Wine Country	8/8/2020 11:25 PM
34	Lived in Temecula for years and may move back -have many friends there so my info is relevant.	8/7/2020 4:40 AM
35	Winchester, CA	8/6/2020 8:43 AM
36	I live in Temecula, partly telecommute and partly work within 40 minutes of here	8/5/2020 8:46 PM
37	Winchester	8/4/2020 7:37 AM
38	Murrieta	8/3/2020 7:40 PM
39	Murrieta	8/2/2020 5:31 PM
40	Murrieta	8/2/2020 2:06 PM
41	Menifee	8/1/2020 6:50 AM
42	Bonsall	7/31/2020 9:31 PM
43	Just outside of city limits toward wine country	7/31/2020 7:56 AM
44	French Valley	7/30/2020 10:29 PM
45	Murrieta	7/30/2020 6:05 PM
46	Menifee	7/30/2020 6:03 PM
47	Near Pachanga	7/30/2020 5:19 PM
48	Anza	5/18/2020 8:46 AM

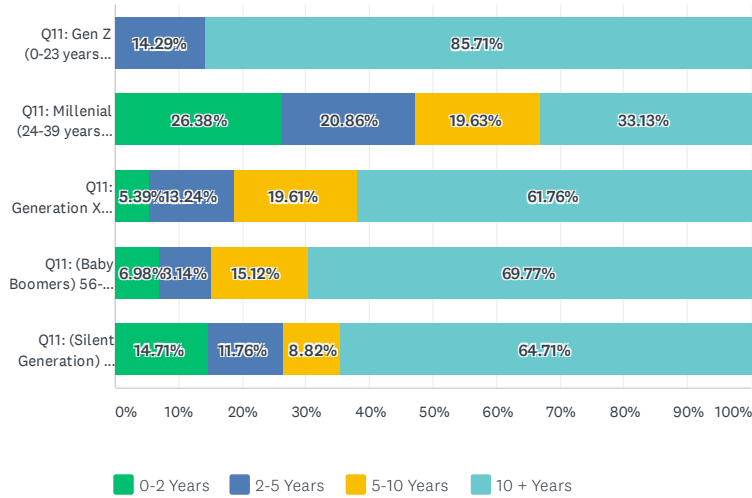
## City of Temecula Housing Element Survey

#	Q11: (BABY BOOMERS) 56-74 YEARS OLD	DATE
1	Menifee	9/16/2020 8:11 PM
2	Murrieta	9/16/2020 9:32 AM
3	unincorporated county/retired	9/16/2020 9:10 AM
4	Hemet	9/16/2020 9:07 AM
5	Murrieta	9/15/2020 11:29 AM
6	Wildomar	9/5/2020 11:44 AM
7	Menifee	9/4/2020 4:56 PM
8	Murrieta	9/4/2020 3:22 PM
9	Menifee	9/4/2020 3:17 PM
10	Murrieta	9/4/2020 3:16 PM
11	Menifee	9/4/2020 3:14 PM
12	wildomar	9/4/2020 3:12 PM
13	Murrieta	9/4/2020 3:05 PM
14	Murrieta	9/4/2020 3:05 PM
15	Menifee	9/4/2020 3:02 PM
16	Murrieta	9/1/2020 10:14 AM
17	Murrieta	8/29/2020 11:57 PM
18	Fallbrook	8/29/2020 9:10 AM
19	Hemet	8/29/2020 7:23 AM
20	Temecula wine country	8/28/2020 9:40 PM
21	Outside of wine country Winchester	8/28/2020 9:35 PM
22	Sun City	8/28/2020 8:21 PM
23	Unincorporated Riverside county	8/28/2020 6:57 PM
24	Menifee	8/28/2020 6:36 PM
25	Murrieta	8/28/2020 6:04 PM
26	Menifee	8/28/2020 1:50 PM
27	Menifee	8/28/2020 1:14 PM
28	Murrieta	8/25/2020 9:15 AM
29	French Valley	8/17/2020 11:06 AM
30	Murrieta	8/13/2020 5:48 PM
31	Homeland	8/10/2020 2:14 PM
32	Murrieta	8/10/2020 7:15 AM
33	TEMECULA WINE COUNTRY	8/3/2020 4:31 PM
34	San Juan Capistrano	8/2/2020 11:05 AM
35	Meadowview	7/31/2020 2:10 PM
36	Riverside County-Wine Country	7/30/2020 2:32 PM
37	Murrieta	4/14/2020 3:28 PM
#	Q11: (SILENT GENERATION) 75 + YEARS OLD	DATE
1	Murrieta	9/16/2020 9:21 AM
2	Murrieta	9/15/2020 2:08 PM
3	Sage	9/4/2020 3:08 PM
4	Wildomar	9/3/2020 2:31 PM
5	Hemet	9/3/2020 7:15 AM
6	Wildomar	8/31/2020 12:13 AM
7	I am filling this out for my parents who are retired.	8/28/2020 1:43 PM
8	Menifee. I am always down in Temecula, originally wanted to live there.	8/28/2020 1:29 PM
9	28500 Pujol Street #44	8/28/2020 1:19 PM
10	Murrieta	8/28/2020 1:12 PM

# City of Temecula Housing Element Survey

## Q2 How long have you lived in the City of Temecula?

Answered: 580 Skipped: 86

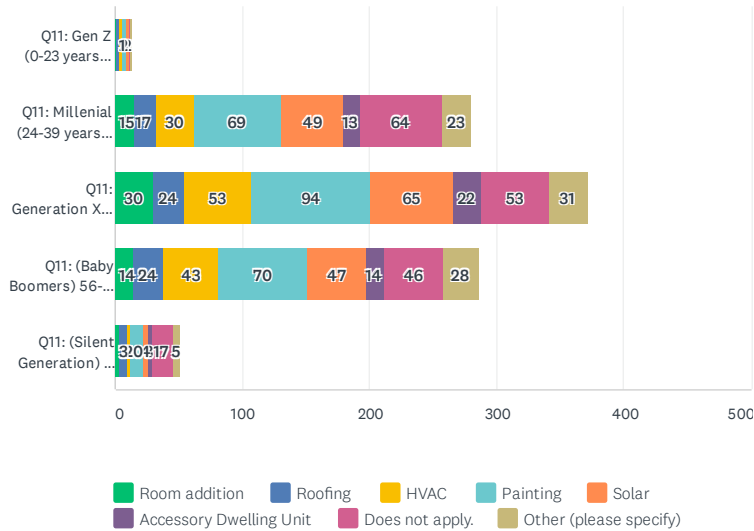


	0-2 YEARS	2-5 YEARS	5-10 YEARS	10 + YEARS	TOTAL
Q11: Gen Z (0-23 years old) (A)	0.00% 0	14.29% 1	0.00% 0	85.71% 6	1.21% 7
Q11: Millennial (24-39 years old) (B)	26.38% 43 CD	20.86% 34 D	19.63% 32	33.13% 54 CDE	28.10% 163
Q11: Generation X (40-55 years old) (C)	5.39% 11 BE	13.24% 27	19.61% 40	61.76% 126 B	35.17% 204
Q11: (Baby Boomers) 56-74 years old (D)	6.98% 12 B	8.14% 14 B	15.12% 26	69.77% 120 B	29.66% 172
Q11: (Silent Generation) 75 + years old (E)	14.71% 5 C	11.76% 4	8.82% 3	64.71% 22 B	5.86% 34
Total Respondents	71	80	101	328	580

# City of Temecula Housing Element Survey

## Q3 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 572 Skipped: 94



	ROOM ADDITION	ROOFING	HVAC	PAINTING	SOLAR	ACCESSORY DWELLING UNIT	DOES NOT APPLY.	OTHER (PLEASE SPECIFY)	TOTAL
Q11: Gen Z (0-23 years old) (A)	14.29% 1	28.57% 2	42.86% 3	42.86% 3	28.57% 2	0.00% 0	14.29% 1	14.29% 1	2.27% 13
Q11: Millennial (24-39 years old) (B)	9.20% 15	10.43% 17	18.40% 30	42.33% 69	30.06% 49	7.98% 13	39.26% 64 CD	14.11% 23	48.95% 280
Q11: Generation X (40-55 years old) (C)	14.93% 30	11.94% 24	26.37% 53 E	46.77% 94	32.34% 65	10.95% 22	26.37% 53 BE	15.42% 31	65.03% 372
Q11: (Baby Boomers) 56-74 years old (D)	8.38% 14	14.37% 24	25.75% 43 E	41.92% 70	28.14% 47	8.38% 14	27.54% 46 BE	16.77% 28	50.00% 286
Q11: (Silent Generation) 75 + years old (E)	8.82% 3	20.59% 7	5.88% 2 CD	29.41% 10	11.76% 4	8.82% 3	50.00% 17 CD	14.71% 5	8.92% 51
Total Respondents	63	74	131	246	167	52	181	88	572

#	Q11: GEN Z (0-23 YEARS OLD)	DATE
1	Garage door replacement/garage reno	8/5/2020 10:43 AM

## City of Temecula Housing Element Survey

#	Q11: MILLENIAL (24-39 YEARS OLD)	DATE
1	Flooring	9/24/2020 6:56 PM
2	Lawn upgrade to drought tolerant rock	9/19/2020 12:13 PM
3	Installation and soundproofing	8/31/2020 1:12 PM
4	Pool	8/29/2020 4:44 PM
5	Windows and kitchen	8/29/2020 12:22 AM
6	Looking to purchase in temecula	8/28/2020 1:29 PM
7	Tree removal/ service	8/28/2020 2:28 AM
8	Water Heater, bathroom remodel, new floors	8/27/2020 5:54 PM
9	Remodeling staircase	8/19/2020 12:05 PM
10	Pool	8/11/2020 3:52 PM
11	Patio cover	8/10/2020 10:59 AM
12	interior remodeling	8/6/2020 5:18 PM
13	Pool remodel	8/5/2020 12:05 PM
14	Windows	8/3/2020 10:06 PM
15	Pool/spa	8/3/2020 6:17 PM
16	Pool	8/3/2020 4:17 PM
17	Kitchen remodel	8/3/2020 2:42 PM
18	Full renovations	8/2/2020 5:23 PM
19	Pool	7/31/2020 5:17 PM
20	Driveway expansion	7/31/2020 2:05 PM
21	General interior updates due to age of home	7/31/2020 6:39 AM
22	Pool	7/30/2020 10:47 PM
23	Flooring, window coverings, patio cover	6/8/2020 11:14 AM

## City of Temecula Housing Element Survey

#	Q11: GENERATION X (40-55 YEARS OLD)	DATE
1	Pool	9/4/2020 3:41 PM
2	Kitchen,bath,landscaping	9/4/2020 3:30 PM
3	Flooring	9/4/2020 3:25 PM
4	Whole house fan	8/31/2020 4:27 PM
5	Pool	8/31/2020 11:09 AM
6	Windows. Interior doors.	8/30/2020 9:53 PM
7	Upgrading bathrooms	8/30/2020 8:44 AM
8	Water heater	8/29/2020 8:41 PM
9	Fencing	8/29/2020 2:54 PM
10	Major Interior Remodel	8/28/2020 3:05 PM
11	Cracks on walls	8/26/2020 7:59 PM
12	I currently rent, so no additions.	8/18/2020 1:38 PM
13	bathroom remodel, whole house fan	8/15/2020 12:51 AM
14	Interior Remodeling of Bathrooms/ Upgrade Floors	8/12/2020 4:29 PM
15	Add another garage	8/8/2020 6:30 PM
16	Pool	8/7/2020 2:18 PM
17	Interior remodel	8/5/2020 10:51 AM
18	Windows, doors	8/4/2020 12:50 AM
19	Kitchen and bathroom upgrades	8/3/2020 5:52 PM
20	New flooring and countertops	8/3/2020 1:56 PM
21	Pool	8/3/2020 1:21 PM
22	pool; remodel; flooring	8/2/2020 5:16 PM
23	Moving to Temecula	8/1/2020 6:52 AM
24	Bathroom upgrades	7/31/2020 3:32 PM
25	Patio Cover	7/31/2020 8:54 AM
26	Bathtub install downstairs	7/30/2020 9:31 PM
27	I Rent. It's not affordable for me to buy here although I work and live this community	7/30/2020 9:07 PM
28	Kitchen & bathroom renovation	7/30/2020 8:09 PM
29	Pool and landscaping.	7/30/2020 5:23 PM
30	I'm a renter. Would love to own.	7/30/2020 2:32 PM
31	General replacement of outdated aspects of our home	6/2/2020 4:38 PM

## City of Temecula Housing Element Survey

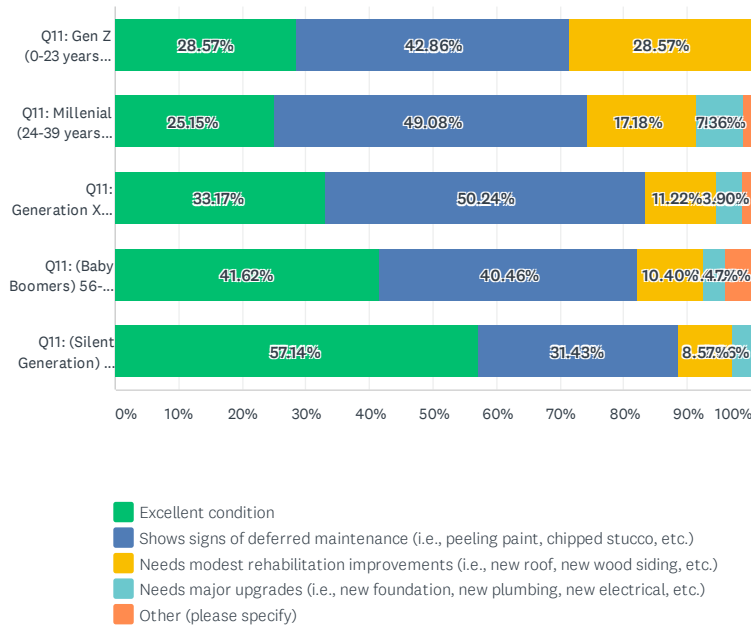
#	Q11: (BABY BOOMERS) 56-74 YEARS OLD	DATE
1	Flooring, plumbing, electrical	9/16/2020 9:27 AM
2	I'm renting	9/16/2020 9:13 AM
3	Flooring, plumbing, electrical	9/16/2020 8:56 AM
4	new flooring, landscaping	9/15/2020 10:18 AM
5	Whole house fan in the attic	9/5/2020 7:08 AM
6	pool	9/4/2020 3:05 PM
7	Tankless water heater & new windows	8/30/2020 10:34 PM
8	Renovate/upgrade	8/29/2020 9:00 AM
9	Shelves in the kitchen	8/28/2020 8:25 PM
10	Energy efficient appliances	8/28/2020 7:31 PM
11	New flooring and upgraded bathrooms	8/28/2020 5:50 PM
12	Air purifier systems	8/28/2020 1:52 PM
13	All of the above have been done during my time here	8/28/2020 1:40 PM
14	Remodel interior	8/27/2020 7:13 PM
15	Kitchen and bathroom remodel, carpet and other flooring	8/26/2020 6:05 PM
16	Kitchen upgrade	8/24/2020 10:05 AM
17	Updating our whole home	8/21/2020 1:06 PM
18	rain gutter, patio cover and land scaping	8/21/2020 11:46 AM
19	New flooring and kitchen renewal	8/19/2020 1:35 PM
20	flooring	8/19/2020 9:55 AM
21	I also need to be able to rent two of my rooms out to people here on vacation to help me pay for my mortgage. I' m a single mom, but I can't do that right now because the city stopped letting us	8/19/2020 9:29 AM
22	pool & landscaping	8/17/2020 11:07 AM
23	Remodel kitchen	8/9/2020 6:39 AM
24	Kitchen remodel	8/8/2020 3:09 PM
25	Want single story.	8/6/2020 9:56 PM
26	New windows.	8/6/2020 4:21 PM
27	Bathroom remodel	8/2/2020 11:07 AM
28	Downsize	7/31/2020 5:48 PM
#	Q11: (SILENT GENERATION) 75 + YEARS OLD	DATE
1	all ready done	9/5/2020 8:46 AM
2	Did an addition considering others.	8/28/2020 1:53 PM
3	Making the stairs from the front and back door a ramp.	8/28/2020 1:46 PM
4	Renting but want solar on MF affordable housing Riverbank with SOMAH program	8/28/2020 1:21 PM
5	None	7/30/2020 1:21 PM



# City of Temecula Housing Element Survey

## Q4 How would you rate the physical condition of the residence you live in?

Answered: 583 Skipped: 83



	EXCELLENT CONDITION	SHOWS SIGNS OF DEFERRED MAINTENANCE (I.E., PEELING PAINT, CHIPPED STUCCO, ETC.)	NEEDS MODEST REHABILITATION IMPROVEMENTS (I.E., NEW ROOF, NEW WOOD SIDING, ETC.)	NEEDS MAJOR UPGRADES (I.E., NEW FOUNDATION, NEW PLUMBING, NEW ELECTRICAL, ETC.)	OTHER (PLEASE SPECIFY)	TOTAL
Q11: Gen Z (0-23 years old) (A)	28.57% 2	42.86% 3	28.57% 2	0.00% 0	0.00% 0	1.20% 7
Q11: Millennial (24-39 years old) (B)	25.15% 41 DE	49.08% 80	17.18% 28	7.36% 12	1.23% 2	27.96% 163
Q11: Generation X (40-55 years old) (C)	33.17% 68 E	50.24% 103 E	11.22% 23	3.90% 8	1.46% 3	35.16% 205
Q11: (Baby Boomers) 56-74 years old (D)	41.62% 72 B	40.46% 70	10.40% 18	3.47% 6	4.05% 7	29.67% 173
Q11: (Silent Generation) 75+ years old (E)	57.14% 20 BC	31.43% 11 C	8.57% 3	2.86% 1	0.00% 0	6.00% 35
Total Respondents	203	267	74	27	12	583

#	Q11: GEN Z (0-23 YEARS OLD)	DATE
	There are no responses.	
#	Q11: MILLENNIAL (24-39 YEARS OLD)	DATE
1	Doesnt apply	8/28/2020 1:09 PM
2	Not currently living in Temecula	7/30/2020 1:09 PM
#	Q11: GENERATION X (40-55 YEARS OLD)	DATE
1	I live in an apartment	8/28/2020 1:40 PM
2	Renting at the moment	8/19/2020 11:32 AM
3	Decent	7/30/2020 9:07 PM

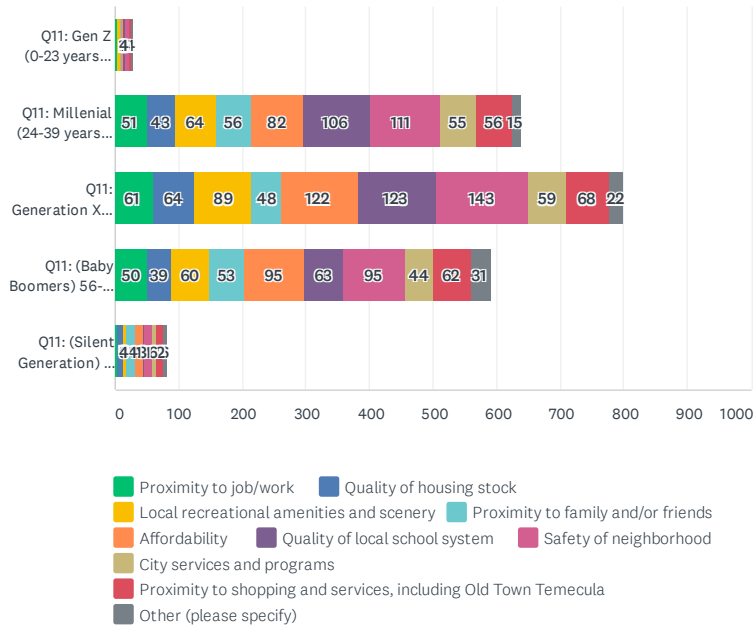
## City of Temecula Housing Element Survey

#	Q11: (BABY BOOMERS) 56-74 YEARS OLD	DATE
1	Good condition- well maintained	9/16/2020 9:11 AM
2	I rent an apartment	8/29/2020 11:58 PM
3	Need pest control. Found 2 big dead rat.	8/28/2020 8:25 PM
4	Excellent for a 32 year old tract home.	8/26/2020 6:52 PM
5	An apt. So maintenance is done by management.	8/19/2020 10:58 PM
6	fence is falling down, hasn't been painted since 1998 so the wood trim is falling apart	8/19/2020 9:29 AM
7	Inside needs upgrades	8/8/2020 3:09 PM
#	Q11: (SILENT GENERATION) 75 + YEARS OLD	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q5 Why have you chosen to live in Temecula? (Select all that apply)

Answered: 582 Skipped: 84



	PROXIMITY TO JOB/WORK	QUALITY OF HOUSING STOCK	LOCAL RECREATIONAL AMENITIES AND SCENERY	PROXIMITY TO FAMILY AND/OR FRIENDS	AFFORDABILITY	QUALITY OF LOCAL SCHOOL SYSTEM	SAFETY OF NEIGHBORHOOD	CITY SERVICES AND PROGRAMS	PROXIMITY TO SHOPPING AND SERVICES, INCLUDING OLD TOWN TEMECULA	OTHER (PLEASE SPECIFY)
Q11: Gen Z (0-23 years old) (A)	57.14% 4	14.29% 1	42.86% 3	28.57% 2	28.57% 2	71.43% 5	71.43% 5	14.29% 1	57.14% 4	14.29% 1
Q11: Millennial (24-39 years old) (B)	31.29% 51	26.38% 43	39.26% 64	34.36% 56 CE	50.31% 82	65.03% 106 DE	68.10% 111	33.74% 55	34.36% 56	9.20% 15 DE
Q11: Generation X (40-55 years old) (C)	29.76% 61	31.22% 64	43.41% 89	23.41% 48 BDE	59.51% 122	60.00% 123 DE	69.76% 143	28.78% 59	33.17% 68	10.73% 22 DE
Q11: (Baby Boomers) 56-74 years old (D)	28.74% 50	22.41% 39	34.48% 60	30.46% 53 CE	54.60% 95	36.21% 63 BCE	54.60% 95	25.29% 44	35.63% 62	17.82% 31 BC
Q11: (Silent Generation) 75+ years old (E)	12.12% 4	24.24% 8	21.21% 7	42.42% 14 BCD	33.33% 11	9.09% 3 BCD	33.33% 11	18.18% 6	36.36% 12	18.18% 6 BC
Total Respondents	170	155	223	173	312	300	365	165	202	75

#	Q11: GEN Z (0-23 YEARS OLD)	DATE
1	Family	8/25/2020 12:23 AM

## City of Temecula Housing Element Survey

#	Q11: MILLENIAL (24-39 YEARS OLD)	DATE
1	Weather	8/31/2020 1:12 PM
2	Not too crowded	8/30/2020 12:12 PM
3	Economy... covid... living with parents	8/21/2020 12:06 PM
4	More open space / less crowded than San Diego and LA	8/21/2020 8:19 AM
5	City values	8/21/2020 5:17 AM
6	Safest city and school ratings. Pricing goes up every year which sucks	8/19/2020 9:46 AM
7	I didn't have a choice. I had to move in with family.	8/18/2020 4:12 PM
8	Its barely affordable but more so than San diego.	8/17/2020 9:52 PM
9	Move back to childhood home	8/7/2020 1:14 PM
10	Good city leadership, spending priorities, and quality of life	8/6/2020 5:18 PM
11	We were tired of living in the Bay Area	8/3/2020 2:42 PM
12	Because I have for 30+ years	7/31/2020 2:35 PM
13	Moved here over 20+ years ago because it was cheaper	7/30/2020 7:15 PM
14	My hometown born and raised	7/30/2020 4:53 PM
15	Clean	7/30/2020 1:25 PM
#	Q11: GENERATION X (40-55 YEARS OLD)	DATE
1	Charter Schools with Academy Based Learning	9/24/2020 11:09 AM
2	Lived here 32 years its a great place to live.	9/4/2020 5:09 PM
3	Wineries	9/4/2020 3:41 PM
4	I don't live in Temecula	9/4/2020 3:34 PM
5	10 years ago it was more affordable however now it is not so much	9/4/2020 3:30 PM
6	Good Air Quality	8/28/2020 6:17 PM
7	É	8/27/2020 5:44 AM
8	Came for the job, stayed for the city!	8/26/2020 6:24 PM
9	Proximity to church/school	8/17/2020 7:58 AM
10	Conservative/Republican politicians and people	8/15/2020 12:51 AM
11	Our church in Temecula	8/13/2020 11:56 PM
12	Overall quality of life	8/12/2020 4:29 PM
13	Temecula Hospital, Wine Country, Diverse Community	8/7/2020 2:18 PM
14	Beautiful weather year round	8/5/2020 9:51 AM
15	Beauty of city	8/2/2020 2:07 PM
16	Moved here before all the building so for small town	7/30/2020 8:49 PM
17	Moved here 40 years ago to get away from the cream of the crud	7/30/2020 7:17 PM
18	Moved here when it was affordable and schools were good.	7/30/2020 6:06 PM
19	Easy drive to the beach.	7/30/2020 5:23 PM
20	Quality of Life	7/30/2020 5:03 PM
21	Conservative policies and values	7/30/2020 1:13 PM
22	We could not afford to live in San Diego County when we were young working professionals in our early 30's	6/2/2020 4:38 PM

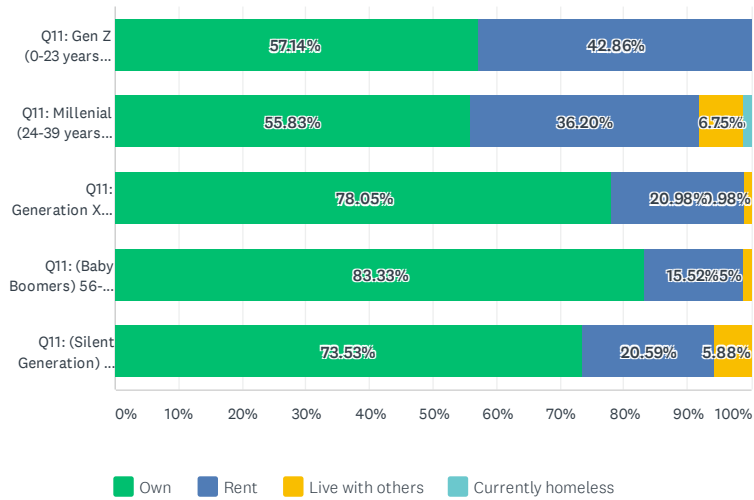
## City of Temecula Housing Element Survey

#	Q11: (BABY BOOMERS) 56-74 YEARS OLD	DATE
1	wine country and balloon views	9/24/2020 4:43 PM
2	For retirement	9/16/2020 9:32 AM
3	moved to area for schools/ affordable living	9/16/2020 9:11 AM
4	No comment	9/16/2020 9:05 AM
5	moved here 30 years ago-- too crowded now. Looking to move away.	9/15/2020 12:02 PM
6	live with family	9/15/2020 11:57 AM
7	I came to CA to take care of my mother and wanted SoCal because of the weather.	9/15/2020 10:18 AM
8	My husband lives here	9/4/2020 3:15 PM
9	Ive live here for almost 50 years.	9/4/2020 3:05 PM
10	We love Temecula	8/29/2020 9:11 AM
11	Quality of living, somewhat peaceful but beginning to show signs of the demise of peaceful existence...building more dwellings BEFORE making roads to handle the traffic you're bringing in	8/29/2020 8:43 AM
12	Purchased property in 1977 built a home	8/28/2020 9:37 PM
13	work close by	8/28/2020 6:37 PM
14	Gated communities	8/28/2020 1:52 PM
15	Moved to help sister when she purchased a home in 1990	8/27/2020 7:13 PM
16	Moved here 32 years ago for a safe, family environment.	8/26/2020 6:52 PM
17	The number one reason we chose to live in Temecula is safety and beauty of the area	8/23/2020 5:40 PM
18	family friendly	8/22/2020 7:22 PM
19	Quality of life.	8/21/2020 1:59 PM
20	We fell in Love with the city 31 years ago and decided to live here and be close to our family that retired here	8/21/2020 1:06 PM
21	1994 affordability	8/19/2020 9:50 PM
22	Friendly HOA and neighbors	8/19/2020 1:35 PM
23	Centralized area	8/19/2020 11:44 AM
24	Job	8/19/2020 10:11 AM
25	small-town feel yet has all we need	8/19/2020 9:55 AM
26	I moved here because its the only place I could afford to buy a home to raise my 3 children in as a single mother	8/19/2020 9:29 AM
27	Wineries	8/11/2020 9:12 PM
28	Everything	8/3/2020 8:11 PM
29	Retired here because we had built-in friendships, we knew for years, relating to wine makers.	8/2/2020 10:38 AM
30	Family oriented city.	7/31/2020 11:46 AM
31	Retired now but worked here for 25 years and commuted into Temecula. Finally able to move here and then retired.	7/30/2020 5:01 PM
#	Q11: (SILENT GENERATION) 75 + YEARS OLD	DATE
1	Retirement	9/16/2020 9:21 AM
2	Close to my daughter	9/15/2020 11:45 AM
3	herh scince 1977	9/5/2020 8:46 AM
4	Wine Country	9/5/2020 6:58 AM
5	Divine direction	8/31/2020 12:15 AM
6	Settled in 1977 working in the fields	8/28/2020 1:46 PM

# City of Temecula Housing Element Survey

## Q6 Do you currently own or rent your home?

Answered: 583 Skipped: 83

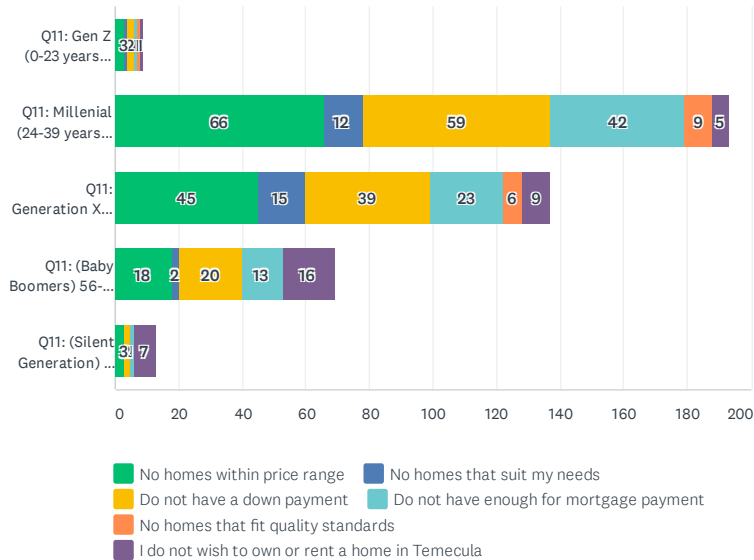


	OWN	RENT	LIVE WITH OTHERS	CURRENTLY HOMELESS	TOTAL
Q11: Gen Z (0-23 years old) (A)	57.14% 4	42.86% 3	0.00% 0	0.00% 0	1.20% 7
Q11: Millennial (24-39 years old) (B)	55.83% 91 CD	36.20% 59 CD	6.75% 11 CD	1.23% 2	27.96% 163
Q11: Generation X (40-55 years old) (C)	78.05% 160 B	20.98% 43 B	0.98% 2 BE	0.00% 0	35.16% 205
Q11: (Baby Boomers) 56-74 years old (D)	83.33% 145 B	15.52% 27 B	1.15% 2 B	0.00% 0	29.85% 174
Q11: (Silent Generation) 75 + years old (E)	73.53% 25	20.59% 7	5.88% 2 C	0.00% 0	5.83% 34
Total Respondents	425	139	17	2	583

# City of Temecula Housing Element Survey

Q7 If you wish to own a home in Temecula but do not currently own one, what issues are preventing you from owning a home at this time? (Choose all that apply)

Answered: 233 Skipped: 433

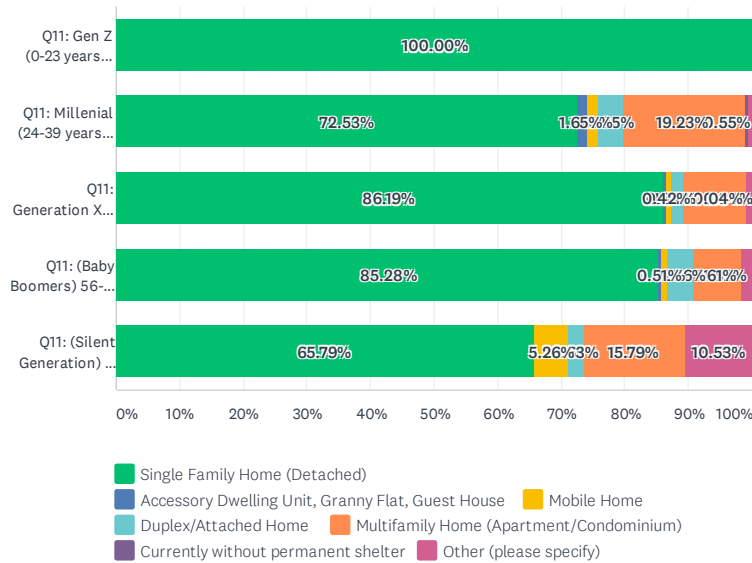


	NO HOMES WITHIN PRICE RANGE	NO HOMES THAT SUIT MY NEEDS	DO NOT HAVE A DOWN PAYMENT	DO NOT HAVE ENOUGH FOR MORTGAGE PAYMENT	NO HOMES THAT FIT QUALITY STANDARDS	I DO NOT WISH TO OWN OR RENT A HOME IN TEMECULA	TOTAL
Q11: Gen Z (0-23 years old) (A)	100.00% 3	33.33% 1	66.67% 2	33.33% 1	33.33% 1	33.33% 1	3.86% 9
Q11: Millennial (24-39 years old) (B)	71.74% 66	13.04% 12	64.13% 59	45.65% 42	9.78% 9	5.43% 5	82.83% 193
Q11: Generation X (40-55 years old) (C)	57.69% 45	19.23% 15	50.00% 39	29.49% 23	7.69% 6	11.54% 9	58.80% 137
Q11: (Baby Boomers) 56-74 years old (D)	37.50% 18	4.17% 2	41.67% 20	27.08% 13	0.00% 0	33.33% 16	29.61% 69
Q11: (Silent Generation) 75+ years old (E)	25.00% 3	0.00% 0	16.67% 2	8.33% 1	0.00% 0	58.33% 7	5.58% 13
Total Respondents	135	30	122	80	16	38	233

# City of Temecula Housing Element Survey

## Q8 Select the type of housing that best describes your current home:

Answered: 663 Skipped: 3



	SINGLE FAMILY HOME (DETACHED)	ACCESSORY DWELLING UNIT, GRANNY FLAT, GUEST HOUSE	MOBILE HOME	DUPLEX/ATTACHED HOME	MULTIFAMILY HOME (APARTMENT/CONDOMINIUM)	CURRENTLY WITHOUT PERMANENT SHELTER	OTHER (PLEASE SPECIFY)	TOTAL
Q11: Gen Z (0-23 years old) (A)	100.00% 7	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1.06% 7
Q11: Millennial (24-39 years old) (B)	72.53% 132 CD	1.65% 3	1.65% 3	3.85% 7	19.23% 35 CD	0.55% 1	0.55% 1 E	27.45% 182
Q11: Generation X (40-55 years old) (C)	86.19% 206 BE	0.42% 1	0.84% 2 E	1.67% 4	10.04% 24 B	0.00% 0	0.84% 2 E	36.05% 239
Q11: (Baby Boomers) 56-74 years old (D)	85.28% 168 BE	0.51% 1	1.02% 2	4.06% 8	7.61% 15 B	0.00% 0	1.52% 3 E	29.71% 197
Q11: (Silent Generation) 75+ years old (E)	65.79% 25 CD	0.00% 0	5.26% 2 C	2.63% 1	15.79% 6	0.00% 0	10.53% 4 BCD	5.73% 38
Total Respondents	538	5	9	20	80	1	10	663

#	Q11: GEN Z (0-23 YEARS OLD)	DATE
	There are no responses.	
#	Q11: MILLENNIAL (24-39 YEARS OLD)	DATE
1	Detached condo	8/28/2020 2:32 AM
#	Q11: GENERATION X (40-55 YEARS OLD)	DATE
1	Rent a room	8/2/2020 9:59 AM
2	Very tiny single bedroom apartment	7/30/2020 4:33 PM
#	Q11: (BABY BOOMERS) 56-74 YEARS OLD	DATE
1	Section 8- Senior apartment complex	9/15/2020 10:03 AM
2	Manufacture Home own the Land	9/4/2020 3:27 PM
3	rental apartment	8/30/2020 12:02 AM



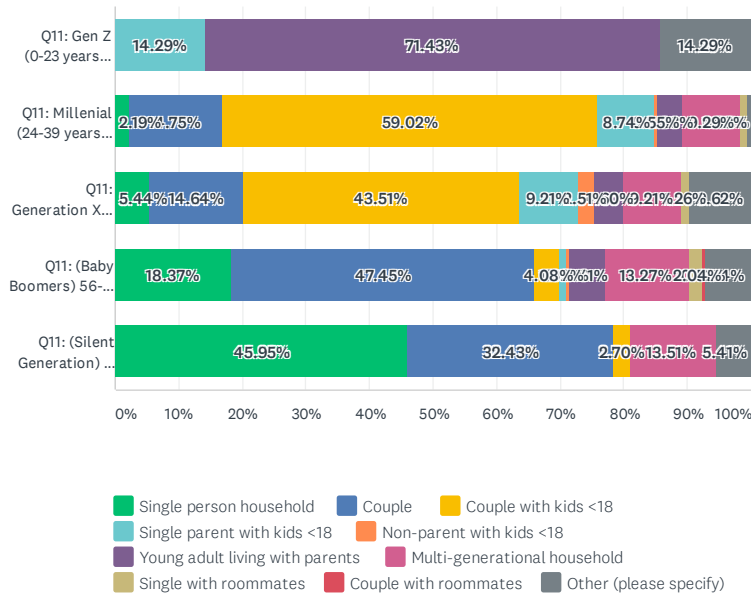
## City of Temecula Housing Element Survey

#	Q11: (SILENT GENERATION) 75 + YEARS OLD	DATE
1	I don't know	9/16/2020 9:19 AM
2	Apartment	9/15/2020 11:47 AM
3	Apartment	9/15/2020 10:06 AM
4	Sycamore Springs Ranches - a custom home and horse boarding ranch	9/4/2020 3:14 PM

# City of Temecula Housing Element Survey

## Q9 Which of the following best describes your household type?

Answered: 662 Skipped: 4



	SINGLE PERSON HOUSEHOLD	COUPLE	COUPLE WITH KIDS <18	SINGLE PARENT WITH KIDS <18	NON-PARENT WITH KIDS <18	YOUNG ADULT LIVING WITH PARENTS	MULTI-GENERATIONAL HOUSEHOLD	SINGLE WITH ROOMMATES	COUPLE WITH ROOMMATES	OTHER (PLEASE SPECIFY)	TOTAL
Q11: Gen Z (0-23 years old) (A)	0.00% 0	0.00% 0	0.00% 0	14.29% 1	0.00% 0	71.43% 5	0.00% 0	0.00% 0	0.00% 0	14.29% 1	1.06%
Q11: Millennial (24-39 years old) (B)	2.19% 4 DE	14.75% 27 DE	59.02% 108 CDE	8.74% 16 D	0.55% 1	3.83% 7	9.29% 17	1.09% 2	0.00% 0	0.55% 1 CDE	27.64% 18
Q11: Generation X (40-55 years old) (C)	5.44% 13 DE	14.64% 35 DE	43.51% 104 BDE	9.21% 22 D	2.51% 6	4.60% 11	9.21% 22	1.26% 3	0.00% 0	9.62% 23 B	36.10% 23
Q11: (Baby Boomers) 56-74 years old (D)	18.37% 36 BCE	47.45% 93 BC	4.08% 8 BC	1.02% 2 BC	0.51% 1	5.61% 11	13.27% 26	2.04% 4	0.51% 1	7.14% 14 B	29.61% 19
Q11: (Silent Generation) 75+ years old (E)	45.95% 17 BCD	32.43% 12 BC	2.70% 1 BC	0.00% 0	0.00% 0	0.00% 0	13.51% 5	0.00% 0	0.00% 0	5.41% 2 B	5.59% 3
Total Respondents	70	167	221	41	8	34	70	9	1	41	662

#	Q11: GEN Z (0-23 YEARS OLD)	DATE
1	Parents with two adult children (college age - 20/22)	8/5/2020 10:47 AM
#	Q11: MILLENNIAL (24-39 YEARS OLD)	DATE
1	Married couple with 3 kids renting room to me	8/14/2020 6:27 PM

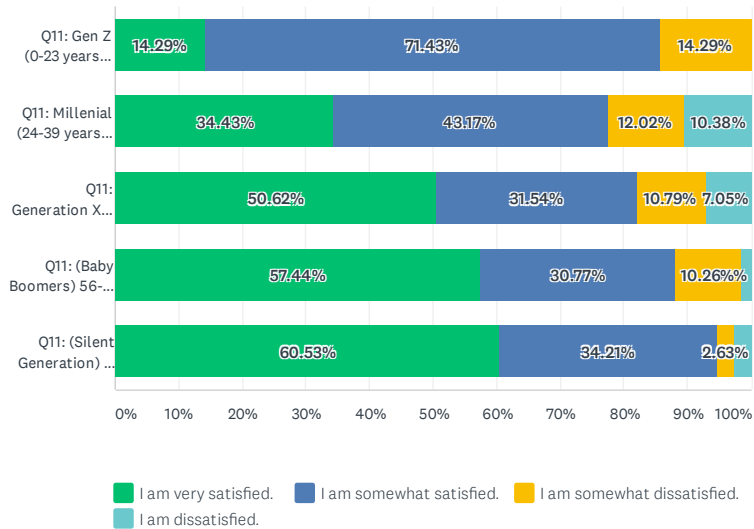
## City of Temecula Housing Element Survey

#	Q11: GENERATION X (40-55 YEARS OLD)	DATE
1	Single parent with child over 18	9/5/2020 10:07 PM
2	Couple with adult children over 18	9/4/2020 3:36 PM
3	Single with adult child	8/30/2020 5:04 PM
4	Couple with children over 18 and under 18.	8/30/2020 12:32 AM
5	Couple with 3 adult children over 18	8/28/2020 5:55 PM
6	couple with two adult children	8/28/2020 2:37 PM
7	married couple with two adult children living at home	8/28/2020 2:02 PM
8	Couple living with adult child	8/28/2020 1:56 PM
9	my husband, 2daughters and myself	8/28/2020 1:44 PM
10	Couple with child over 18	8/28/2020 6:04 AM
11	Empty Nesters with Occasional Stays by Children Over 18	8/12/2020 4:34 PM
12	Couple with children over 18	8/10/2020 3:46 PM
13	Adult Head of Household with children over 18 attending college	8/10/2020 2:30 PM
14	Couple w adult children	8/7/2020 9:28 PM
15	Couple with 13 and 21 yr olds	8/4/2020 9:36 AM
16	single living with elderly mother	8/1/2020 8:11 AM
17	Single parent with children 18+ I'm surprised this wasn't an option	7/31/2020 2:17 PM
18	Single parent with child (21 years old)	7/31/2020 9:02 AM
19	Single parent with young adult children	7/31/2020 7:02 AM
20	couple with children both under and over 18	7/30/2020 10:33 PM
21	Single Parent with 18 year old Son	7/30/2020 9:19 PM
22	Couple with child over 18	7/30/2020 8:55 PM
23	Couple with children under 18, 1 child 18 + live in boyfriend, roommate	7/30/2020 5:52 PM
#	Q11: (BABY BOOMERS) 56-74 YEARS OLD	DATE
1	Divorce	9/16/2020 9:25 AM
2	Rent room	9/15/2020 10:13 AM
3	Retired with Adult Disabled Son	9/6/2020 7:14 AM
4	couple living with college age children	9/4/2020 3:17 PM
5	Single mom with children in college	8/31/2020 3:46 PM
6	Adult with adult special needs son	8/30/2020 11:27 AM
7	Single parent w/children over 18	8/28/2020 5:23 PM
8	Couple with adult child	8/28/2020 2:41 PM
9	Couple with college age children who live here during summer and breaks	8/28/2020 1:09 PM
10	Mother/daughter birth adults	8/21/2020 9:57 PM
11	Couple with Multiple adult children	8/20/2020 12:36 AM
12	I'm head of household with an adult daughter that has epilepsy, two adult sons that have recently graduated from local universities and are living with me to pay off their student loans, and I am also a multi- generational household because My mom is living with us because she has cancer and is undergoing chemo	8/19/2020 9:42 AM
13	Couple with young adult child with intellectual disability	8/7/2020 5:07 AM
14	Soon to be single person with young adult over 18 lives at home.	8/6/2020 4:29 PM
#	Q11: (SILENT GENERATION) 75 + YEARS OLD	DATE
1	I live with my daughter	9/16/2020 9:41 AM
2	I live with my daughter	9/15/2020 1:17 PM

# City of Temecula Housing Element Survey

## Q10 How satisfied are you with your current housing situation?

Answered: 664 Skipped: 2



	I AM VERY SATISFIED.	I AM SOMEWHAT SATISFIED.	I AM SOMEWHAT DISSATISFIED.	I AM DISSATISFIED.	TOTAL
Q11: Gen Z (0-23 years old) (A)	14.29% 1	71.43% 5	14.29% 1	0.00% 0	1.05% 7
Q11: Millennial (24-39 years old) (B)	34.43% 63 CDE	43.17% 79 CD	12.02% 22	10.38% 19 D	27.56% 183
Q11: Generation X (40-55 years old) (C)	50.62% 122 B	31.54% 76 B	10.79% 26	7.05% 17 D	36.30% 241
Q11: (Baby Boomers) 56-74 years old (D)	57.44% 112 B	30.77% 60 B	10.26% 20	1.54% 3 BC	29.37% 195
Q11: (Silent Generation) 75 + years old (E)	60.53% 23 B	34.21% 13	2.63% 1	2.63% 1	5.72% 38
Total Respondents	321	233	70	40	664
	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.				TOTAL
Q11: Gen Z (0-23 years old) (A)					0 0
Q11: Millennial (24-39 years old) (B)					0 0
Q11: Generation X (40-55 years old) (C)					0 0
Q11: (Baby Boomers) 56-74 years old (D)					0 0
Q11: (Silent Generation) 75 + years old (E)					0 0

#	Q11: GEN Z (0-23 YEARS OLD)	DATE
1	Want to move	8/25/2020 12:26 AM
2	Inadequate affordable housing catered to young adults	8/6/2020 3:55 AM

## City of Temecula Housing Element Survey

#	Q11: MILLENIAL (24-39 YEARS OLD)	DATE
1	The condo we live in is too small and we are one rent increase away from getting priced out of the area	9/26/2020 8:43 PM
2	I live in an unsafe place and the apartment owners do not take care of them	9/2/2020 6:11 AM
3	Really wanted more garage space and bigger back yard but so few houses on the market we had to buy what was available	8/31/2020 1:19 PM
4	Difficult to find something affordable for my daughter and I.	8/28/2020 3:50 PM
5	Many repairs are needed which my landlord ignores	8/28/2020 1:32 PM
6	Frustration with not having enough financial support to obtain my own home.	8/28/2020 1:23 PM
7	Our landlord increases our rent any time we ask her to fix anything, including this month, during the pandemic because our kitchen faucet was leaking.	8/24/2020 8:25 PM
8	Want a house at a reasonable price	8/19/2020 9:25 PM
9	The homogenous zoning doesn't help but the issue isn't availability of housing but employers paying too little.	8/18/2020 4:19 PM
10	Run down	8/18/2020 10:02 AM
11	too cramped, too far to work	8/17/2020 10:55 AM
12	I live in a one bedroom with my daughter because I can't afford a two bedroom for us.	8/14/2020 11:09 PM
13	1 shared restroom for 2 bedroom residence	8/14/2020 5:38 PM
14	No parking, unsatisfied with property manager	8/14/2020 3:39 PM
15	I wish I had a yard for my dogs and child	8/6/2020 8:17 AM
16	I would love to be able to give my kids a home and a backyard	8/5/2020 10:19 AM
17	Housing is not affordable for young families, almost unattainable.	8/4/2020 1:05 AM
18	New houses are either way too expensive or they come built in very tight condos/single detached homes that are only 10 feet apart. I make \$130k a year and can't even buy a decent home with a yard.	8/3/2020 5:55 PM
19	Too small and bad HOA	8/3/2020 2:52 PM
20	I would like to be able to afford a place by myself or with one other but not have to live with a large amount of people in one small space	8/2/2020 12:44 PM
21	Not having enough personal space from people within the household as well as neighbors	8/2/2020 11:35 AM
22	I want to be able to live on my own without 4 roommates	8/2/2020 10:52 AM
23	Expensive still. Rents gone from 1100 to 2000 in about 8 yrs	7/31/2020 10:26 PM
24	Rent is too high for wages in the area	7/30/2020 11:20 PM
25	Too small	7/30/2020 9:05 PM
26	I wish I lived closer to work	7/30/2020 5:51 PM
27	My house is too small for my family size and the neighborhood is not safe.	7/30/2020 5:43 PM
28	I would prefer to own, though the home prices for a single parent and single income is impossible with the current home prices, not to mention the property tax and HOA fees.	7/30/2020 5:10 PM
29	I am grateful to be living in a nice city but we are a family of 6 living in a 2 bedroom apartment. We need a house but rent is so expensive out here!	7/30/2020 12:05 PM

## City of Temecula Housing Element Survey

#	Q11: GENERATION X (40-55 YEARS OLD)	DATE
1	Cost of rent	9/15/2020 12:16 PM
2	My property taxes are outrageous	9/5/2020 10:14 AM
3	Neighborhood has a lot of crime	9/4/2020 5:40 PM
4	Home is too old and needs too much work. HOA fees are too high and not worth price paid. New homes by builders have too high of tax.	9/4/2020 3:36 PM
5	HOA prices on the rise.	9/4/2020 3:29 PM
6	Lessor does not take care of the rental property I live in	8/31/2020 11:13 AM
7	Need larger home for mom with dementia and caregiver	8/30/2020 7:44 PM
8	Small - needs upgrade. No yard	8/30/2020 12:24 PM
9	Need access to low income housing for inlaws who are currently living with me	8/29/2020 11:49 PM
10	needs updated and repairs...can't afford to fix	8/29/2020 3:00 PM
11	I prefer a larger house instead of a pricey rental apartment	8/29/2020 2:15 PM
12	too small and expensive for what im paying	8/28/2020 2:19 PM
13	I live in a neighborhood filled with renters and families who do not take care of their homes but this is the only area of temecula we could afford	8/28/2020 2:02 PM
14	I live in low income housing. There are so many rules that you can't get comfortable enough to make it feel like your home. I have a dream to have a home of my own that I can invite who I want over and stay as long as I want them to or paint a room or get a pet without having to get a drs note.	8/28/2020 1:56 PM
15	my house needs a lot of fixing	8/28/2020 1:44 PM
16	Inadequate space and not disabled friendly.	8/27/2020 10:16 PM
17	House is too small	8/24/2020 3:14 PM
18	School district and need a larger home in a family neighborhood	8/24/2020 12:55 PM
19	Rent is Ridiculously expensive	8/24/2020 12:38 PM
20	Would consider larger home in lower density neighborhood	8/24/2020 12:30 AM
21	Looking for my own home	8/20/2020 7:08 AM
22	Previous homeowner renting and want to buy again but prices are twice what they were 10 years ago	8/19/2020 5:37 PM
23	Current living with a relative due to economic hardship and process of divorce	8/18/2020 3:11 PM
24	quality of life in Hemet is unacceptable, and while I work in Temecula, I cannot afford to live in Temecula.	8/18/2020 1:17 PM
25	The property management is racist and have harrassed us many times. Neighbors are section 8 trashy people, drink and smoke every single day for the past 2 years, with small kids that they do not parent. It turned ourlives into misery.	8/17/2020 8:31 PM
26	Would like to own rather than waste so much money on rent	8/14/2020 4:21 PM
27	Bothersome neibors	8/14/2020 1:16 PM
28	We are currently in the process of negotiating the purchase our rental house	8/14/2020 12:02 AM
29	I would be very satisfied if I could move to a single story in the same neighborhood, there is a shortage of single story detached homes.	8/12/2020 4:34 PM
30	temporarily in an apartment, looking to buy.	8/11/2020 2:22 PM
31	Housing too dense. We can hear the neighbors breath	8/9/2020 10:17 AM
32	Too far from work	8/4/2020 6:42 AM
33	Too many transients are starting to appear and crime is going up.	8/3/2020 5:55 PM
34	It's a one bedroom guesthouse for 4 people (myself, my mom and my two kids). Can't afford anything more.	7/31/2020 9:36 PM
35	I can't afford a 2 bedroom apartment. And I'd like a home where my son can have his own room	7/30/2020 9:19 PM
36	Pretty expensive would like to downsize but will end up with smaller house close to same price	7/30/2020 8:55 PM
37	It's 800 square feet, things are falling apart.	7/30/2020 6:08 PM
38	Need more adequate space, storage for basic things like a bike of linens. An extra half bath, a dishwasher, washer and drier hookups so that I may purchase my own machines, an additional bedroom as there are two of us.	7/30/2020 4:33 PM
39	Every year my rent goes up.	7/30/2020 2:42 PM

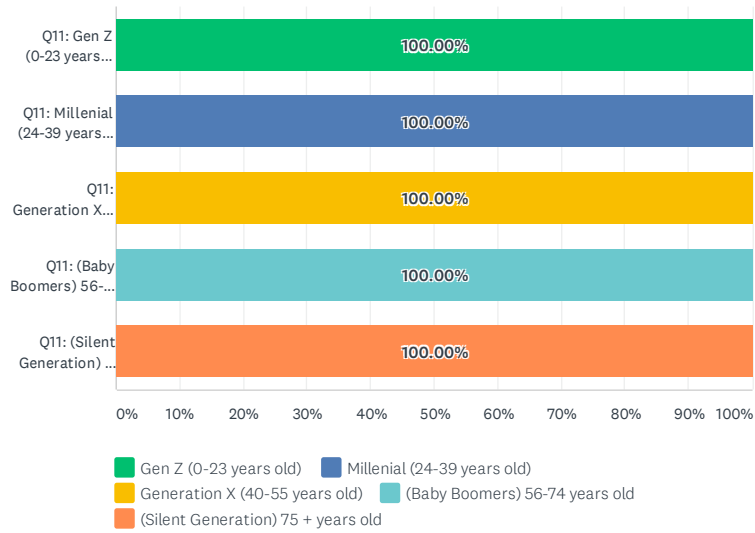
## City of Temecula Housing Element Survey

#	Q11: (BABY BOOMERS) 56-74 YEARS OLD	DATE
1	Renters disruptive behavior towards owners	9/15/2020 12:04 PM
2	I am somewhat satisfied because golf balls from golf course continue to damage our house. I am unable to keep up with the repairs.	9/15/2020 10:40 AM
3	want to move but higher taxes and low inventory make it hard	9/10/2020 10:17 AM
4	Need a Special Needs Setting for son in future	9/6/2020 7:14 AM
5	We need more tennis courts	9/4/2020 3:54 PM
6	I would like to own my own place.	8/30/2020 12:02 AM
7	No HOA. Many ordinance/code violations in neighborhoods	8/29/2020 6:16 PM
8	Traffic congestion is terrible on main arteries	8/29/2020 2:10 PM
9	55+ so daughter has been displaced.	8/29/2020 7:31 AM
10	It's old, outdated, in need of significant updating and 16,000 sq ft of landscaping.	8/28/2020 8:06 PM
11	Rent increase forcing me to move out of area.	8/28/2020 6:44 PM
12	We are on fixed incomes and they raise the rent about \$70.00 each year. Where are we suppose to get the money	8/28/2020 6:01 PM
13	Need upgrading in electrical and plumbing	8/28/2020 1:18 PM
14	Want to get my own space	8/27/2020 6:49 PM
15	I would prefer that all homes have 3 car garages. I don't like living on a street lined with cars on both sides. I'd prefer seeing tree lined streets and curb appeal.	8/27/2020 3:32 PM
16	Too much building everywhere and no sign of building for what we lack. AFFORDABLE HOUSING.	8/24/2020 10:16 AM
17	We live in a working class neighborhood. We want homeowners and person's who are hardworking to remain in our neighborhoods. People who own seem more concerned with maintaining their homes and keeping the neighborhood safe and secure. We stand together as we live and work in a shared community. We support law enforcement in our neighborhood and across the city.	8/23/2020 5:53 PM
18	Apt. Is dark, no sunlight.	8/19/2020 11:04 PM
19	Affordability in our city is absent; therefore we have multigenerational accommodations.	8/19/2020 9:57 PM
20	I just need to be able to rent out rooms as short term rental so that I can afford to keep my house. If there was grant money to help me paint or make repairs before it got too bad that would help a lot too	8/19/2020 9:42 AM
21	can't afford housing	8/19/2020 9:39 AM
22	Retired	8/6/2020 10:01 PM
23	need more space	8/6/2020 6:01 PM
24	Need to add an ADU. City staff seems to discourage them.	8/5/2020 9:56 AM
25	The house needs alot of updating and want to move away from the casino	8/2/2020 4:23 PM
26	Too many cars that screech & race at all hours of the day & night. We need some kind of control over this	8/2/2020 10:58 AM
27	Expensive for age 65, need to downsize	7/31/2020 5:59 PM
28	Would like to own a home in a 55+ community. Single story under 400k.	7/30/2020 3:27 PM
29	I would've preferred a one story, didn't plan it very well when we bought our home.	7/30/2020 2:28 PM
#	Q11: (SILENT GENERATION) 75 + YEARS OLD	DATE
1	Dissatisfied because 3 children living in house that always needs repairs	9/15/2020 10:24 AM

# City of Temecula Housing Element Survey

## Q11 What age range most accurately describes you?

Answered: 666 Skipped: 0



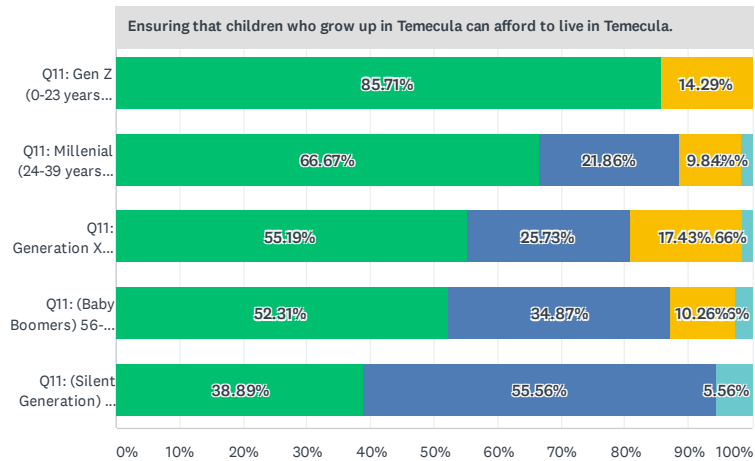
	GEN Z (0-23 YEARS OLD)	MILLENNIAL (24-39 YEARS OLD)	GENERATION X (40-55 YEARS OLD)	(BABY BOOMERS) 56-74 YEARS OLD	(SILENT GENERATION) 75 + YEARS OLD	TOTAL
Q11: Gen Z (0-23 years old) (A)	100.00% 7	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1.05% 7
Q11: Millennial (24-39 years old) (B)	0.00% 0	100.00% 183 CDE	0.00% 0 C	0.00% 0 D	0.00% 0 E	27.48% 183
Q11: Generation X (40-55 years old) (C)	0.00% 0	0.00% 0 B	100.00% 241 BDE	0.00% 0 D	0.00% 0 E	36.19% 241
Q11: (Baby Boomers) 56-74 years old (D)	0.00% 0	0.00% 0 B	0.00% 0 C	100.00% 197 BCE	0.00% 0 E	29.58% 197
Q11: (Silent Generation) 75 + years old (E)	0.00% 0	0.00% 0 B	0.00% 0 C	0.00% 0 D	100.00% 38 BCD	5.71% 38
Total Respondents	7	183	241	197	38	666



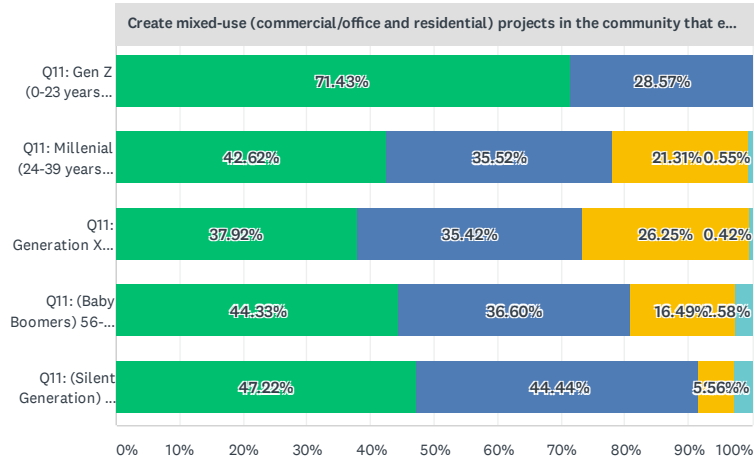
# City of Temecula Housing Element Survey

## Q12 How important are the following concerns to you and your family?

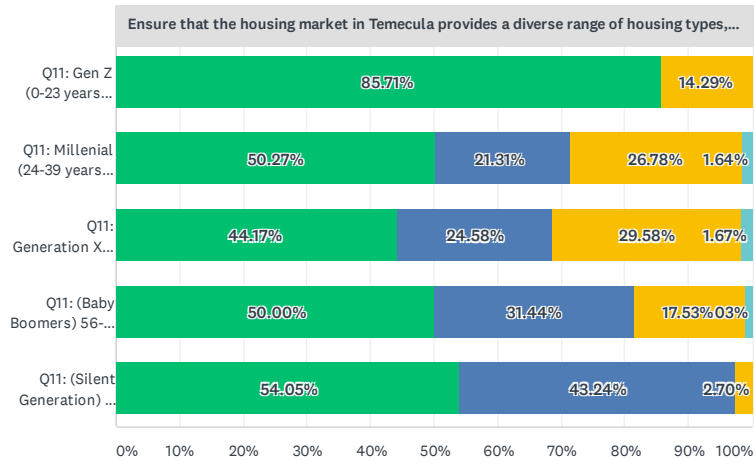
Answered: 664 Skipped: 2



Very Important Somewhat Important Not Important Don't Know

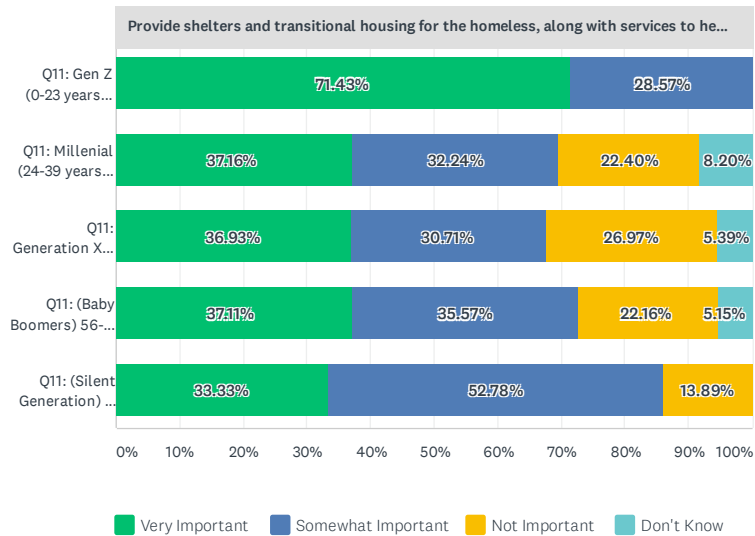
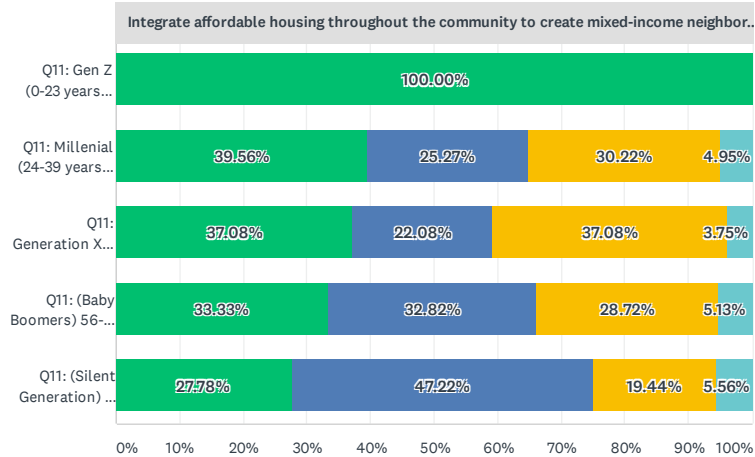
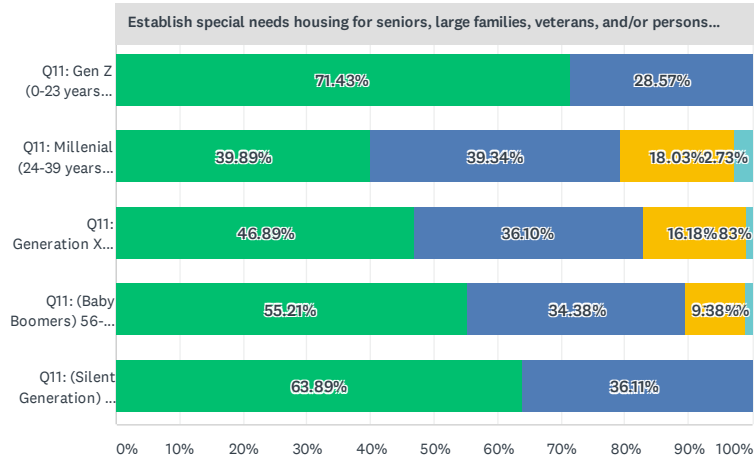


Very Important Somewhat Important Not Important Don't Know

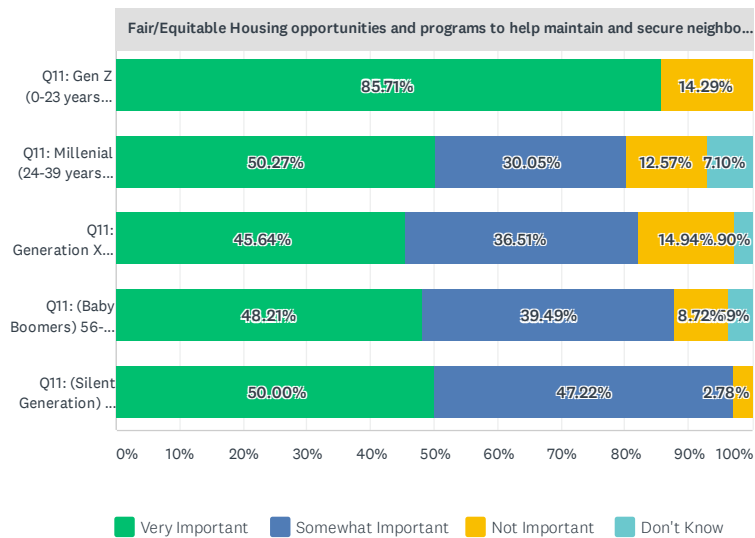
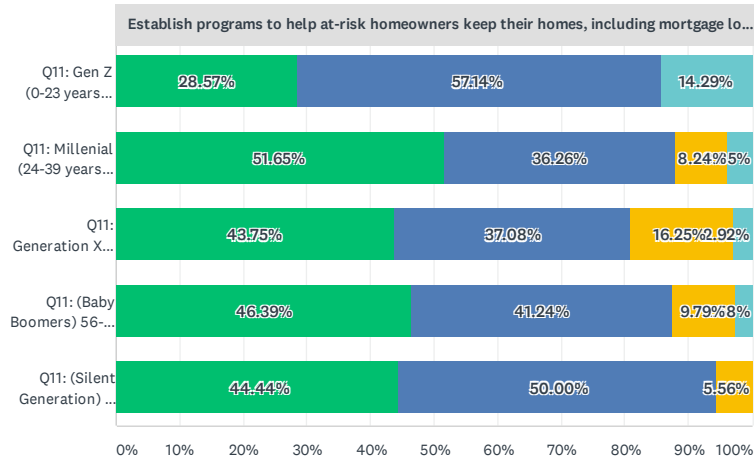
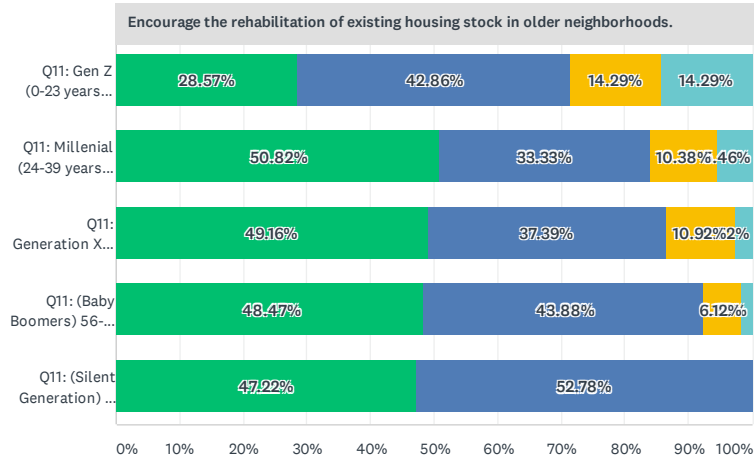


Very Important Somewhat Important Not Important Don't Know

## City of Temecula Housing Element Survey



## City of Temecula Housing Element Survey



## City of Temecula Housing Element Survey

Ensuring that children who grow up in Temecula can afford to live in Temecula.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q11: Gen Z (0-23 years old) (A)	85.71% 6	0.00% 0	14.29% 1	0.00% 0	1.05% 7	1.29
Q11: Millennial (24-39 years old) (B)	66.67% 122 CDE	21.86% 40 DE	9.84% 18 CE	1.64% 3	27.56% 183	1.46
Q11: Generation X (40-55 years old) (C)	55.19% 133 B	25.73% 62 DE	17.43% 42 BDE	1.66% 4	36.30% 241	1.66
Q11: (Baby Boomers) 56-74 years old (D)	52.31% 102 B	34.87% 68 BCE	10.26% 20 CE	2.56% 5	29.37% 195	1.63
Q11: (Silent Generation) 75 + years old (E)	38.89% 14 B	55.56% 20 BCD	0.00% 0 BCD	5.56% 2	5.42% 36	1.72
Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q11: Gen Z (0-23 years old) (A)	71.43% 5	28.57% 2	0.00% 0	0.00% 0	1.05% 7	1.29
Q11: Millennial (24-39 years old) (B)	42.62% 78	35.52% 65	21.31% 39 E	0.55% 1	27.56% 183	1.80
Q11: Generation X (40-55 years old) (C)	37.92% 91	35.42% 85	26.25% 63 DE	0.42% 1	36.14% 240	1.89
Q11: (Baby Boomers) 56-74 years old (D)	44.33% 86	36.60% 71	16.49% 32 C	2.58% 5	29.22% 194	1.77
Q11: (Silent Generation) 75 + years old (E)	47.22% 17	44.44% 16	5.56% 2 BC	2.78% 1	5.42% 36	1.64
Ensure that the housing market in Temecula provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplex/triplex and condominiums to meet the varied needs of local residents.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q11: Gen Z (0-23 years old) (A)	85.71% 6	0.00% 0	14.29% 1	0.00% 0	1.05% 7	1.29
Q11: Millennial (24-39 years old) (B)	50.27% 92	21.31% 39 DE	26.78% 49 DE	1.64% 3	27.56% 183	1.80
Q11: Generation X (40-55 years old) (C)	44.17% 106	24.58% 59 E	29.58% 71 DE	1.67% 4	36.14% 240	1.89
Q11: (Baby Boomers) 56-74 years old (D)	50.00% 97	31.44% 61 B	17.53% 34 BCE	1.03% 2	29.22% 194	1.70
Q11: (Silent Generation) 75 + years old (E)	54.05% 20	43.24% 16 BC	2.70% 1 BCD	0.00% 0	5.57% 37	1.49
Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q11: Gen Z (0-23 years old) (A)	71.43% 5	28.57% 2	0.00% 0	0.00% 0	1.05% 7	1.29
Q11: Millennial (24-39 years old) (B)	39.89% 73 DE	39.34% 72	18.03% 33 DE	2.73% 5	27.56% 183	1.84
Q11: Generation X (40-55 years old) (C)	46.89% 113	36.10% 87	16.18% 39 DE	0.83% 2	36.30% 241	1.71
Q11: (Baby Boomers) 56-74 years old (D)	55.21% 106 B	34.38% 66	9.38% 18 BC	1.04% 2	28.92% 192	1.56
Q11: (Silent Generation) 75 + years old (E)	63.89% 23 B	36.11% 13	0.00% 0 BC	0.00% 0	5.42% 36	1.36

# City of Temecula Housing Element Survey

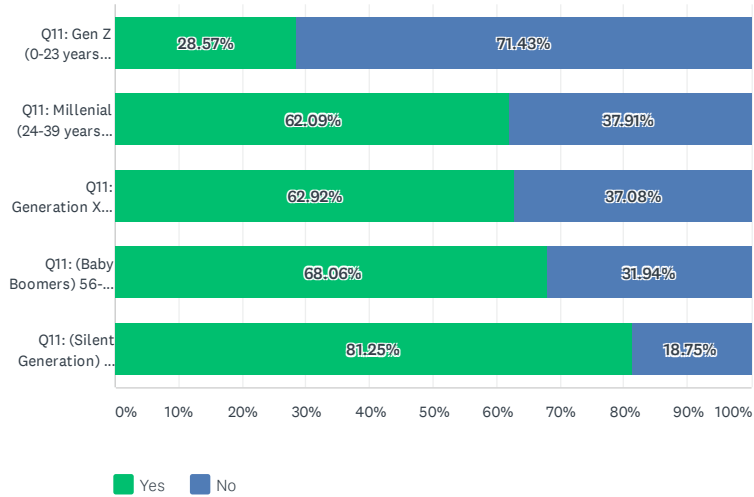
Integrate affordable housing throughout the community to create mixed-income neighborhoods.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q11: Gen Z (0-23 years old) (A)	100.00% 7	0.00% 0	0.00% 0	0.00% 0	1.05% 7	1.00
Q11: Millennial (24-39 years old) (B)	39.56% 72	25.27% 46 E	30.22% 55	4.95% 9	27.41% 182	2.01
Q11: Generation X (40-55 years old) (C)	37.08% 89	22.08% 53 DE	37.08% 89 E	3.75% 9	36.14% 240	2.08
Q11: (Baby Boomers) 56-74 years old (D)	33.33% 65	32.82% 64 C	28.72% 56	5.13% 10	29.37% 195	2.06
Q11: (Silent Generation) 75 + years old (E)	27.78% 10	47.22% 17 BC	19.44% 7 C	5.56% 2	5.42% 36	2.03
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q11: Gen Z (0-23 years old) (A)	71.43% 5	28.57% 2	0.00% 0	0.00% 0	1.05% 7	1.29
Q11: Millennial (24-39 years old) (B)	37.16% 68	32.24% 59 E	22.40% 41	8.20% 15	27.56% 183	2.02
Q11: Generation X (40-55 years old) (C)	36.93% 89	30.71% 74 E	26.97% 65	5.39% 13	36.30% 241	2.01
Q11: (Baby Boomers) 56-74 years old (D)	37.11% 72	35.57% 69	22.16% 43	5.15% 10	29.22% 194	1.95
Q11: (Silent Generation) 75 + years old (E)	33.33% 12	52.78% 19 BC	13.89% 5	0.00% 0	5.42% 36	1.81
Encourage the rehabilitation of existing housing stock in older neighborhoods.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q11: Gen Z (0-23 years old) (A)	28.57% 2	42.86% 3	14.29% 1	14.29% 1	1.05% 7	2.14
Q11: Millennial (24-39 years old) (B)	50.82% 93	33.33% 61 DE	10.38% 19 E	5.46% 10 D	27.56% 183	1.70
Q11: Generation X (40-55 years old) (C)	49.16% 117	37.39% 89	10.92% 26 E	2.52% 6	35.84% 238	1.67
Q11: (Baby Boomers) 56-74 years old (D)	48.47% 95	43.88% 86 B	6.12% 12	1.53% 3 B	29.52% 196	1.61
Q11: (Silent Generation) 75 + years old (E)	47.22% 17	52.78% 19 B	0.00% 0 BC	0.00% 0	5.42% 36	1.53
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q11: Gen Z (0-23 years old) (A)	28.57% 2	57.14% 4	0.00% 0	14.29% 1	1.05% 7	2.00
Q11: Millennial (24-39 years old) (B)	51.65% 94	36.26% 66	8.24% 15 C	3.85% 7	27.41% 182	1.64
Q11: Generation X (40-55 years old) (C)	43.75% 105	37.08% 89	16.25% 39 BD	2.92% 7	36.14% 240	1.78
Q11: (Baby Boomers) 56-74 years old (D)	46.39% 90	41.24% 80	9.79% 19 C	2.58% 5	29.22% 194	1.69
Q11: (Silent Generation) 75 + years old (E)	44.44% 16	50.00% 18	5.56% 2	0.00% 0	5.42% 36	1.61

## City of Temecula Housing Element Survey

Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DONT KNOW	TOTAL	WEIGHTED AVERAGE
Q11: Gen Z (0-23 years old) (A)	85.71% 6	0.00% 0	14.29% 1	0.00% 0	1.05% 7	1.29
Q11: Millennial (24-39 years old) (B)	50.27% 92	30.05% 55 E	12.57% 23	7.10% 13 C	27.56% 183	1.77
Q11: Generation X (40-55 years old) (C)	45.64% 110	36.51% 88	14.94% 36 DE	2.90% 7 B	36.30% 241	1.75
Q11: (Baby Boomers) 56-74 years old (D)	48.21% 94	39.49% 77	8.72% 17 C	3.59% 7	29.37% 195	1.68
Q11: (Silent Generation) 75 + years old (E)	50.00% 18	47.22% 17 B	2.78% 1 C	0.00% 0	5.42% 36	1.53

### Q13 Do you feel that the different housing types in Temecula currently meet your housing needs?

Answered: 652 Skipped: 14

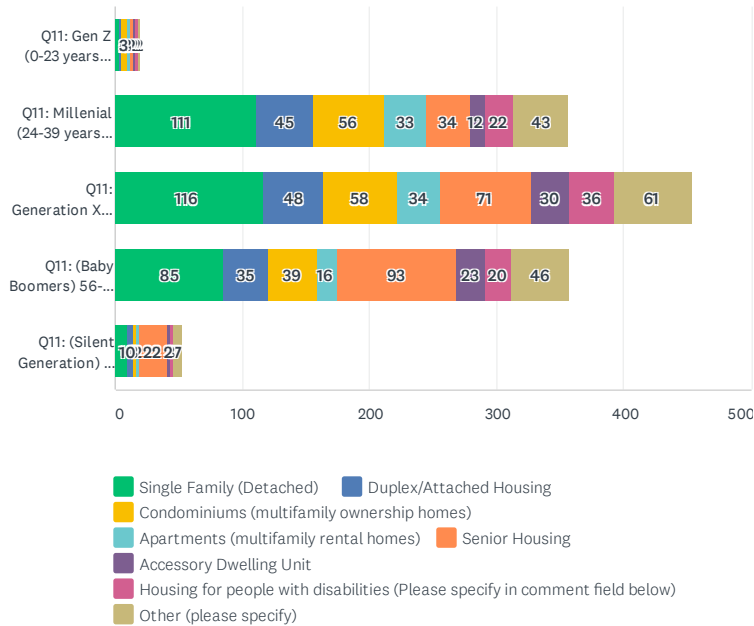


	YES	NO	TOTAL
Q11: Gen Z (0-23 years old) (A)	28.57% 2	71.43% 5	1.07% 7
Q11: Millennial (24-39 years old) (B)	62.09% 113 E	37.91% 69 E	27.91% 182
Q11: Generation X (40-55 years old) (C)	62.92% 151 E	37.08% 89 E	36.81% 240
Q11: (Baby Boomers) 56-74 years old (D)	68.06% 130	31.94% 61	29.29% 191
Q11: (Silent Generation) 75 + years old (E)	81.25% 26 BC	18.75% 6 BC	4.91% 32
Total Respondents	422	230	652

# City of Temecula Housing Element Survey

## Q14 What types of housing are most needed in the City of Temecula?

Answered: 659 Skipped: 7



	SINGLE FAMILY (DETACHED)	DUPLEX/ATTACHED HOUSING	CONDOMINIUMS (MULTIFAMILY OWNERSHIP HOMES)	APARTMENTS (MULTIFAMILY RENTAL HOMES)	SENIOR HOUSING	ACCESSORY DWELLING UNIT	HOUSING FOR PEOPLE WITH DISABILITIES (PLEASE SPECIFY IN COMMENT FIELD BELOW)	OTHER (PLEASE SPECIFY)	TOTAL
Q11: Gen Z (0-23 years old) (A)	42.86% 3	28.57% 2	57.14% 4	42.86% 3	28.57% 2	28.57% 2	28.57% 2	28.57% 2	3.03% 20
Q11: Millennial (24-39 years old) (B)	60.66% 111 D	24.59% 45	30.60% 56	18.03% 33 D	18.58% 34 CDE	6.56% 12 C	12.02% 22	23.50% 43	54.02% 356
Q11: Generation X (40-55 years old) (C)	48.95% 116	20.25% 48	24.47% 58	14.35% 34	29.96% 71 BDE	12.66% 30 B	15.19% 36	25.74% 61	68.89% 454
Q11: (Baby Boomers) 56-74 years old (D)	43.59% 85 B	17.95% 35	20.00% 39	8.21% 16 B	47.69% 93 BCE	11.79% 23	10.26% 20	23.59% 46	54.17% 357
Q11: (Silent Generation) 75 + years old (E)	27.03% 10	10.81% 4	8.11% 3	5.41% 2	59.46% 22 BCD	5.41% 2	8.11% 3	18.92% 7	8.04% 53
Total Respondents	325	134	160	88	222	69	83	159	659

#	Q11: GEN Z (0-23 YEARS OLD)	DATE
1	Close to shops, affordable.	8/25/2020 12:26 AM
2	More single-story homes instead of two-story homes	8/5/2020 10:47 AM



## City of Temecula Housing Element Survey

#	Q11: MILLENIAL (24-39 YEARS OLD)	DATE
1	Low rent/homeless housing	9/24/2020 7:39 PM
2	Low income housing	9/2/2020 6:11 AM
3	Not sure	8/31/2020 9:44 PM
4	None. I moved here from a similar town where I grew up. They quickly added apartments and multi use buildings and didn't plan for the increased traffic.	8/30/2020 12:22 PM
5	Low income housing	8/28/2020 3:50 PM
6	Homes low-mid income families Could afford	8/28/2020 1:32 PM
7	None it's great as is	8/24/2020 1:02 PM
8	I feel that people with PHYSICAL disabilities should have the same access to the Same Communities as the 55+ do. Since most of us require the same amount of care if not more! I strongly feel that people with Physical Disabilities who desire to live Independently should be able to do so in a SAFE city like Temecula CA	8/22/2020 5:30 AM
9	Sorry I don't mean to be NIMBY but apartments and homeless populations can go be built in Murrieta or menifee. Designing these services will attract a different kind of demographic. No thanks.	8/21/2020 12:17 PM
10	More affordable housing	8/21/2020 5:25 AM
11	Shelter	8/19/2020 5:15 PM
12	Single story homes for FTB	8/19/2020 9:50 AM
13	Down-payments are hard	8/19/2020 8:19 AM
14	Anything affordable	8/17/2020 9:55 PM
15	Reasonably priced housing	8/17/2020 2:05 PM
16	medium income housing, not high or low	8/17/2020 10:55 AM
17	Low income housing	8/14/2020 11:09 PM
18	Stop building fix the off ramps	8/11/2020 9:53 PM
19	House with accessory sweeping unit or "casita"	8/7/2020 6:38 PM
20	more inclusive housing options like the upcoming Cypress Ridge townhomes on Pechanga Pkwy	8/6/2020 5:34 PM
21	We like Temecula a lot, but we don't want to pick between a tiny apartment or an oversized (for us) giant home, regardless of what we can afford. There are very few modest homes ever available for people like us.	8/6/2020 8:19 AM
22	Affordable housing	8/5/2020 10:19 AM
23	Please do not build any more houses!	8/5/2020 10:05 AM
24	Temecula seem to have reached housing variety	8/3/2020 3:20 PM
25	Low income housing for single parents	8/3/2020 7:17 AM
26	More truly affordable housing for working class people	8/2/2020 12:44 PM
27	Permanent supportive housing	8/2/2020 11:45 AM
28	Affordable Housing for all of the above	8/2/2020 8:55 AM
29	Homes with ample space between them	8/1/2020 10:54 AM
30	Low income home for single parent	7/31/2020 10:26 PM
31	Properties with larger lots	7/31/2020 5:20 PM
32	We have too much traffic as it is. Dont need any more homes	7/31/2020 12:28 PM
33	Senior communities (not apartment style but whole communities) and SINGLE STORY OPTIONS. My in-laws have been looking for four years and no luck because they are so rare to find in anything besides a tiny little rundown duplex.	7/31/2020 6:47 AM
34	Studio/loft/professional dwellings	7/30/2020 7:15 PM
35	Lower income housing	7/30/2020 5:54 PM
36	Housing options for single parents	7/30/2020 5:51 PM
37	Affordable housing	7/30/2020 5:43 PM
38	Homes for veteran and with physical disabilities	7/30/2020 3:31 PM
39	Smaller single family homes	7/30/2020 3:20 PM
40	Unsure. There appears to be enough housing, would hate to see it become overpopulated and turn into another congested city.	7/30/2020 2:44 PM
41	None	7/30/2020 1:37 PM
42	Low to moderate income affordable homes	7/30/2020 12:05 PM
43	Larger lots for single-family homes. Developments are too tightly-packed. Where are the 10-15k square foot lots? It's either 5-7k square foot lots or multi-acre lots in De Luz/Wine Country. Very little in the middle.	6/8/2020 11:25 AM

## City of Temecula Housing Element Survey

#	Q11: GENERATION X (40-55 YEARS OLD)	DATE
1	AFFORDABLE HOUSING PLEASE	9/15/2020 12:16 PM
2	low income housing	9/9/2020 3:44 PM
3	No more housing. We need a better infrastructure, more schools. Too many houses/ people to accommodate as it is.	9/5/2020 10:14 AM
4	upscale 55 and older communities	9/4/2020 5:14 PM
5	T	8/31/2020 11:14 PM
6	Stroke and brain injury survivors	8/31/2020 11:13 AM
7	More affordable multi generation homes	8/30/2020 7:44 PM
8	None. Stop building! Traffic is horrible	8/30/2020 5:04 PM
9	Low income senior housing	8/29/2020 11:49 PM
10	Permanent Supportive Housing	8/29/2020 7:16 PM
11	affordable housing for all	8/28/2020 2:37 PM
12	We need more house that low income people can buy!!!!	8/28/2020 1:56 PM
13	I have a daughter with a mental illness and it would be very good if we can get a house where we can live better	8/28/2020 1:44 PM
14	Housing for homeless	8/28/2020 1:11 PM
15	I feel Temecula should stop expanding and stop building houses. The community is already too impacted with people, cars, etc.	8/28/2020 8:09 AM
16	Affordable	8/27/2020 1:23 PM
17	Homes that are handicap accessible for elderly and for disabled veterans	8/24/2020 12:30 AM
18	affordable housing for working families, homeless who want to stay here	8/21/2020 11:38 AM
19	None. There are plenty of housing types already. Temecula is overcrowded as it is. Plenty of room to build north of Menifee.	8/19/2020 9:24 PM
20	None! No more new housing	8/19/2020 8:39 PM
21	Affordable housing	8/19/2020 8:36 AM
22	We have enough! We need jobs	8/19/2020 7:57 AM
23	We do not want or need low income housing!!! Studies show that crime is increased in these areas making our children even more vulnerable!	8/15/2020 12:59 AM
24	No more development! The current infrastructure can't handle the existing traffic, much less additional families.	8/12/2020 8:14 AM
25	Mixed neighborhoods with groceries	8/11/2020 5:54 PM
26	Single family homes under 2000sf are very difficult to find in Temecula.	8/11/2020 2:22 PM
27	No housing with a supported/group management office for individuals with special needs.	8/10/2020 3:46 PM
28	People with disabilities don't have many options for housing in Temecula and it drives people to move away from where they grew up because housing options are not available here. If they were, other programs could be brought in to help support them.	8/10/2020 2:30 PM
29	More single story. More affordable housing.	8/9/2020 10:17 AM
30	NONE	8/7/2020 9:28 PM
31	Habitat for Humanity type housing opportunities	8/7/2020 8:34 PM
32	Don't know	8/7/2020 2:22 PM
33	Nothing , stop building more homes we do not need more housing here	8/7/2020 5:01 AM
34	We need more affordable apartments / condos	8/6/2020 4:11 PM
35	single level homes for aging population	8/6/2020 8:46 AM
36	Affordable rent	8/6/2020 7:35 AM
37	Autism	8/5/2020 8:51 PM
38	None	8/5/2020 2:18 PM
39	Do not want to change! Prefer single family homes. This is why we live in suburbs	8/5/2020 2:10 PM
40	I don't know, not knowledgeable enough	8/5/2020 10:16 AM
41	There are too many homes in Temecula.	8/5/2020 10:06 AM
42	Single story	8/5/2020 9:40 AM
43	no more needed	8/4/2020 12:35 PM
44	Affordable workforce housing	8/4/2020 7:48 AM
45	Mixed-use commercial on ground, residential on top, mid-rise buildings	8/4/2020 12:55 AM
46	Less houses	8/3/2020 5:20 PM
47	Affordable housing	8/2/2020 7:41 PM
48	Small single family homes, not these gigantic 2 story 5 bedroom homes	8/1/2020 9:52 AM
49	I like the mixed-use housing concept like in Old Town	7/31/2020 2:59 PM
50	Smaller but still high quality homes (1200-1800 sqft) and homes with larger lot sizes. Newer stock seems to be	7/31/2020 2:17 PM

## City of Temecula Housing Element Survey

	mostly McMansions on postage stamp lots	
51	I feel there needs to be more options for single people, but not necessarily condominiums as they usually come with large HOA costs. I would love to see neighborhoods of detached small homes with very low HOA fees that are accessible to lower income people.	7/31/2020 8:36 AM
52	subsidized housing	7/30/2020 10:33 PM
53	Housing that's affordable, safe and nice like what you'd want to live	7/30/2020 9:19 PM
54	Workforce housing/ownership	7/30/2020 8:55 PM
55	We had a great city until the city council got in be with developers. Lots of apartments ruin a city and require lots of service calls from police and fire. Welcome to temec=downey whittier	7/30/2020 7:25 PM
56	Affordable housing for lower income	7/30/2020 5:26 PM
57	Less rentals and more affordable homeownership	7/30/2020 4:33 PM
58	Tiny homes that are affordable to low income people that work in Temecula	7/30/2020 2:58 PM
59	Affordable to the kids who grew up here.	7/30/2020 1:39 PM
60	Wheelchair accessible housing	7/30/2020 1:07 PM
61	Permanent supportive housing	6/2/2020 4:41 PM

## City of Temecula Housing Element Survey

#	Q11: (BABY BOOMERS) 56-74 YEARS OLD	DATE
1	Markets	9/16/2020 9:35 AM
2	We don't need more traffic/horrible	9/16/2020 9:13 AM
3	or public financial assistance to make homes ADA compliant instead of building more structures to allow disabled persons to remain in their homes.	9/15/2020 10:40 AM
4	I'd rather see conversions rather than new builds	9/15/2020 10:20 AM
5	with washing machine and dryer	9/15/2020 10:10 AM
6	Group complex for Disabled Adult son needing financial support in Special Needs Trust	9/6/2020 7:14 AM
7	We are so full right now, the only thing is duplex's and I'am against.	9/4/2020 7:08 PM
8	No opinion	9/4/2020 4:15 PM
9	More Single Story Homes	9/4/2020 4:12 PM
10	none	9/4/2020 3:17 PM
11	Low cost housing for people with low income	9/1/2020 10:20 AM
12	Need affordable apts for special needs	8/30/2020 11:27 AM
13	Fairly priced housing for the youth just starting to be out on their own. This will not force them to have to move to questionable neighborhoods.	8/29/2020 7:31 AM
14	More multiuse property areas with reduced need for cars	8/28/2020 7:39 PM
15	Affordable housing for people not requiring Section 8 housing, though cannot afford high rent.	8/28/2020 6:44 PM
16	Affordable housing	8/28/2020 6:01 PM
17	Affordable housing with disabled amenity's, so disabled people do not end up on the street & homeless.	8/28/2020 3:48 PM
18	No more housing.	8/28/2020 3:14 PM
19	Don't know, why would you expect this kind of information from a survey	8/28/2020 1:43 PM
20	low income housing opportunities	8/28/2020 1:21 PM
21	I am opposed to the new law that allows ADUs. I purchased my home for the view and privacy. An ADU next door would affect both and I would move if that happened.	8/27/2020 3:32 PM
22	AFFORDABLE HOUSING FOR SIGLE MOM'S WITH CHILDREN TO LIVE NEAR WHERE THEY WORK.	8/24/2020 10:16 AM
23	I feel that the city doesn't need anymore housing and we are already at capacity	8/21/2020 1:15 PM
24	Most have 2-5year wait list for low income senior apts.	8/19/2020 11:04 PM
25	Affordable housing for low income families.	8/19/2020 7:05 PM
26	Senior single unit detached homes that are affordable and size appropriate for retirement and special care needs. Not high rise apartments!	8/19/2020 1:39 PM
27	Homeless	8/19/2020 10:15 AM
28	Low-cost housing for our very low-income and homeless population.	8/19/2020 10:02 AM
29	I have a daughter with epilepsy and a son with a neurological condition, they will need housing if I die	8/19/2020 9:42 AM
30	live work play	8/14/2020 2:51 PM
31	More low income housing needed and housing to minimize the problems caused by homeless	8/13/2020 5:53 PM
32	No more homes needed. Too many now	8/12/2020 9:48 AM
33	Affordable housing. SFR	8/11/2020 9:17 PM
34	More affordable apartment's	8/10/2020 2:23 PM
35	Small complexes of houses for co-housing,	8/7/2020 5:07 AM
36	Sliding scale housing.	8/6/2020 4:29 PM
37	More one story homes	8/5/2020 8:57 PM
38	Senior housing that doesn't cost \$3000/mo. Actively encourage ADU's.	8/5/2020 9:56 AM
39	We don't need anymore homes built. The infrastructure is not support mire homes	8/2/2020 4:23 PM
40	Low income housing for single Moms, so the can live near where they work & can afford to live without their salaries being spent on rent! I know of no place in Temecula, life this for single parents, especially for single Moms.	8/2/2020 10:58 AM
41	AFFORDABLE "Active" Senior 55+ Neighborhoods, AFFORDABLE Apartments, I feel there is enough assisted living	7/31/2020 5:59 PM
42	The city is great as it is. It shouldn't keep growing bigger! Traffic's already getting heavy and stressful!	7/31/2020 5:01 PM
43	None. The area can not handle any more traffic!!!!!!!!!!!!!!	7/31/2020 2:54 PM
44	Single story homes	7/31/2020 2:15 PM
45	Provide more single story homes and condo/townhomes as single story	7/31/2020 2:13 PM
46	Affordable Senior homes - smaller single units near shopping centers, grocers, pharmacies, etc.	7/30/2020 2:35 PM

## City of Temecula Housing Element Survey

#	Q11: (SILENT GENERATION) 75 + YEARS OLD	DATE
1	Markets	9/16/2020 9:22 AM
2	No opinion	9/16/2020 9:19 AM
3	Apartment that single people with children can afford	9/15/2020 10:24 AM
4	all the above	9/4/2020 3:14 PM
5	affordable housing	9/3/2020 7:21 AM
6	Don't know	8/28/2020 2:02 PM
7	Single family 55+ homes.	8/28/2020 1:34 PM

**Q15 Please remember to visit the website for more details on the Housing Element Update at the link below:<https://temeculaca.gov/432/Housing-Element> Are there any comments or concerns you would like to share with the City of Temecula relevant to the upcoming Housing Element Update?**

Answered: 255 Skipped: 411

	PLEASE REMEMBER TO VISIT THE WEBSITE FOR MORE DETAILS ON THE HOUSING ELEMENT UPDATE AT THE LINK BELOW: <a href="https://temeculaca.gov/432/Housing-Element">HTTPS://TEMECULACA.GOV/432/HOUSING-ELEMENT</a> ARE THERE ANY COMMENTS OR CONCERNS YOU WOULD LIKE TO SHARE WITH THE CITY OF TEMECULA RELEVANT TO THE UPCOMING HOUSING ELEMENT UPDATE?	TOTAL
Q11: Gen Z (0-23 years old)	100.00% 2	0.78% 2
Q11: Millennial (24-39 years old)	100.00% 69	27.06% 69
Q11: Generation X (40-55 years old)	100.00% 99	38.82% 99
Q11: (Baby Boomers) 56-74 years old	100.00% 76	29.80% 76
Q11: (Silent Generation) 75 + years old	100.00% 9	3.53% 9
Total Respondents	255	255

#	Q11: GEN Z (0-23 YEARS OLD)	DATE
1	It has gone downhill since we lived here 2000-2010. Now 2016-present. Police aren't keeping things together, so many houses, a lot of cars. It's grown, in a bad way. Nothing to do and no longer perfect for a family.	8/25/2020 12:26 AM
2	Not at this time	8/5/2020 10:47 AM

## City of Temecula Housing Element Survey

#	Q11: MILLENIAL (24-39 YEARS OLD)	DATE
1	The cost of rent here does not match the income that many of us have forcing many to struggle, have roommates, constantly move etc. More affordable housing that matches the jobs available that only want to pay \$17 or less would help out a great deal so people can afford to live without roommates and without struggling to pay everything	9/24/2020 1:18 PM
2	Don't allow section 8 housing to be grouped Together. Don't allow homeless to live rear river beds. Continue police force.	9/1/2020 10:24 AM
3	With the state, country, and world moving toward renewable energy-some HOAs in Temecula still do not allow solar on roofs. With the climate and typical yardcape here, solar installation on a roof just makes too much sense for the city and homeowners. Not too much reduce the stress on an overloaded power grid and reduce the risk of fires. The city should adopt a mandate that prevents HOAs from banning solar roofs.	8/31/2020 9:44 PM
4	Don't be so eager to plan for new housing development. I realize that the City can make money off of it but it may lose the charm of a quiet country town. I'd like to see this money and effort go towards fire safety, homeless and drug rehab programs and centers.	8/30/2020 12:22 PM
5	N/A	8/28/2020 10:29 PM
6	low income housing shouldn't be just for emergency needs. Ive tried everywhere and only found about 4-6 in the neighborhood.	8/28/2020 3:50 PM
7	NA	8/28/2020 1:32 PM
8	Trying to past legislature that encourages millennial's to pursue owning a home in Temecula.	8/28/2020 1:23 PM
9	None	8/27/2020 2:00 PM
10	I'm concerned about city maintaining safety and keeping police of Temecula	8/27/2020 1:53 AM
11	We understand that is is a very nice area but the lack of a rent increase cap is hurting families. Please consider a rent increase cap to keep families who live and work here from having to relocate.	8/24/2020 8:25 PM
12	I don't believe there should be any more low income housing in Temecula. If you need more money from the feds then you should figure out how to do a better job and quit spending our money.	8/24/2020 1:02 PM
13	I would like to See More Homes/Apartments available for the PHYSICALLY disabled! The city of Temecula has 55+ Communities which is great for those in need of it...I STRONGLY believe that people who are PHYSICALLY disabled should be included in those communities	8/22/2020 5:30 AM
14	Maybe it will be different because of working remote for white collar workers but I lived in temecula and commuted to carlsbad/San Diego/riverside since 2001 and the last 3 years were torture it would take 30 mins to even hop on Rancho cal at 530am. There are no jobs here. I grew up here, I'm nearing 40, I have an mba and I love temecula but I have no kids. I'm here for now due to covid but given the choice between buying a big house in temecula with all my friends married and making fun of my life decisions (when are you getting settled down), i would rather live peacefully and simply in a small condo near the coast. The wine tourism is great here but it's hot, full of children. Keep temecula for FAMILIES not homeless or single people. We aren't your target market :) many of my friends with families are priced out of temecula and living in menifee. It feels like temecula is aging like me haha , my parents still live here and a lot of my friends from high school Parents also. I remember in the 90s heated discussions about apartments. We don't more apartments here the ones we have there are shootings at (Rancho cal just saying). I also don't know where the heck these homeless druggies are coming from it's been 10-15 years and it's disgusting to avoid the target Starbucks and vons because of fear of encountering a tweaker.	8/21/2020 12:17 PM
15	Everything about Temecula is great except the traffic. More housing means more people and more traffic. Please the importance of open spaces and the need for expanded roads and freeway on/off ramps when increasing housing.	8/21/2020 8:29 AM
16	The rent has gone up exponentially, so much so that people aren't able to maintain the cost of living in Temecula.	8/21/2020 5:25 AM
17	Community College brings roommate situations that drive up rent for apartments and multi room homes - this hurts one income families	8/19/2020 9:25 PM
18	Easy way to apply for FTB programs. It's hard to know which direction to go with no knowledge and I wish there would be a community resource that could help First time buyers who don't understand what to do. There are thousands of FTB in Temecula who need help but don't know where to go to. All my friends in their late 20's who are ready to buy in Temecula get intimidated by the pricing and not knowing all the info	8/19/2020 9:50 AM
19	No	8/18/2020 7:47 PM
20	Please emphasize livability for residents over profitability for developers. Don't build apartments that look like prisons but cost as much as a home. More importantly please emphasize the issue isn't a housing shortage but an income shortage/affordability crisis.	8/18/2020 4:19 PM
21	None	8/18/2020 10:02 AM
22	Remove the homeless	8/17/2020 9:01 PM
23	Houses are very expensive in Temecula. Just because someone doesn't make a lot of money doesn't mean they are going to ruin the neighborhood.	8/17/2020 2:05 PM
24	Not at this time	8/17/2020 1:59 PM
25	Please help with the local homeless community in Old Town Temecula. I do not feel safe in the late evening when they are roaming around near my home.	8/14/2020 11:09 PM
26	If you are going to build more buildings in old town temecula, then you need to make more parking garages or more available parking. It is extremely irritating to live in old town and not be able to park!	8/14/2020 3:39 PM
27	End better access to the freeway	8/11/2020 9:53 PM
28	Allowing short term rentals within the city of temecula should be a priority for the city council. It helps improve tourism and allows home owners to create extra income and coup with the high cost of living Found in Temecula.	8/11/2020 3:58 PM
29	Please oppose any state bills that take away single-family zoning, especially in these pandemic times. We need more open space, not less!	8/10/2020 11:02 AM
30	No	8/8/2020 10:02 PM
31	N/a	8/7/2020 10:38 PM
32	No	8/7/2020 1:17 PM

## City of Temecula Housing Element Survey

33	I think seniors need affordable housing most in this area. There are plenty of rentals for younger people.	8/7/2020 8:24 AM
34	My hope is that the City will continue to develop Temecula's remaining land carefully as we approach build-out, with an eye for quality (at every price point) and inclusion.	8/6/2020 5:34 PM
35	Nothing additional	8/6/2020 8:19 AM
36	The traffic is already highly congested, creating not only pollution and safety issues- but concerns about expansion. Temecula needs to stop building before it becomes unrecognizable. With heavy traffic, people become agitated and stressed, and that is when it becomes dangerous for bikers, pedestrians, and we see higher amounts of traffic accidents. Let's keep Temecula safe and preserve the beauty	8/6/2020 8:17 AM
37	Please no more massive developments of single family homes!	8/5/2020 12:08 PM
38	We should be promoting diversity of our community and providing more affordable housing.	8/5/2020 10:19 AM
39	Please do not build anymore housing, at least right now. Communities that grow too fast fall fast and I do not want that for Temecula	8/5/2020 10:05 AM
40	If you're going to build anymore new housing, PLEASE require larger backyards and houses that are further apart from each other.	8/4/2020 5:04 PM
41	Homes are so overpriced including inflation of mortgages and property taxes. Would be nice to have a few homes that can be considered starter homes that are not in the high \$300k.	8/4/2020 1:05 AM
42	New single detached homes that are less than \$500k and with an actual front / back yard for our kids to grow up don't exist. Right now my family is forced to pay over \$600k for a new house within the Temecula School system, or \$500k for a house that's even close to a very basic 2,000sqft floor plan. Otherwise, we are stuck with condos plagued with \$300 HOAs (Rancho Soleo) and no parking. My family and I make over \$130k without including any overtime at our jobs and we are forced to buy a very used 2006 house stuck in a neighborhood where each house is less than 10 feet apart. We have no privacy. How is this possible?	8/3/2020 5:55 PM
43	Stop building and over crowding Temecula!! The traffic and amount of people here is awful!!	8/3/2020 3:24 PM
44	Please keep temecula a beautiful safe city . Please don't make it city like (busy) w a lot of apartments	8/3/2020 2:45 PM
45	Stop building master planes tract homes on 1/3 acre each and build some mixed use housing! The city has known they're deficient in housing for low to middle income earners for 10 years- do something about it already!!	8/2/2020 5:25 PM
46	The city needs more affordable housing options	8/2/2020 12:14 PM
47	Would love to see more shelters especially for families. Also we need to see transitional housing for individuals with addiction and mental health issues. See too many homeless on the streetcar living in their cars on a daily basis. An increase in affordable housing for working people. Cannot gauge them with rent. Has to align with what the minimum wage is allowing them to spend.	8/2/2020 9:37 AM
48	There needs to be affordable housing in Temecula. It is not right to have your current grocery store workers working at a location near you but have no place for them to live in that city.	8/2/2020 8:55 AM
49	Clean up our dry creeks and rid them from trash and homelessness	8/1/2020 10:54 AM
50	The cost of housing lacks diversity. There are no single family detached rental homes priced at appropriate levels for middle to low income families.	7/31/2020 7:24 PM
51	Keep a clean, friendly and safe community for all to enjoy	7/31/2020 5:46 PM
52	We definitely don't need any more apartments or condominiums. Traffic is terrible in our area. I would also love to see more wide-open space type of parks.	7/31/2020 5:20 PM
53	The city's zoning ordinance is designed to prevent the construction of inexpensive multifamily housing. This means that living in Temecula is going to continue to become more expensive than it already is.	7/31/2020 4:49 PM
54	It would be nice to have additional new single family homes for the influx of new residents, but it needs to be paired with continued improvement to infrastructure and roads.	7/31/2020 11:09 AM
55	Please don't turn our city into an area of dispair . Don't allow homeless to over take the area as they are already doing to our shopping centers. Give owners options of rental property and Airbnb .	7/31/2020 9:38 AM
56	I worry about how many new builds are going in well East of the 15 without developing anything that will ease the strain they will put on working families traveling to jobs. The housing I see most often targets young families due to large home sizes, which assumes more than likely two working parents. That's two more cars on the road. As someone who lives between a lot of these new builds and the freeway access, I worry that a difficult commute will become seriously worse as time progresses. I take some responsibility as I too commute to SD County for work, but only to Fallbrook, so about as close to Temecula as you can get. Most days I need to plan an hour for a drive that should take 25 minutes and the writing on the wall says it's only going to get more congested with the addition of neighborhoods like Sommers Bend when there isn't a reasonable alternative for getting north or south.	7/31/2020 6:47 AM
57	Housing/ rent pricing caused by investors buying up property in bulk and renting out. It's driving up costs and lowering the quality of inventory.	7/30/2020 11:20 PM
58	We need more affordable housing options for lower income families	7/30/2020 7:18 PM
59	As someone who works in a position that often interacts with the homeless population in this city, I can firmly say that this city desperately needs to address homelessness in Temecula better and with more respect. Many homeless patrons that I have heard from say that they do not feel that there is nearly enough city resources to help support them and get them back on their feet. They also often complain that they don't feel respected, seen, or heard by the city and that is a major issue that Temecula needs to grapple with. Redirecting that funding toward social resources and programs would make a tremendous difference in our community. Also, the cost of housing (rent, buying a house, etc.) is FAR too high in this area. Neither I or my boyfriend would be able to afford our rent and living expenses on a monthly basis if one of us lost our income for any reason, and we live in what is considered one of the "cheapest" apartments in the city). This is a terrifying concern that needs to be promptly addressed, especially considering the hardships brought on by the COVID-19 pandemic. Thankfully my boyfriend and I have been getting our steady income during this time but we were initially horrified at the start of all of this when we were unsure if we'd be keeping our jobs and be getting paid during this trying time.	7/30/2020 7:08 PM
60	As a single mother I can say it's almost impossible for me to find something in Temecula where I would feel safe raising my son. It's daunting to feel that way.	7/30/2020 5:51 PM
61	I have worked in Temecula for 10 years but cannot afford to live in this city. I am a single mother of 3 with a good paying job. I would benefit from an affordable housing element. I contribute to this city and should be able to live	7/30/2020 5:43 PM



## City of Temecula Housing Element Survey

	here as well.	
62	I accepted a job in Temecula at the beginning of the year and moved here for it. Then, we all were hit with Covid-19. I am highly interested in understanding the real estate market in the area as that I've noticed many homes going on MLS; I'm interested in as to why so many homes for sale.	7/30/2020 5:10 PM
63	We need less housing developments! Especially ones where the homes are so so close together with no yard.	7/30/2020 4:57 PM
64	We need affordable single family homes for people who work blue collar jobs and low-paying white collar jobs in Temecula	7/30/2020 3:20 PM
65	No	7/30/2020 1:37 PM
66	Coming from an undesirable neighborhood before moving to Temecula , I worry bringing more apartments or " lower income" housing will devalue our neighborhood and bring in more crime. I saved and bought my home here because the city was safe and clean, I am concerned it will become more in lines of where I moved away from if more apartments and condos are built	7/30/2020 1:30 PM
67	Yes, please stop building homes. There is nothing attractive about a community with endless neighborhoods of cookie-cutter homes. The northern Inland Empire region is an example of the crime and pollution increase that results from not leaving any open space for recreation, parks, etc. Despite Temecula having several public amenities, there is a significant lack of public trails systems - I'm not talking about dirt paths through cookie-cutter neighborhoods - I'm talking about trail systems like Meadowview, or those in open, natural spaces that give our community members a sense of connection to nature. My family is currently not purchasing a home in Temecula because we are waiting to see if the City continues to flood every open space with a development, or if they change their approach to develop a balance community. Rehabilitate existing shopping centers, create consistency in building architecture, improve trail systems and stop thinking that growth is the only way to run a City. As a Civil Engineer, I am extremely troubled by the fact that City's do not understand the negative impact of growth to local pollution, congested roadways and natural open spaces. Increased tax revenue from residential housing is not valuable long-term to a community. Temecula is literally the last haven in the IE, and it looks like it will be a pain to live in at the current rate of growth. Improve local businesses to stimulate your economy to truly make this a tourist destination. Please!!!	7/30/2020 12:23 PM
68	I am very, very concerned about the rash of bills coming from Sacramento that push upzoning and high-density housing on all communities in the state. Please resist these bills with every tool you have. Nobody wants their existing neighborhood upended. Local cities should be able to decide for themselves the type of housing they need and allow.	6/8/2020 11:25 AM
69	The NUMBER #1 concern is traffic on the freeway. Before any more units are built, the State needs to adequately fund infrastructure in the area. The area has grown tons in the last 30 years. Before more units are built, we need infrastructure. Also, the state should not tell cities that they must build more units, or change zoning. It is called local government for a reason. Sacramento needs to stop over ruling the wishes of communities.	5/28/2020 10:43 AM

## City of Temecula Housing Element Survey

#	Q11: GENERATION X (40-55 YEARS OLD)	DATE
1	Just want affordable housing for all income types. It would reduce homelessness and bring diversity to the city.	9/24/2020 1:11 PM
2	It is disappointing to see zonings changed and other adjustments that are aimed to please the person(s) financially benefitting rather than thinking about the value in the original zoning as well as congestion and overloading the market.	9/24/2020 11:21 AM
3	Stop building more houses until you have the schools and infrastructure to support the people already here.	9/5/2020 10:14 AM
4	Make it easier to add an ADU. For example, provide (free!) the (approved!) architectural plans for 4-6 different ADUs. Rather than making each individual homeowner come up with their own (although that should still be an option) the city can just give out plans that meet all of their guidelines.	9/5/2020 12:01 AM
5	Transportation is an interdependency with housing, I don't see how they can be compartmentalized.	9/4/2020 3:58 PM
6	I think we need to do more to help get homeless of the street but what that looks like I am not sure. I do not want Temecula to turn into what LA, San Fran and Austin are seeing now. I believe in helping people get back on their feet and not in enabling them or making them rely on others.	9/4/2020 3:49 PM
7	No	9/4/2020 3:36 PM
8	You need to strongly consider the enormous tax assessments that are assessed to new homes. Even our home purchased in 2008 had unaffordable taxes. So we move to an older neighborhood within Temecula after 10 years because the taxes were out of control.	9/4/2020 3:36 PM
9	Avoid construction of multi-units or apartments that makes real estate prices go down and increases traffic in the area.	9/4/2020 3:29 PM
10	My family moved to Temecula in 1968, moved to Murrieta in 2013.	9/4/2020 3:07 PM
11	no	8/31/2020 11:14 PM
12	More solar initiatives	8/31/2020 11:13 AM
13	n/a	8/31/2020 7:33 AM
14	No	8/30/2020 9:55 PM
15	Reinstate short term rentals. These are OUR homes. Let us capitalize on the tourist income since you built it and brought all the traffic with it.	8/30/2020 5:04 PM
16	Work on more affordable taxes or lower/shorter term Mello-Roos.	8/30/2020 12:24 PM
17	My inlaws have recently relocated from the East Coast to Temecula to be near family. They are in their 70's. While, I have them living with me for now, the intent was for them to find their own place in independent senior living. It is very disappointing that there is a 3 to 5 year wait list for low income senior housing in Temecula. There really needs to be more units available.	8/29/2020 11:49 PM
18	None	8/29/2020 8:48 PM
19	Please adopt a by-right process for multifamily housing.	8/29/2020 7:16 PM
20	My concern is about the traffic issues when more homes are built. Is the traffic issue also part of this program?	8/28/2020 6:35 PM
21	More affordable housing for all.	8/28/2020 2:37 PM
22	We need to have more homes build for single parents who have very limited income through Habitat for Humanity and the area	8/28/2020 2:19 PM
23	I live in perris and I am in the housing list	8/28/2020 1:44 PM
24	The homeless population continues to grow in Temecula, creating unsafe environments in some areas. I am not comfortable allowing my teenagers to go to some areas of the city.	8/28/2020 8:09 AM
25	Tax rates and the fact that I could get a larger, nicer house for less money kept me from buying in Temecula and sent me to French Valley.	8/28/2020 6:04 AM
26	Some areas are priced high to keep minorities out. Lack of information on home loans for minorities.	8/27/2020 10:16 PM
27	Temecula is pushing out the middle class because of housing costs	8/27/2020 1:23 PM
28	I would like to see the city offer some kind of insensitive to homeowners to prune their palm trees.	8/26/2020 8:05 PM
29	None	8/24/2020 8:52 PM
30	The housing for sale and rental are way too expensive	8/24/2020 3:14 PM
31	Adult autism housing	8/24/2020 3:12 PM
32	We have too many homeless people along Temecula Parkway. They need to be relocated.	8/24/2020 2:50 PM
33	More resources for affordable housing need to be made available and also on the City Website	8/24/2020 12:38 PM
34	Temecula housing programs and strategies must be colorblind and open to all Americans regardless of race, creed, national origin, etc., while also promoting economic efficiency and free and open markets.	8/24/2020 12:30 AM
35	We feel discriminated in getting a loan from the lender or landlord.	8/22/2020 7:01 AM
36	Yes. Temecula is overcrowded. Way too many apartments and condos. The city council was going the right direction with making it more of a destination or tourist town but now they want to ruin the natural beauty with more housing. There are areas north of Menifee that can take more housing and where new infrastructure can be built. Temecula is maxed out.	8/19/2020 9:24 PM
37	Stop building. This city is quickly becoming congested, leading to impatient drivers, increase littering and lack of care for the community.	8/19/2020 8:39 PM
38	Home prices have outpaced wages and the rental market has also doubled in price with a large amount of homes renting over \$3000 and up. Lots of foreign investors buying up our market and setting rents very high.	8/19/2020 5:37 PM
39	no	8/19/2020 1:59 PM
40	The price range to buy a home in Temecula is expensive for a single parent	8/19/2020 11:36 AM
41	Not sure if this is the proper place but what is being done about the homeless population. In our short time of living	8/19/2020 11:35 AM

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in CA, especially in Temecula, I do not see an improvement with the homeless. They are still present in certain parts of town. There is so much land east of here, why can't shelters and a small community be built there? We pay so many taxes in CA but I'm having a hard time seeing where the money is going.

42	I have worked in Temecula for 15 years and have never been able to afford to purchase a home here. Always had to drive from cheaper cities. We need more affordable housing.	8/19/2020 8:36 AM
43	We have enough housing projects. We dont want homeless people here.	8/19/2020 7:57 AM
44	I'd like information on housing programs to help first time home buyers with down payment options.	8/18/2020 3:11 PM
45	There's a lot of road rage here. A lot of bullying in schools (not currently for obvious reasons). And not enough police presence. Thank you.	8/18/2020 2:01 PM
46	Temecula, as a city, needs far more diversity. It doesn't feel or appear to include all races and individuals from various socio-economic backgrounds. It feels and appears to contain mostly White, affluent Republicans with racist beliefs and unfair practices towards minorities. This makes the housing situation biased and racially divided.	8/18/2020 1:17 PM
47	The safety of our neighborhood is in danger many, many robberies and car theft plus very low income trashy people taking the people's peace away due to section 8. We cant wait to move away after 4 years in peace the last 2 has been horrible, with the tenants section 8 next door, drinking, smoking, fighting, sheriffs coming all the time etc.	8/17/2020 8:31 PM
48	Please keep Temecula looking nice and clean.	8/17/2020 8:02 AM
49	It is imperative that you not place low income housing next to family neighborhoods and schools. Studies show that Section 8 housing attracts drug use and other crimes and we don't want our children exposed to this type of environment. We would leave Temecula if the city does this.	8/15/2020 12:59 AM
50	The city needs to focus on providing affordable housing for its essential workers. People who work hard and are willing to pay a mortgage that meets their budget.	8/14/2020 4:21 PM
51	It's ok to embrace slow growth	8/12/2020 9:58 AM
52	Not at this time.	8/12/2020 9:18 AM
53	Any plan must address the ingress and egress of commuters on 1-15. If the City isn't able to make changes to the freeway congestion, they shouldn't be adding to it with new housing.	8/12/2020 8:14 AM
54	We need very affordable housing and temporary, emergency housing to help the homeless	8/12/2020 6:15 AM
55	Currently we need less housing and more commercial businesses like restaurants. Especially on Temecula parkway which lacks family friendly sit down restaurants.	8/11/2020 8:32 PM
56	Not a nimby but I would like any homeless to be directed away from public traffic. The duck pond has been an issue.	8/11/2020 5:54 PM
57	Would like to see either rents or mortgages at affordable rates for single mothers, single persons that can be able to affordable on single income.	8/11/2020 1:47 PM
58	As a special needs teacher in Temecula, my concern is two-fold: personal and professional. Personally, there are not options for a single teacher income for housing in Temecula. I don't qualify for low income housing and the regular prices of homes are too expensive, but I want to live in the community I work in. Unfortunately, this situation is pushing me to purchase further away from Temecula as I watch new homes being built in the \$500K range around town. I would love to have an opportunity to stay in Temecula where my children grew up. Professionally, the students I serve are 18-22yo and many of them move out of the area to seek housing in areas who support the special needs community. Many of our families move here because of our special needs program in schools, but then what happens once they become adults? We need to continue to support them by offering more accessible home options for individuals with special needs that are close to public transit and the community needs (i.e. shopping, doctors, etc.). Our special needs population in Temecula continues to grow and we continue to support them as best we can, but we can do better by thinking long term.	8/10/2020 2:30 PM
59	Working through city permit process for an ADU and it is arduous. So far the city is not being helpful and is quite disappointing.	8/9/2020 5:09 PM
60	More open space/parks/hiking trails/Agriculture. Would like to see more dedicated bike trails. Less high density - leads to more traffic and less happiness.	8/9/2020 1:14 PM
61	It takes too long to build and govt fees are contributing factor in increase costs. Stop cherry picking your friends. Why does Corona Family seek to rezone their property for Residential, but sue/demand EIR for adjacent housing tract on BFS and Tem Pkwy. The politics of valley are damaging the community.	8/9/2020 10:17 AM
62	We have plenty of apartments - There is a lack of single story single family homes.	8/8/2020 9:21 AM
63	No more housing!!	8/7/2020 9:28 PM
64	More one story housing needed for us getting closer to empty nesting and seniors and for young families starting out. Affordable. Program to make it more affordable. Homeless -hell support programs to get homeless off the street and into housing and also a program that San Diego has- a free bus ticket home if it can be verified they have friend or family who will house them at that location.	8/7/2020 4:46 AM
65	Please help with housing affordability.	8/6/2020 4:11 PM
66	Please keep some open spaces , so far this is a unique aspect to Temecula's relaxed and tourist environment.	8/6/2020 12:20 PM
67	We need to make sure the infrastructure is in place prior to building more housing. The traffic is one of the biggest negatives to our city, and I think that is fueled by the continued development without the infrastructure to support it. I do appreciate all the projects that are in the works on the freeway but the side streets are just as bad	8/5/2020 8:51 PM
68	Not every family has a dual income or high income. But those families live and work in Temecula and would like to buy a home. Think about the people who are different then you.	8/5/2020 2:51 PM
69	Please, no more apartments and limit the number of new housing developments	8/5/2020 2:18 PM
70	M	8/5/2020 2:10 PM
71	There needs to be more bike trails that enable people to ride a bike anywhere they want to go including the wineries and old town	8/5/2020 1:22 PM
72	There are too many homes in Temecula. Let's focus on our schools which have seemed to go down the past few years.	8/5/2020 10:06 AM
73	Slow the growth - it's great where it is and will not be great if it keeps growing	8/4/2020 12:35 PM

## City of Temecula Housing Element Survey

74	I chose the French Valley area rather than Temecula because I got more bang for my buck. I got a larger nicer house for a lot less and my taxes were lower.	8/4/2020 7:42 AM
75	Building new houses without upgrading and connecting existing roads, better freeway access and new thoroughfares will increase the traffic, which already is a miserable situation. It might just be what makes us move away from our beloved city of 27 years.	8/4/2020 3:23 AM
76	If the city continues to build affordable housing in temecula, the city will go down hill and end up just like Riverside.	8/3/2020 5:55 PM
77	Please deal with traffic before every empty lot of land is developed with new houses. Amount of Houses on butterfield is crazy. When kids graduate we are out of here	8/3/2020 5:20 PM
78	Need more long term buyer attractive neighborhoods-that is, houses that have space between them and aren't shoved up right next to each other.	8/2/2020 2:11 PM
79	I understand that the City of Temecula is a family town and that is fantastic. However, it seems like Temecula has focused on creating very large 2 story houses for families. I believe Temecula needs to have smaller detached single family homes available. Not all families need or can afford such large homes. Smaller 3 bed two bath home at 1500-1800 square feet should be available. Additionally, the city should also consider adding in more condominiums. Thank you.	8/1/2020 9:52 AM
80	In five to eight years will be looking to downsize to a senior community seems most are in Murrietta. But prefer to live in Temecula	8/1/2020 8:11 AM
81	More affordable 55 and over homes are needed in Temecula	8/1/2020 6:57 AM
82	Homeless shelters are definitely more needed now more than ever as well as keeping a balance of nature and not building more homes that people can't afford.	7/31/2020 3:50 PM
83	Really tired of rows and rows of cookie cutter homes! Get creative and sustainable!	7/31/2020 2:59 PM
84	The other part of the housing equation is the job market—living in Temecula is less appealing when you have to drive an hour to find career-track jobs for college educated individuals outside of the retail/hospitality/tourism industries.	7/31/2020 2:17 PM
85	Let's continue to keep temecula clean and nice , keep homeless off the streets.find a solution for the people who protest at the duck pond . Was driving by with my kids and two people were fighting yelling and cussing at each other . NOT GOOD	7/31/2020 9:26 AM
86	Please no more building! Traffic is already out of control.	7/31/2020 8:02 AM
87	no	7/30/2020 10:33 PM
88	There are ppl who work really hard to provide a nice and safe environment for their families even when they can barely afford to. I work two jobs and it's still not enough. If I work here I should be able to live comfortably without having to stress about being a good parent or a working single mom who tries everything possible to put in quality time to produce a productive citizen while working 12-16 hours days sometimes 7 days a week.	7/30/2020 9:19 PM
89	People who work in Temecula should be able to live in Temecula. New housing projects should have lower-income subsidies so they can own as well.	7/30/2020 8:55 PM
90	Stop building. Buy land and turn it into parks. The problem is the Jeni is already out of the bag for Temecula. Traffic and crime are here to stay	7/30/2020 7:25 PM
91	There should be a housing program in the market for couples, without "forcing" them to live in a house with 3-4 rooms when they need just 1-2.	7/30/2020 6:10 PM
92	I would like to be able to afford to live.	7/30/2020 6:08 PM
93	Current infrastructure is strained to meet current housing levels. After watching Los Angeles and Orange Counties basically negatively impact the quality of life by overbuilding, the main reason for our move to Temecula was a better quality of life with limited growth at the time. Since moving here, we have seen the population growth negatively impact quality of life but from an economic view, it has been a positive. The challenge is to balance the growth while maintaining quality.	7/30/2020 5:09 PM
94	Think about single mothers, lower income essential employees and the children whom are part of those families. This isn't about handouts, it's about the need for smaller practical homeownership options.	7/30/2020 4:33 PM
95	The city of Temecula needs to work to create nice homes and neighborhoods for low income essential workers who work in Temecula. The apartments currently affordable to Temecula's low income earners are horribly inadequate. Stop building half a million+ \$\$ single family neighborhoods and think about our low income residents.	7/30/2020 2:58 PM
96	I'm currently renting and taking amenities away it's frustrating because of COVID 19,I pay a lot of money for renting.	7/30/2020 2:42 PM
97	Not just low income, up and coming income. Kids who grew up here need to get a foothold in or near the community	7/30/2020 1:39 PM
98	Stop building apartments, condos and HUD housing. GET RID OF THE DRUG ADDICTS LIVING ON OUR STREETS. I'll take my tax money elsewhere.	7/30/2020 1:18 PM
99	Temecula does not need any more single family detached homes. There are plenty of single family homes.	6/2/2020 4:41 PM

## City of Temecula Housing Element Survey

#	Q11: (BABY BOOMERS) 56-74 YEARS OLD	DATE
1	None	9/24/2020 1:53 PM
2	Senior communities would be nice. Or else we may move	9/24/2020 1:44 PM
3	Please encourage low income senior housing as a priority.	9/24/2020 11:14 AM
4	Can't afford computer! Why do you waste so much water and still have trees and plants but cut in half and only water public areas in early AM late PM	9/16/2020 9:13 AM
5	Would like to see more housing for seniors with limited senior income.	9/16/2020 9:09 AM
6	The housing and property taxes here in Temecula are out of control. I believe it is designed to not integrate but segregate.	9/15/2020 2:55 PM
7	Looking forward and praying that someday I can acquire my own Senior home. Many thanks for concern.	9/15/2020 11:41 AM
8	Can the City require Redhawk Golf Club to implement ways to minimize or mitigate damage caused by errant golf balls to our houses (windows, stucco, patio, or even people being injured)? It's probably a matter of when, not if, I or a family members gets seriously injured by an errant golf ball. I have been hit by a golf ball in the back. Thankfully it did not land on my head. I now have to wear a hard hat every time I am in our back yard. Thank you for considering my input.	9/15/2020 10:40 AM
9	I come from a state that passed legislation to preserve open space. I am dismayed by all the building here. Every new development means more traffic lights, more traffic, more students in the schools, and more importantly more water usage.	9/15/2020 10:20 AM
10	No more apartments or section 8	9/14/2020 10:21 PM
11	Make it easier, faster and less expensive to develop new housing	9/5/2020 6:40 PM
12	prices are out of control due to supply in demand....	9/5/2020 7:12 AM
13	I'm very concerned about a housings duplex I heard about west Temecula parkway by I-15, adding more congestion and ruining the beautiful hill side, that all Temecula's love seeing.	9/4/2020 7:08 PM
14	Retired people need more to do or they leave. Tennis Courts are extremely in need as are public places to Lap swim. Thank you for keeping Chs open for lap swim	9/4/2020 3:54 PM
15	Install the infrastructure before building home or multi family homes PLEASE	9/4/2020 3:27 PM
16	N/A	9/4/2020 3:11 PM
17	We are in great need of affordable housing options in our area for all types of people.	9/1/2020 10:20 AM
18	I didn't see any homeless when I moved to Temecula 15 years ago. Now, there are many homeless people. Many of them are young people. They need assistance.	8/30/2020 11:30 PM
19	Need assisted living for special needs	8/30/2020 11:27 AM
20	I'm hoping that Temecula includes Murrieta, Wildomar, Menifee and surrounding suburbs.	8/30/2020 12:02 AM
21	I don't think that Ca should overrule CC&Rs allowing houses to run preschools in the middle of single housing tracts when businesses aren't allowed and we pay fees to maintain the CC&Rs.	8/29/2020 9:37 PM
22	You keep building houses but yet the infrastructure such as highways East to West is terrible. Winchester for an example takes me 50 min to 70 minutes to get from business park drive to Murrieta hot springs Anytime from 3:30 To 6:30pm and longer on weekends. I'm very frustrated.... and thinking of moving. Your planning needs a better plan ....	8/29/2020 2:10 PM
23	No	8/29/2020 9:13 AM
24	No	8/29/2020 9:04 AM
25	There used to be more opportunities in buying a home that was a fixer upper. VA repos were affordable. Why is that not a program to be offered?	8/29/2020 7:31 AM
26	No comment.	8/28/2020 9:06 PM
27	no	8/28/2020 8:06 PM
28	My condo was built in 2005. I'm an original owner. Sloppy construction, no oversight and shoddy electrical work. Another area of concern is the lack of oversight of HOA Property Management Firms. Their charges to HOA's are aligned with THEIR desires, not owners within the HOA. Please address this lack of oversight as property owners are their clients. Thank you for seeking our input.	8/28/2020 7:39 PM
29	Thank you for reaching out to find out the needs of the surrounding communities. We visit and sop in your area. Attend your functions as well.	8/28/2020 6:44 PM
30	Please let me know if there are any programs to purchase homes	8/28/2020 6:11 PM
31	Please get some sort of rent control in temecula, especially for seniors	8/28/2020 6:01 PM
32	Do not start building lower-income type housing in Temecula. There are other areas where lower-income families can go. As much as I hate to say it, lower-income families bring in more crime and depreciation to hard working succesful families dreams. I wish it would not be this way but these are the facts.	8/28/2020 5:23 PM
33	no	8/28/2020 3:48 PM
34	Builders that are building in the area are pricing the new homes were not many people can afford. This includes more taxes and hoa paid by seniors at summers bend new communities. Hoa and taxes for 55 older adults are \$300 and 1.79taxes. Younger than 55 pay \$200 hoa and 1.7 taxes. Is this fair for seniors? Harold Stewart 9512901808	8/28/2020 2:00 PM
35	There's not a lot for seniors to do here. The senior center is only for low income folks and their day trips are to the library. Huh? I Think it's important to keep older citizens active and engaged in the community. This is a young family city.	8/28/2020 1:55 PM
36	People like / need to feel safe.	8/28/2020 1:43 PM
37	The apartment prequalifications are too high. Can afford rent, but having to make 2.5 times rent in salary is too much	8/27/2020 6:49 PM
38	No	8/26/2020 7:43 PM

## City of Temecula Housing Element Survey

39	You allow too many housing projects off major streets that are already difficult to drive on, because of traffic. One example is the building on Rancho California between Margarita & Ynez. Also, the unbelievable building along Butterfield, north of Rancho California. More traffic problems . It's quite obvious to me that the conservative leadership in Temecula doesn't work for all of the Temecula residents, but when "following the money", we can all see who is benefiting and who isn't.	8/24/2020 10:16 AM
40	There is enough low income housing we want homeowners and people that are employed to be attracted to our community. They contribute their resources to build our communities. They are stakeholders and the backbone or all excellent cities.	8/24/2020 1:12 AM
41	It seems that we do have adequate low income housing in the city. Single family homeownership provides a stake in the community. Employed person's with resources make their lives here and contribute financially to support the cities businesses, medical facilities in a way that promotes positive growth for all.	8/23/2020 5:53 PM
42	Please stop building anymore homes. We have over crowding here in the Temecula Valley and Everyone I talks to wishes that you would bring in more Jobs! Our streets are over crowded and Traffic is a Nightmare!	8/21/2020 1:15 PM
43	When housing prices increase, even with low interest, they're out of range of the average California worker, especially with the high property tax!	8/21/2020 2:12 AM
44	I sincerely hope that this survey isn't use just to check a box, as a requirement to justify the Block Grants from state and federal. We need affordable housing.	8/19/2020 9:57 PM
45	Finding affordable housing for those who work and serve in the community is critical. Providing options for seniors to leave larger homes for affordable smaller and energy efficient homes is important for an aging population.	8/19/2020 1:39 PM
46	Need more mental health assistance for homeless. Need drug and alcohol programs for homeless outreach	8/19/2020 11:50 AM
47	We need to have a system to accommodate low income and homeless persons.	8/19/2020 10:15 AM
48	People complain about our homeless population, yet we don't housing for them. I believe the City fears this would encourage and increase our homeless population, yet we must do something as, with the current economy, we will be seeing more and more homeless families.	8/19/2020 10:02 AM
49	I respectfully ask for you to reconsider allowing us to go back to the short term rentals because its the only way that some of us can survive and pay our mortgages because we have sick or disabled family members that count on us. Without being able to rent rooms out on a short term basis when needed at least 3 people in my household would have to depend on county/city resources for housing and additional assistance. Thank you	8/19/2020 9:42 AM
50	Why not be more fair and balanced in your PSA's. We want facts not fear!	8/17/2020 11:14 AM
51	I would love a lower rental rate for my apartment in Old Town as I am turning 70 years old this month and would like to be able to have a little more money to enjoy my last years. I love Temecula and especially feel privileged to live in Old Town and in the same location for the last 14/15 years.	8/16/2020 9:59 PM
52	this is a good effort, thank you	8/13/2020 5:53 PM
53	You have no where for the homeless to get shelter or a place they can shower and eat hot food you really need to figure out how to help them. I think you should build or use an empty building to place the homeless and allow them to stay for a period of time to allow them to either get on their feet or place them in an apartment that they can afford.	8/10/2020 2:23 PM
54	Temecula is over-crowded. The infrastructure cannot handle the population. We do not need any new housing to be built. It will only add to the congestion.	8/10/2020 7:20 AM
55	Adding ADU 's to existing homes create off street parking problems with streets lines with cars.	8/9/2020 9:43 PM
56	All homes/apartments must be for homeowners or long term renters. No short term rentals as they take away from the infrastructure of Temecula.	8/8/2020 3:14 PM
57	We love Temecula. Please maintain quality of life and keep the area "low crime.". The only drawback is California leftist politics and primarily a single party state which may drive us out of the state	8/8/2020 1:17 PM
58	Homeowners who are about to retire but cannot afford their homes need a nice choice of low income homes. Families who make under 50,000k need places to afford.	8/6/2020 4:29 PM
59	I feel that developers will build homes that they can sell. So demand will encourage the construction of whatever homes are needed.	8/6/2020 7:44 AM
60	More mixed use so shopping isn't only at each end of town	8/5/2020 8:57 PM
61	No	8/3/2020 8:14 PM
62	affordable single story housing that is not in the 55 and older community so that adults can share housing with young adult children	8/2/2020 1:09 PM
63	No thanks	8/2/2020 11:09 AM
64	I think the new housing projects are moving too quickly, without concern for our roads & highways, which are in horrific condition. I have been trying for over a year to get SOMEONE to take responsibility for a 2-mile section of Pauba Rd., where this road (not a county owned road), is a "2-mile accident waiting to happen". Everyone I have talked to, has passed the buck! The government of Temecula is doing a lousy job, with representation being the major problem. Haven't been able to read the housing update; but you put it in the middle of this questionnaire, which doesn't make sense. We need better governance in Temecula . Too many representatives continue to be elected, yet do NOTHING to help Temecula prosper, just taking salaries & sitting on their duffs!	8/2/2020 10:58 AM
65	Please do NOT repeal prop 13 & raise property taxes even higher ! Please provide more affordable housing for young folks ages 20-40 working in Temecula who cannot afford to rent apartment of their own. Thank You	7/31/2020 5:59 PM
66	The greatness of Temecula is its small size, quality of life and semi-rural character. Don't keep growing it with more housing! Then it turns into an urban center and I move away!	7/31/2020 5:01 PM
67	The build out of Temecula has already exceeded the original plans. The lack of mass transit or additional freeway lanes means NO MORE HOUSING!!!!!!!!!!!!	7/31/2020 2:54 PM
68	Don't over build!!!	7/31/2020 12:12 PM
69	-Limit STR's -Limit ADW's to those with onsite parking.	7/31/2020 11:49 AM
70	We love Temecula! However it is way too populated and too many residences being built. The infrastructure cannot handle what we have now! Very frustrating. All we hear are sirens anymore from emergency and/or police. It's sad	7/30/2020 5:09 PM

## City of Temecula Housing Element Survey

	when you live w miles from somewhere and it takes 15 to 20 minutes to get there. Stop building. There is enough population and tourist business to sustain the city.	
71	My son and his new wife wanted to move here from college in Irvine, but the one condo we found in their price range got 16 offers on it the first day. They were very discouraged at the lack of options, and will continue renting for the foreseeable future.	7/30/2020 3:49 PM
72	Smaller starter homes instead of McMansions are needed	7/30/2020 2:36 PM
73	Building AFFORDABLE Housing for all age groups and particularly for those who work in the service industries. Today's housing market is expensive and prejudicial.	7/30/2020 2:35 PM
74	Please open more affordable low income senior housing .	7/30/2020 2:28 PM
75	I have lived here since the 80's. I will most likely not be able to stay here in retirement due to housing costs (and lack of physicians). This is not a senior friendly town unless one is very well off.	7/30/2020 1:36 PM
76	no	4/14/2020 3:32 PM
#	<b>Q11: (SILENT GENERATION) 75 + YEARS OLD</b>	<b>DATE</b>
1	Too much growth without infrastructure to support. Roads/traffic too heavy and maintenance not adequate to support the additional homes being built.	9/15/2020 1:55 PM
2	Dedicated Bicycle and walking trails, more open space parks, more exits from freeway and road widening to accommodate traffic as housing/population increases.	9/5/2020 7:05 AM
3	No	9/4/2020 3:14 PM
4	Predatory mortgage collection companies should be outlawed.	8/31/2020 12:20 AM
5	Never, ever build in the southwest hills, or near preservation areas. Limit building to housing, not entertainment venue.	8/29/2020 11:42 AM
6	property taxes are very high and this prevents lower income folks from buying	8/28/2020 2:29 PM
7	Have loved living in Temecula. Would not like to see great changes to the current General Plan or Housing Element.	8/28/2020 2:02 PM
8	Seniors do not have enough income to afford utilities. There should be a better program for this. This is for my parents and not for me.	8/28/2020 1:54 PM
9	I'd like priority for affordable active senior resident- owned housing - senior mobile home parks and 55+ resident owned homes. Resident owned mobile home space, not rented land space. And senior communities similar to The Colony in Murrieta, and The Knolls mobile home park in Murrieta. Not apartments - houses or mobile homes.	7/31/2020 2:43 PM

**Q16** If desired, please leave your name and email address to receive email updates, meeting announcements, and information on the 2021-2029 Housing Element Update. Note: Emails will solely be used for the purpose of dispersing information related to the Housing Element Update and will not be shared or used for any other purpose.

Answered: 244 Skipped: 422

	FIRST NAME:	LAST NAME:	EMAIL:	TOTAL
Q11: Gen Z (0-23 years old)	100.00% 1	100.00% 1	100.00% 1	1.23% 3
Q11: Millennial (24-39 years old)	100.00% 67	98.51% 66	95.52% 64	80.74% 197
Q11: Generation X (40-55 years old)	100.00% 82	98.78% 81	97.56% 80	99.59% 243
Q11: (Baby Boomers) 56-74 years old	94.94% 75	92.41% 73	98.73% 78	92.62% 226
Q11: (Silent Generation) 75 + years old	100.00% 15	100.00% 15	93.33% 14	18.03% 44
Total Respondents	240	236	237	244

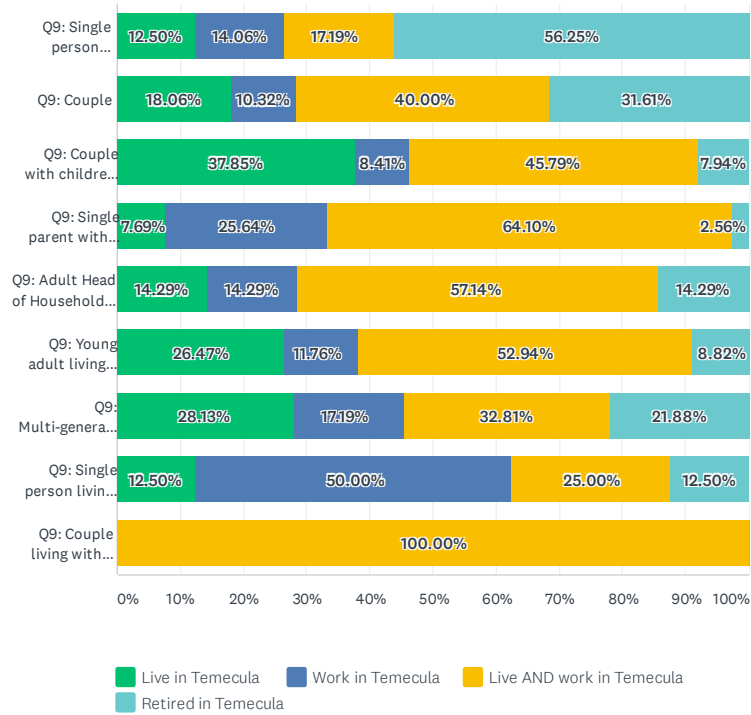

*Note: Answers redacted for privacy.*



# Appendix C- Part 3

## Q1 Do you live and/or work in the City of Temecula?

Answered: 586 Skipped: 43



	LIVE IN TEMECULA	WORK IN TEMECULA	LIVE AND WORK IN TEMECULA	RETIRED IN TEMECULA	TOTAL
Q9: Single person household (A)	12.50% 8 CG	14.06% 9	17.19% 11 BCDFG	56.25% 36 BCDFG	10.92% 64
Q9: Couple (B)	18.06% 28 C	10.32% 16 D	40.00% 62 AD	31.61% 49 ACDF	26.45% 155
Q9: Couple with children under 18 (C)	37.85% 81 ABD	8.41% 18 DG	45.79% 98 AD	7.94% 17 ABG	36.52% 214
Q9: Single parent with children under 18 (D)	7.69% 3 CFG	25.64% 10 BC	64.10% 25 ABCG	2.56% 1 ABG	6.66% 39
Q9: Adult Head of Household (non-parent) with children under 18 (E)	14.29% 1	14.29% 1	57.14% 4	14.29% 1	1.19% 7
Q9: Young adult living with parents (F)	26.47% 9 D	11.76% 4	52.94% 18 A	8.82% 3 AB	5.80% 34
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	28.13% 18 AD	17.19% 11 C	32.81% 21 AD	21.88% 14 ACD	10.92% 64
Q9: Single person living with roommates (H)	12.50% 1	50.00% 4	25.00% 2	12.50% 1	1.37% 8
Q9: Couple living with roommates (I)	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.17% 1
Total Respondents	149	73	242	122	586

## City of Temecula Housing Element Survey

	IF YOU LIVE SOMEWHERE OTHER THAN THE CITY OF TEMECULA, WHERE DO YOU LIVE?	TOTAL
Q9: Single person household (A)	0	0
Q9: Couple (B)	0	0
Q9: Couple with children under 18 (C)	0	0
Q9: Single parent with children under 18 (D)	0	0
Q9: Adult Head of Household (non-parent) with children under 18 (E)	0	0
Q9: Young adult living with parents (F)	0	0
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	0	0
Q9: Single person living with roommates (H)	0	0
Q9: Couple living with roommates (I)	0	0

#	Q9: SINGLE PERSON HOUSEHOLD	DATE
1	Menifee	9/16/2020 8:11 PM
2	Murrieta	9/16/2020 9:32 AM
3	Murrieta	9/16/2020 9:21 AM
4	Hemet	9/16/2020 9:07 AM
5	Murrieta	9/15/2020 2:08 PM
6	Murrieta	9/15/2020 11:29 AM
7	Oceanside	9/4/2020 3:55 PM
8	Menifee	9/4/2020 3:23 PM
9	Murrieta	9/4/2020 3:22 PM
10	Menifee	9/4/2020 3:17 PM
11	Menifee	9/4/2020 3:02 PM
12	Murrieta	8/29/2020 11:57 PM
13	Sun City	8/28/2020 8:21 PM
14	Unincorporated Riverside county	8/28/2020 6:57 PM
15	Menifee	8/28/2020 6:36 PM
16	28500 Pujol Street #44	8/28/2020 1:19 PM
17	Menifee	8/28/2020 1:14 PM
18	Murrieta	8/10/2020 7:15 AM
19	TEMECULA WINE COUNTRY	8/3/2020 4:31 PM
20	Menifee	7/30/2020 8:34 PM
21	Anza	5/18/2020 8:46 AM

# City of Temecula Housing Element Survey

#	Q9: COUPLE	DATE
1	Menifee	9/24/2020 1:30 PM
2	Murrieta	9/17/2020 5:08 PM
3	unincorporated county/retired	9/16/2020 9:10 AM
4	Murrieta	9/15/2020 11:43 AM
5	Murrieta	9/9/2020 10:25 AM
6	San Diego own two rentals in Temecula	9/5/2020 3:28 PM
7	Wildomar	9/5/2020 11:44 AM
8	Menifee	9/4/2020 4:56 PM
9	Wildomar	9/4/2020 3:33 PM
10	Sage	9/4/2020 3:08 PM
11	Murrieta	9/4/2020 3:05 PM
12	Murrieta	9/4/2020 3:05 PM
13	Wildomar	9/3/2020 2:31 PM
14	Murrieta	9/1/2020 10:14 AM
15	Fallbrook	8/29/2020 9:10 AM
16	Outside of wine country Winchester	8/28/2020 9:35 PM
17	I live in the Wine Country unincorporated area	8/28/2020 1:58 PM
18	Menifee	8/28/2020 1:50 PM
19	I am filling this out for my parents who are retired.	8/28/2020 1:43 PM
20	Menifee. I am always down in Temecula, originally wanted to live there.	8/28/2020 1:29 PM
21	Murrieta	8/21/2020 7:26 AM
22	Hemet, ca	8/18/2020 1:09 PM
23	French Valley	8/17/2020 11:06 AM
24	Murrieta	8/13/2020 5:48 PM
25	Murrieta	8/11/2020 2:17 PM
26	Corona	8/10/2020 2:27 PM
27	Winchester	8/4/2020 7:37 AM
28	Murrieta	8/2/2020 2:06 PM
29	San Juan Capistrano	8/2/2020 11:05 AM
30	Meadowview	7/31/2020 2:10 PM
31	Menifee	7/30/2020 6:03 PM
32	I am in the process is moving to Temecula from San Diego	7/30/2020 1:08 PM
#	Q9: COUPLE WITH CHILDREN UNDER 18	DATE
1	Murrieta	9/14/2020 11:39 AM
2	Menifee	9/4/2020 5:37 PM
3	Murrieta	9/4/2020 3:16 PM
4	Los angeles	8/28/2020 3:52 PM
5	I would like to move to the city of Temecula	8/28/2020 1:08 PM
6	City of Riverside	8/24/2020 12:48 PM
7	Murrieta	8/19/2020 8:31 AM
8	Murrieta	8/17/2020 8:17 PM
9	Wildomar	8/12/2020 9:14 AM
10	Temecula Wine Country Area	8/11/2020 1:28 PM
11	Riverside	8/10/2020 3:29 PM
12	Wine Country	8/8/2020 11:25 PM
13	Winchester, CA	8/6/2020 8:43 AM
14	I live in Temecula, partly telecommute and partly work within 40 minutes of here	8/5/2020 8:46 PM
15	Murrieta	8/4/2020 7:43 AM
16	Murrieta	8/4/2020 12:57 AM
17	Murrieta	8/3/2020 7:40 PM
18	Murrieta	8/2/2020 5:31 PM
19	Just outside of city limits toward wine country	7/31/2020 7:56 AM
20	Murrieta	7/30/2020 5:49 PM
21	Near Pachanga	7/30/2020 5:19 PM

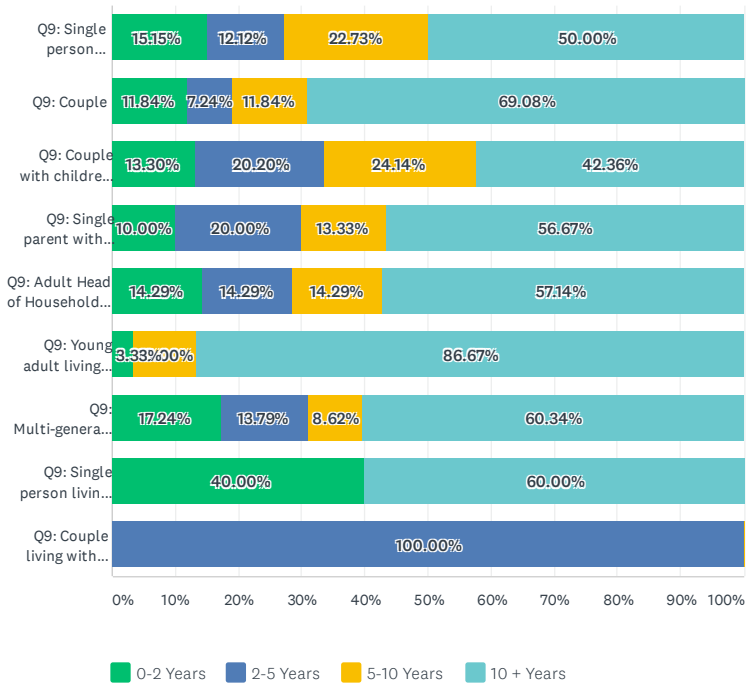
# City of Temecula Housing Element Survey

#	Q9: SINGLE PARENT WITH CHILDREN UNDER 18	DATE
1	Murrieta (County land, not city) Temecula Schools	9/5/2020 6:19 AM
2	Hemet	9/2/2020 6:08 AM
3	Menifee	8/29/2020 11:03 AM
4	Murrieta	8/28/2020 2:15 PM
5	Menifee	8/28/2020 1:28 PM
6	Murrieta	8/24/2020 1:09 PM
7	Murrieta	8/11/2020 2:00 PM
8	Bonsall	7/31/2020 9:31 PM
9	Murrieta	7/30/2020 6:05 PM
10	Lake elsinore	7/30/2020 5:46 PM
11	Perris	7/30/2020 5:32 PM
12	Murrieta	6/16/2020 4:03 PM
#	Q9: ADULT HEAD OF HOUSEHOLD (NON-PARENT) WITH CHILDREN UNDER 18	DATE
1	Winchester, CA	8/31/2020 7:31 AM
2	Winchester	8/11/2020 2:15 PM
#	Q9: YOUNG ADULT LIVING WITH PARENTS	DATE
1	Canyon Lake	9/4/2020 4:50 PM
2	Hemet	8/29/2020 7:23 AM
3	Murrieta	8/5/2020 11:09 AM
4	Murrieta	8/2/2020 10:48 AM
#	Q9: MULTI-GENERATIONAL FAMILY HOUSEHOLD (GRANDPARENTS, CHILDREN, AND/OR GRANDCHILDREN ALL UNDER THE SAME ROOF)	DATE
1	Menifee	9/4/2020 6:01 PM
2	Menifee	9/4/2020 3:14 PM
3	Winchester	8/31/2020 6:22 PM
4	Wildomar	8/31/2020 12:13 AM
5	Moreno Valley	8/29/2020 2:11 PM
6	Temecula wine country	8/28/2020 9:40 PM
7	Lake Elsinore	8/28/2020 1:13 PM
8	Murrieta	8/28/2020 1:12 PM
9	Murrieta	8/28/2020 1:07 PM
10	Murrieta	8/25/2020 9:15 AM
11	San Diego	8/22/2020 6:56 AM
12	Murrieta	8/17/2020 1:54 PM
13	Menifee, CA	8/17/2020 10:53 AM
14	Homeland	8/10/2020 2:14 PM
15	Menifee	8/2/2020 8:46 AM
16	Riverside County-Wine Country	7/30/2020 2:32 PM
#	Q9: SINGLE PERSON LIVING WITH ROOMMATES	DATE
1	Murrieta	9/9/2020 3:41 PM
2	Murrieta	8/28/2020 6:04 PM
3	Wildomar	8/2/2020 12:38 PM
4	Menifee	8/1/2020 6:50 AM
5	Murrieta	4/14/2020 3:28 PM
#	Q9: COUPLE LIVING WITH ROOMMATES	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q2 How long have you lived in the City of Temecula?

Answered: 552 Skipped: 77

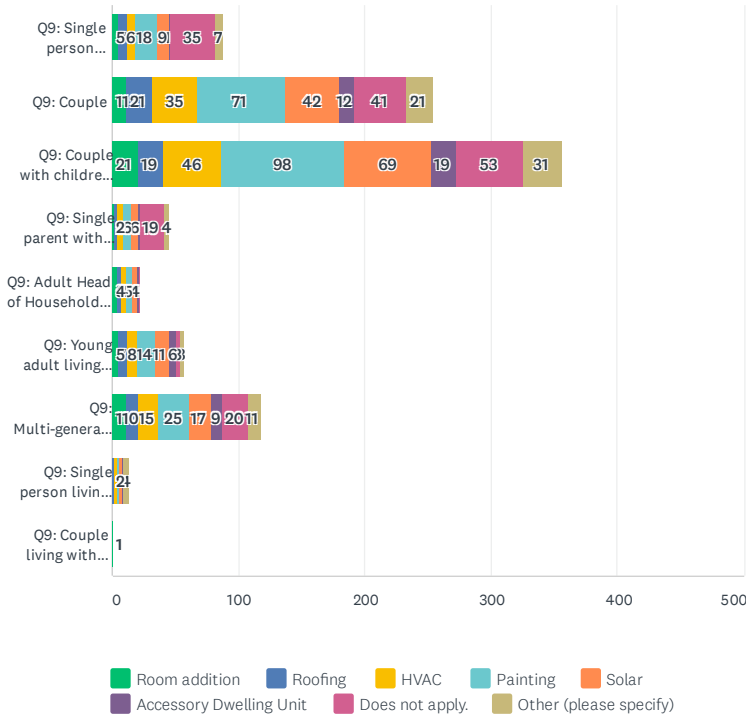


	0-2 YEARS	2-5 YEARS	5-10 YEARS	10 + YEARS	TOTAL
Q9: Single person household (A)	15.15% 10	12.12% 8 F	22.73% 15 BG	50.00% 33 BF	11.96% 66
Q9: Couple (B)	11.84% 18	7.24% 11 CD	11.84% 18 AC	69.08% 105 ACF	27.54% 152
Q9: Couple with children under 18 (C)	13.30% 27	20.20% 41 BF	24.14% 49 BG	42.36% 86 BFG	36.78% 203
Q9: Single parent with children under 18 (D)	10.00% 3	20.00% 6 BF	13.33% 4	56.67% 17 F	5.43% 30
Q9: Adult Head of Household (non-parent) with children under 18 (E)	14.29% 1	14.29% 1	14.29% 1	57.14% 4	1.27% 7
Q9: Young adult living with parents (F)	3.33% 1	0.00% 0 ACDG	10.00% 3	86.67% 26 ABCDG	5.43% 30
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	17.24% 10	13.79% 8 F	8.62% 5 AC	60.34% 35 CF	10.51% 58
Q9: Single person living with roommates (H)	40.00% 2	0.00% 0	0.00% 0	60.00% 3	0.91% 5
Q9: Couple living with roommates (I)	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.18% 1
Total Respondents	72	76	95	309	552

# City of Temecula Housing Element Survey

## Q3 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 544 Skipped: 85



	ROOM ADDITION	ROOFING	HVAC	PAINTING	SOLAR	ACCESSORY DWELLING UNIT	DOES NOT APPLY.	OTHER (PLEASE SPECIFY)	TOTAL
Q9: Single person household (A)	7.81% 5	10.94% 7	9.38% 6	28.13% 18	14.06% 9	1.56% 1	54.69% 35	10.94% 7	16.18% 88
Q9: Couple (B)	7.28% 11	13.91% 21	23.18% 35	47.02% 71	27.81% 42	7.95% 12	27.15% 41	13.91% 21	46.69% 254
Q9: Couple with children under 18 (C)	10.50% 21	9.50% 19	23.00% 46	49.00% 98	34.50% 69	9.50% 19	26.50% 53	15.50% 31	65.44% 356
Q9: Single parent with children under 18 (D)	6.67% 2	6.67% 2	16.67% 5	20.00% 6	20.00% 6	3.33% 1	63.33% 19	13.33% 4	8.27% 45
Q9: Adult Head of Household (non-parent) with children under 18 (E)	57.14% 4	42.86% 3	57.14% 4	71.43% 5	57.14% 4	14.29% 1	14.29% 1	0.00% 0	4.04% 22
Q9: Young adult living with parents (F)	17.24% 5	24.14% 7	27.59% 8	48.28% 14	37.93% 11	20.69% 6	10.34% 3	10.34% 3	10.48% 57
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	19.30% 11	17.54% 10	26.32% 15	43.86% 25	29.82% 17	15.79% 9	35.09% 20	19.30% 11	21.69% 118
Q9: Single person living with roommates (H)	0.00% 0	40.00% 2	40.00% 2	40.00% 2	40.00% 2	20.00% 1	0.00% 0	80.00% 4	2.39% 13
Q9: Couple living with roommates (I)	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.18% 1
Total Respondents	60	71	121	239	160	50	172	81	544

## City of Temecula Housing Element Survey

#	Q9: SINGLE PERSON HOUSEHOLD	DATE
1	new flooring, landscaping	9/15/2020 10:18 AM
2	Shelves in the kitchen	8/28/2020 8:25 PM
3	Energy efficient appliances	8/28/2020 7:31 PM
4	Renting but want solar on MF affordable housing Riverbank with SOMAH program	8/28/2020 1:21 PM
5	Kitchen and bathroom upgrades	8/3/2020 5:52 PM
6	I'm a renter. Would love to own.	7/30/2020 2:32 PM
7	None	7/30/2020 1:21 PM
#	Q9: COUPLE	DATE
1	Flooring, plumbing, electrical	9/16/2020 9:27 AM
2	Flooring, plumbing, electrical	9/16/2020 8:56 AM
3	all ready done	9/5/2020 8:46 AM
4	Fencing	8/29/2020 2:54 PM
5	New flooring and upgraded bathrooms	8/28/2020 5:50 PM
6	Air purifier systems	8/28/2020 1:52 PM
7	Making the stairs from the front and back door a ramp.	8/28/2020 1:46 PM
8	All of the above have been done during my time here	8/28/2020 1:40 PM
9	Remodel interior	8/27/2020 7:13 PM
10	Kitchen upgrade	8/24/2020 10:05 AM
11	Updating our whole home	8/21/2020 1:06 PM
12	New flooring and kitchen renewal	8/19/2020 1:35 PM
13	flooring	8/19/2020 9:55 AM
14	pool & landscaping	8/17/2020 11:07 AM
15	Remodel kitchen	8/9/2020 6:39 AM
16	Kitchen remodel	8/8/2020 3:09 PM
17	Want single story.	8/6/2020 9:56 PM
18	Interior remodel	8/5/2020 10:51 AM
19	Bathroom remodel	8/2/2020 11:07 AM
20	Bathroom upgrades	7/31/2020 3:32 PM
21	Driveway expansion	7/31/2020 2:05 PM

## City of Temecula Housing Element Survey

#	Q9: COUPLE WITH CHILDREN UNDER 18	DATE
1	Flooring	9/24/2020 6:56 PM
2	Pool	9/4/2020 3:41 PM
3	Flooring	9/4/2020 3:25 PM
4	Installation and soundproofing	8/31/2020 1:12 PM
5	Windows. Interior doors.	8/30/2020 9:53 PM
6	Upgrading bathrooms	8/30/2020 8:44 AM
7	Water heater	8/29/2020 8:41 PM
8	Pool	8/29/2020 4:44 PM
9	Windows and kitchen	8/29/2020 12:22 AM
10	Major Interior Remodel	8/28/2020 3:05 PM
11	Remodeling staircase	8/19/2020 12:05 PM
12	bathroom remodel, whole house fan	8/15/2020 12:51 AM
13	Patio cover	8/10/2020 10:59 AM
14	Add another garage	8/8/2020 6:30 PM
15	interior remodeling	8/6/2020 5:18 PM
16	Pool remodel	8/5/2020 12:05 PM
17	Windows	8/3/2020 10:06 PM
18	Pool/spa	8/3/2020 6:17 PM
19	Pool	8/3/2020 4:17 PM
20	Kitchen remodel	8/3/2020 2:42 PM
21	New flooring and countertops	8/3/2020 1:56 PM
22	Pool	8/3/2020 1:21 PM
23	Full renovations	8/2/2020 5:23 PM
24	pool; remodel; flooring	8/2/2020 5:16 PM
25	Pool	7/31/2020 5:17 PM
26	Pool	7/30/2020 10:47 PM
27	Bathtub install downstairs	7/30/2020 9:31 PM
28	Kitchen & bathroom renovation	7/30/2020 8:09 PM
29	Pool and landscaping.	7/30/2020 5:23 PM
30	Flooring, window coverings, patio cover	6/8/2020 11:14 AM
31	General replacement of outdated aspects of our home	6/2/2020 4:38 PM
#	Q9: SINGLE PARENT WITH CHILDREN UNDER 18	DATE
1	Looking to purchase in temecula	8/28/2020 1:29 PM
2	Cracks on walls	8/26/2020 7:59 PM
3	I currently rent, so no additions.	8/18/2020 1:38 PM
4	Pool	8/7/2020 2:18 PM
#	Q9: ADULT HEAD OF HOUSEHOLD (NON-PARENT) WITH CHILDREN UNDER 18	DATE
	There are no responses.	
#	Q9: YOUNG ADULT LIVING WITH PARENTS	DATE
1	Pool	8/31/2020 11:09 AM
2	Tankless water heater & new windows	8/30/2020 10:34 PM
3	rain gutter, patio cover and land scaping	8/21/2020 11:46 AM



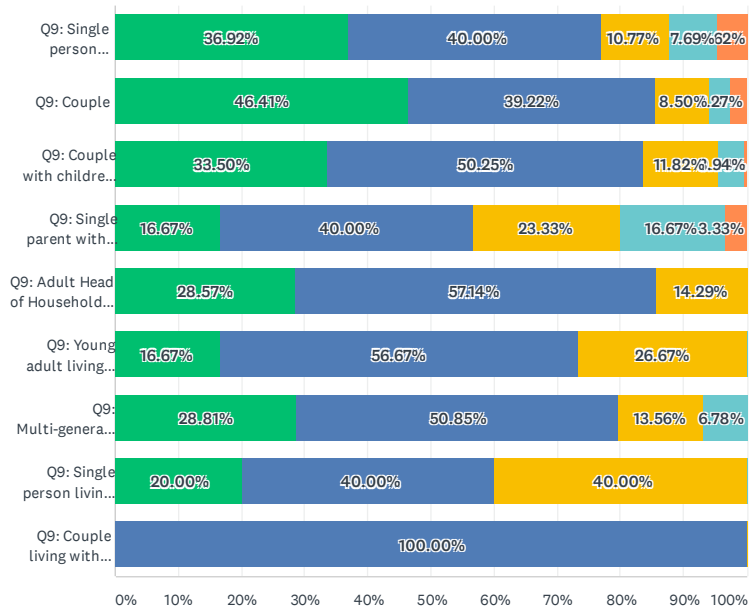
## City of Temecula Housing Element Survey

#	Q9: MULTI-GENERATIONAL FAMILY HOUSEHOLD (GRANDPARENTS, CHILDREN, AND/OR GRANDCHILDREN ALL UNDER THE SAME ROOF)	DATE
1	Lawn upgrade to drought tolerant rock	9/19/2020 12:13 PM
2	Whole house fan in the attic	9/5/2020 7:08 AM
3	pool	9/4/2020 3:05 PM
4	Whole house fan	8/31/2020 4:27 PM
5	Renovate/upgrade	8/29/2020 9:00 AM
6	Did an addition considering others.	8/28/2020 1:53 PM
7	Water Heater, bathroom remodel, new floors	8/27/2020 5:54 PM
8	Kitchen and bathroom remodel, carpet and other flooring	8/26/2020 6:05 PM
9	Pool	8/11/2020 3:52 PM
10	Downsize	7/31/2020 5:48 PM
11	General interior updates due to age of home	7/31/2020 6:39 AM
#	Q9: SINGLE PERSON LIVING WITH ROOMMATES	DATE
1	I'm renting	9/16/2020 9:13 AM
2	Tree removal/ service	8/28/2020 2:28 AM
3	Windows, doors	8/4/2020 12:50 AM
4	Moving to Temecula	8/1/2020 6:52 AM
#	Q9: COUPLE LIVING WITH ROOMMATES	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q4 How would you rate the physical condition of the residence you live in?

Answered: 553 Skipped: 76



■ Excellent condition  
■ Shows signs of deferred maintenance (i.e., peeling paint, chipped stucco, etc.)  
■ Needs modest rehabilitation improvements (i.e., new roof, new wood siding, etc.)  
■ Needs major upgrades (i.e., new foundation, new plumbing, new electrical, etc.)  
■ Other (please specify)

	EXCELLENT CONDITION	SHOWS SIGNS OF DEFERRED MAINTENANCE (I.E., PEELING PAINT, CHIPPED STUCCO, ETC.)	NEEDS MODEST REHABILITATION IMPROVEMENTS (I.E., NEW ROOF, NEW WOOD SIDING, ETC.)	NEEDS MAJOR UPGRADES (I.E., NEW FOUNDATION, NEW PLUMBING, NEW ELECTRICAL, ETC.)	OTHER (PLEASE SPECIFY)	TOTAL
Q9: Single person household (A)	36.92% 24 DF	40.00% 26	10.77% 7 F	7.69% 5	4.62% 3 C	11.75% 65
Q9: Couple (B)	46.41% 71 CD FG	39.22% 60 C	8.50% 13 DF	3.27% 5 D	2.61% 4	27.67% 153
Q9: Couple with children under 18 (C)	33.50% 68 B	50.25% 102 B	11.82% 24 F	3.94% 8 D	0.49% 1 A	36.71% 203
Q9: Single parent with children under 18 (D)	16.67% 5 AB	40.00% 12	23.33% 7 B	16.67% 5 BCF	3.33% 1	5.42% 30
Q9: Adult Head of Household (non-parent) with children under 18 (E)	28.57% 2	57.14% 4	14.29% 1	0.00% 0	0.00% 0	1.27% 7
Q9: Young adult living with parents (F)	16.67% 5 AB	56.67% 17	26.67% 8 ABC	0.00% 0 D	0.00% 0	5.42% 30
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	28.81% 17 B	50.85% 30	13.56% 8	6.78% 4	0.00% 0	10.67% 59
Q9: Single person living with roommates (H)	20.00% 1	40.00% 2	40.00% 2	0.00% 0	0.00% 0	0.90% 5
Q9: Couple living with roommates (I)	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.18% 1
Total Respondents	193	254	70	27	9	553

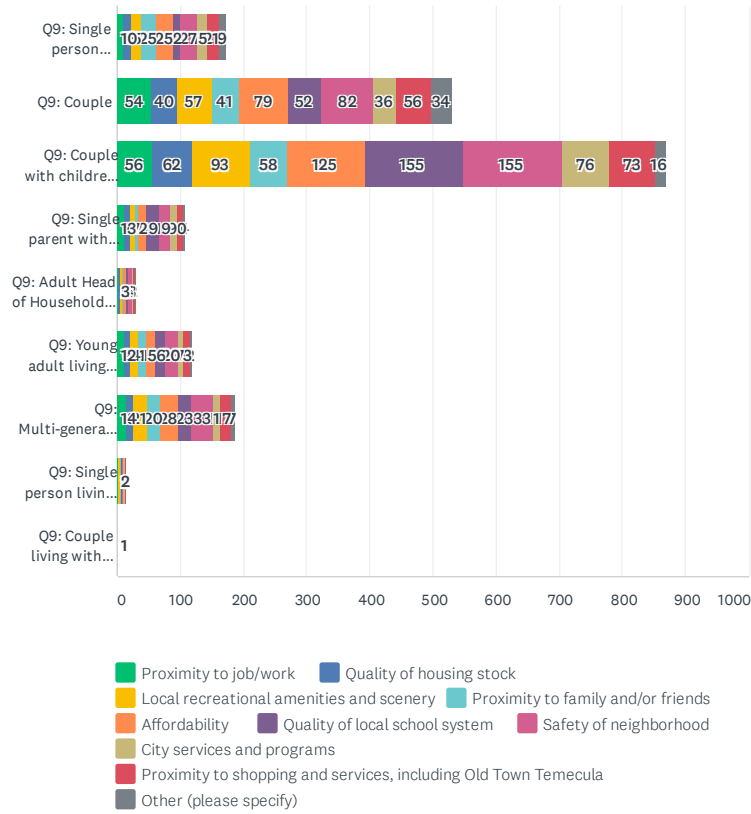
## City of Temecula Housing Element Survey

#	Q9: SINGLE PERSON HOUSEHOLD	DATE
1	I rent an apartment	8/29/2020 11:58 PM
2	Need pest control. Found 2 big dead rat.	8/28/2020 8:25 PM
3	An apt. So maintenance is done by management.	8/19/2020 10:58 PM
#	Q9: COUPLE	DATE
1	Good condition- well maintained	9/16/2020 9:11 AM
2	Excellent for a 32 year old tract home.	8/26/2020 6:52 PM
3	Inside needs upgrades	8/8/2020 3:09 PM
4	Not currently living in Temecula	7/30/2020 1:09 PM
#	Q9: COUPLE WITH CHILDREN UNDER 18	DATE
1	Doesnt apply	8/28/2020 1:09 PM
#	Q9: SINGLE PARENT WITH CHILDREN UNDER 18	DATE
1	Renting at the moment	8/19/2020 11:32 AM
#	Q9: ADULT HEAD OF HOUSEHOLD (NON-PARENT) WITH CHILDREN UNDER 18	DATE
	There are no responses.	
#	Q9: YOUNG ADULT LIVING WITH PARENTS	DATE
	There are no responses.	
#	Q9: MULTI-GENERATIONAL FAMILY HOUSEHOLD (GRANDPARENTS, CHILDREN, AND/OR GRANDCHILDREN ALL UNDER THE SAME ROOF)	DATE
	There are no responses.	
#	Q9: SINGLE PERSON LIVING WITH ROOMMATES	DATE
	There are no responses.	
#	Q9: COUPLE LIVING WITH ROOMMATES	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q5 Why have you chosen to live in Temecula? (Select all that apply)

Answered: 553 Skipped: 76



# City of Temecula Housing Element Survey

	PROXIMITY TO JOB/WORK	QUALITY OF HOUSING STOCK	LOCAL RECREATIONAL AMENITIES AND SCENERY	PROXIMITY TO FAMILY AND/OR FRIENDS	AFFORDABILITY	QUALITY OF LOCAL SCHOOL SYSTEM	SAFETY OF NEIGHBORHOOD	CITY SERVICES AND PROGRAMS	PROXIMITY TO SHOPPING AND SERVICES, INCLUDING OLD TOWN TEMECULA	OTHER (PLEASE SPECIFY)
Q9: Single person household (A)	15.15% 10	19.70% 13	22.73% 15	37.88% 25 BCD	37.88% 25	18.18% 12 CD	40.91% 27	22.73% 15	31.82% 21	13.64%
Q9: Couple (B)	35.76% 54 C	26.49% 40	37.75% 57	27.15% 41 A	52.32% 79	34.44% 52 CD	54.30% 82	23.84% 36	37.09% 56	22.52% 3 C
Q9: Couple with children under 18 (C)	27.59% 56 BD	30.54% 62	45.81% 93	28.57% 58 A	61.58% 125	76.35% 155 AB	76.35% 155	37.44% 76	35.96% 73	7.88% 1 A
Q9: Single parent with children under 18 (D)	41.94% 13 C	22.58% 7	25.81% 8	22.58% 7 A	38.71% 12	61.29% 19 AB	61.29% 19	29.03% 9	32.26% 10	12.90%
Q9: Adult Head of Household (non-parent) with children under 18 (E)	42.86% 3	28.57% 2	42.86% 3	28.57% 2	71.43% 5	57.14% 4	71.43% 5	42.86% 3	28.57% 2	14.29%
Q9: Young adult living with parents (F)	40.00% 12	30.00% 9	46.67% 14	36.67% 11	50.00% 15	53.33% 16	66.67% 20	23.33% 7	43.33% 13	6.67%
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	23.73% 14	22.03% 13	35.59% 21	33.90% 20	47.46% 28	38.98% 23	55.93% 33	18.64% 11	28.81% 17	11.86%
Q9: Single person living with roommates (H)	40.00% 2	20.00% 1	40.00% 2	20.00% 1	20.00% 1	20.00% 1	60.00% 3	40.00% 2	40.00% 2	0.00%
Q9: Couple living with roommates (I)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00%
Total Respondents	164	147	213	165	290	282	344	159	194	74

#	Q9: SINGLE PERSON HOUSEHOLD	DATE
1	Family	9/16/2020 9:37 AM
2	For retirement	9/16/2020 9:32 AM
3	The weather	9/16/2020 9:28 AM
4	Retirement	9/16/2020 9:21 AM
5	No comment	9/16/2020 9:05 AM
6	The weather	9/16/2020 9:03 AM
7	Close to my daughter	9/15/2020 11:45 AM
8	I came to CA to take care of my mother and wanted SoCal because of the weather.	9/15/2020 10:18 AM
9	work close by	8/28/2020 6:37 PM

## City of Temecula Housing Element Survey

#	Q9: COUPLE	DATE
1	wine country and balloon views	9/24/2020 4:43 PM
2	moved to area for schools/ affordable living	9/16/2020 9:11 AM
3	moved here 30 years ago-- too crowded now. Looking to move away.	9/15/2020 12:02 PM
4	herh scince 1977	9/5/2020 8:46 AM
5	Wine Country	9/5/2020 6:58 AM
6	Lived here 32 years its a great place to live.	9/4/2020 5:09 PM
7	I don't live in Temecula	9/4/2020 3:34 PM
8	Ive live here for almost 50 years.	9/4/2020 3:05 PM
9	Not too crowded	8/30/2020 12:12 PM
10	We love Temecula	8/29/2020 9:11 AM
11	Purchased property in 1977 built a home	8/28/2020 9:37 PM
12	Good Air Quality	8/28/2020 6:17 PM
13	Gated communities	8/28/2020 1:52 PM
14	Settled in 1977 working in the fields	8/28/2020 1:46 PM
15	Moved to help sister when she purchased a home in 1990	8/27/2020 7:13 PM
16	Moved here 32 years ago for a safe, family environment.	8/26/2020 6:52 PM
17	The number one reason we chose to live in Temecula is safety and beauty of the area	8/23/2020 5:40 PM
18	family friendly	8/22/2020 7:22 PM
19	Quality of life.	8/21/2020 1:59 PM
20	We fell in Love with the city 31 years ago and decided to live here and be close to our family that retired here	8/21/2020 1:06 PM
21	More open space / less crowded than San Diego and LA	8/21/2020 8:19 AM
22	Friendly HOA and neighbors	8/19/2020 1:35 PM
23	Centralized area	8/19/2020 11:44 AM
24	Job	8/19/2020 10:11 AM
25	small-town feel yet has all we need	8/19/2020 9:55 AM
26	Wineries	8/11/2020 9:12 PM
27	Move back to childhood home	8/7/2020 1:14 PM
28	Beauty of city	8/2/2020 2:07 PM
29	Retired here because we had built-in friendships, we knew for years, relating to wine makers.	8/2/2020 10:38 AM
30	Family oriented city.	7/31/2020 11:46 AM
31	Moved here 40 years ago to get away from the cream of the crud	7/30/2020 7:17 PM
32	Quality of Life	7/30/2020 5:03 PM
33	Retired now but worked here for 25 years and commuted into Temecula. Finally able to move here and then retired.	7/30/2020 5:01 PM
34	Clean	7/30/2020 1:25 PM
#	Q9: COUPLE WITH CHILDREN UNDER 18	DATE
1	Charter Schools with Academy Based Learning	9/24/2020 11:09 AM
2	Wineries	9/4/2020 3:41 PM
3	Weather	8/31/2020 1:12 PM
4	Came for the job, stayed for the city!	8/26/2020 6:24 PM
5	City values	8/21/2020 5:17 AM
6	Its barely affordable but more so than San diego.	8/17/2020 9:52 PM
7	Proximity to church/school	8/17/2020 7:58 AM
8	Conservative/Republican politicians and people	8/15/2020 12:51 AM
9	Our church in Temecula	8/13/2020 11:56 PM
10	Good city leadership, spending priorities, and quality of life	8/6/2020 5:18 PM
11	Beautiful weather year round	8/5/2020 9:51 AM
12	Everything	8/3/2020 8:11 PM
13	We were tired of living in the Bay Area	8/3/2020 2:42 PM
14	Easy drive to the beach.	7/30/2020 5:23 PM
15	Conservative policies and values	7/30/2020 1:13 PM
16	We could not afford to live in San Diego County when we were young working professionals in our early 30's	6/2/2020 4:38 PM

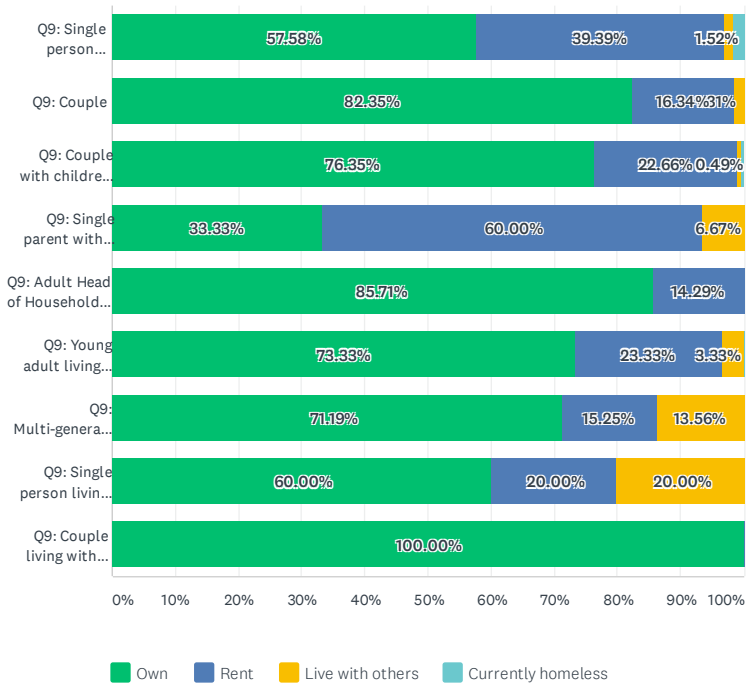
## City of Temecula Housing Element Survey

#	Q9: SINGLE PARENT WITH CHILDREN UNDER 18	DATE
1	Family	8/25/2020 12:23 AM
2	Temecula Hospital, Wine Country, Diverse Community	8/7/2020 2:18 PM
3	Moved here when it was affordable and schools were good.	7/30/2020 6:06 PM
4	My hometown born and raised	7/30/2020 4:53 PM
#	Q9: ADULT HEAD OF HOUSEHOLD (NON-PARENT) WITH CHILDREN UNDER 18	DATE
1	É	8/27/2020 5:44 AM
#	Q9: YOUNG ADULT LIVING WITH PARENTS	DATE
1	Economy... covid... living with parents	8/21/2020 12:06 PM
2	Moved here over 20+ years ago because it was cheaper	7/30/2020 7:15 PM
#	Q9: MULTI-GENERATIONAL FAMILY HOUSEHOLD (GRANDPARENTS, CHILDREN, AND/OR GRANDCHILDREN ALL UNDER THE SAME ROOF)	DATE
1	live with family	9/15/2020 11:57 AM
2	Divine direction	8/31/2020 12:15 AM
3	Quality of living, somewhat peaceful but beginning to show signs of the demise of peaceful existence...building more dwellings BEFORE making roads to handle the traffic you're bringing in	8/29/2020 8:43 AM
4	1994 affordability	8/19/2020 9:50 PM
5	Safest city and school ratings. Pricing goes up every year which sucks	8/19/2020 9:46 AM
6	I didn't have a choice. I had to move in with family.	8/18/2020 4:12 PM
7	Because I have for 30+ years	7/31/2020 2:35 PM
#	Q9: SINGLE PERSON LIVING WITH ROOMMATES	DATE
	There are no responses.	
#	Q9: COUPLE LIVING WITH ROOMMATES	DATE
1	My husband lives here	9/4/2020 3:15 PM

# City of Temecula Housing Element Survey

## Q6 Do you currently own or rent your home?

Answered: 554 Skipped: 75



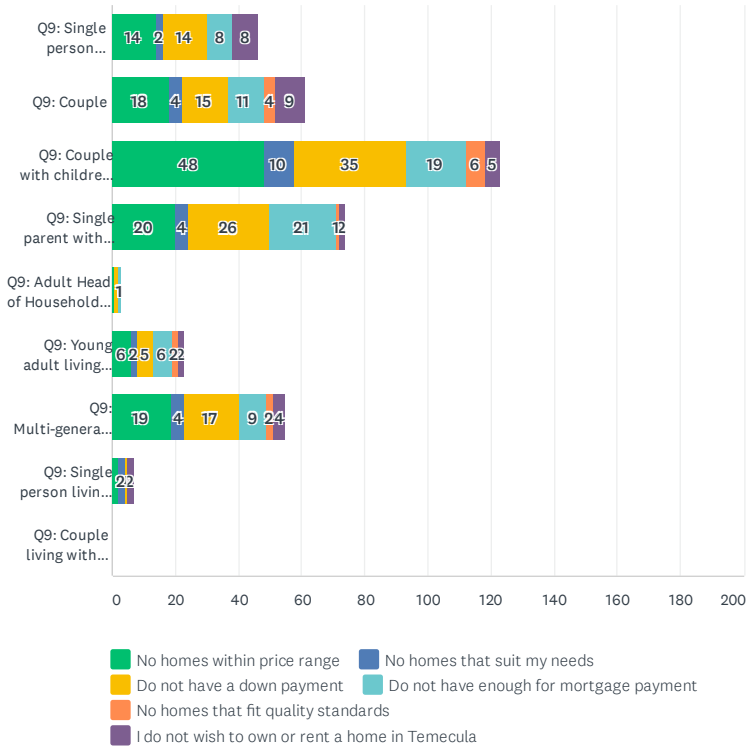
	OWN	RENT	LIVE WITH OTHERS	CURRENTLY HOMELESS	TOTAL
Q9: Single person household (A)	57.58% 38 BCD	39.39% 26 BCG	1.52% 1 G	1.52% 1	11.91% 66
Q9: Couple (B)	82.35% 126 AD	16.34% 25 AD	1.31% 2 G	0.00% 0	27.62% 153
Q9: Couple with children under 18 (C)	76.35% 155 AD	22.66% 46 AD	0.49% 1 DG	0.49% 1	36.64% 203
Q9: Single parent with children under 18 (D)	33.33% 10 ABCFG	60.00% 18 BCFG	6.67% 2 C	0.00% 0	5.42% 30
Q9: Adult Head of Household (non-parent) with children under 18 (E)	85.71% 6	14.29% 1	0.00% 0	0.00% 0	1.26% 7
Q9: Young adult living with parents (F)	73.33% 22 D	23.33% 7 D	3.33% 1	0.00% 0	5.42% 30
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	71.19% 42 D	15.25% 9 AD	13.56% 8 ABC	0.00% 0	10.65% 59
Q9: Single person living with roommates (H)	60.00% 3	20.00% 1	20.00% 1	0.00% 0	0.90% 5
Q9: Couple living with roommates (I)	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.18% 1
Total Respondents	403	133	16	2	554



# City of Temecula Housing Element Survey

## Q7 If you wish to own a home in Temecula but do not currently own one, what issues are preventing you from owning a home at this time? (Choose all that apply)

Answered: 215 Skipped: 414

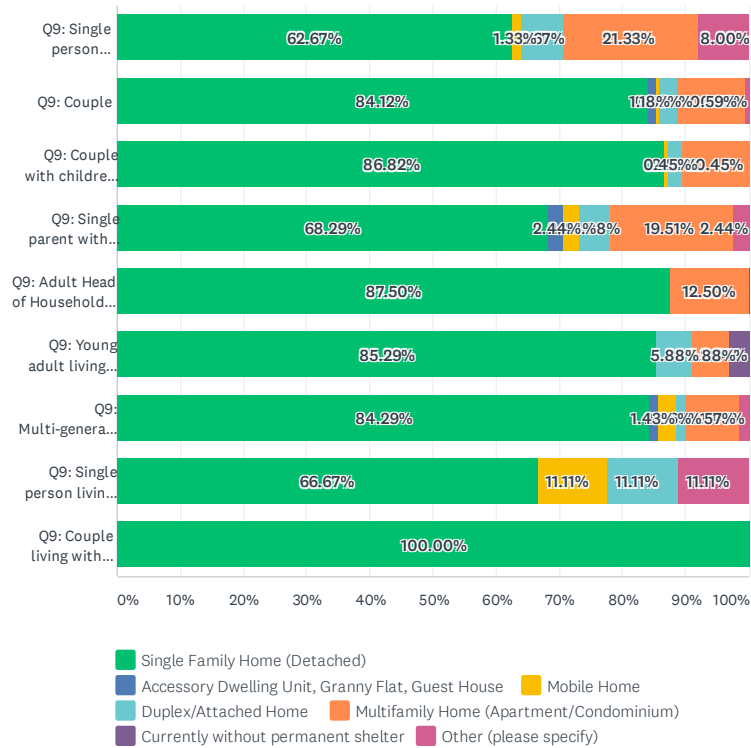


	NO HOMES WITHIN PRICE RANGE	NO HOMES THAT SUIT MY NEEDS	DO NOT HAVE A DOWN PAYMENT	DO NOT HAVE ENOUGH FOR MORTGAGE PAYMENT	NO HOMES THAT FIT QUALITY STANDARDS	I DO NOT WISH TO OWN OR RENT A HOME IN TEMECULA	TOTAL
Q9: Single person household (A)	42.42% 14	6.06% 2	42.42% 14	24.24% 8	0.00% 0	24.24% 8 CD	21.40% 46
Q9: Couple (B)	43.90% 18	9.76% 4	36.59% 15	26.83% 11	9.76% 4	21.95% 9 CD	28.37% 61
Q9: Couple with children under 18 (C)	75.00% 48	15.63% 10	54.69% 35	29.69% 19 D	9.38% 6	7.81% 5 AB	57.21% 123
Q9: Single parent with children under 18 (D)	64.52% 20	12.90% 4	83.87% 26	67.74% 21 C	3.23% 1	6.45% 2 AB	34.42% 74
Q9: Adult Head of Household (non-parent) with children under 18 (E)	50.00% 1	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	1.40% 3
Q9: Young adult living with parents (F)	50.00% 6	16.67% 2	41.67% 5	50.00% 6	16.67% 2	16.67% 2	10.70% 23
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	70.37% 19	14.81% 4	62.96% 17	33.33% 9	7.41% 2	14.81% 4	25.58% 55
Q9: Single person living with roommates (H)	40.00% 2	40.00% 2	20.00% 1	0.00% 0	0.00% 0	40.00% 2	3.26% 7
Q9: Couple living with roommates (I)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Total Respondents	128	28	114	75	15	32	215

# City of Temecula Housing Element Survey

## Q8 Select the type of housing that best describes your current home:

Answered: 628 Skipped: 1



# City of Temecula Housing Element Survey

	SINGLE FAMILY HOME (DETACHED)	ACCESSORY DWELLING UNIT, GRANNY FLAT, GUEST HOUSE	MOBILE HOME	DUPLEX/ATTACHED HOME	MULTIFAMILY HOME (APARTMENT/CONDOMINIUM)	CURRENTLY WITHOUT PERMANENT SHELTER	OTHER (PLEASE SPECIFY)	TOTAL
Q9: Single person household (A)	62.67% 47 BCFG	0.00% 0	1.33% 1	6.67% 5	21.33% 16 BCFG	0.00% 0	8.00% 6 BC	11.94% 75
Q9: Couple (B)	84.12% 143 AD	1.18% 2	0.59% 1	2.94% 5	10.59% 18 A	0.00% 0 F	0.59% 1 A	27.07% 170
Q9: Couple with children under 18 (C)	86.82% 191 AD	0.00% 0 D	0.45% 1	2.27% 5	10.45% 23 A	0.00% 0 F	0.00% 0 AD	35.03% 220
Q9: Single parent with children under 18 (D)	68.29% 28 BCG	2.44% 1 C	2.44% 1	4.88% 2	19.51% 8	0.00% 0	2.44% 1 C	6.53% 41
Q9: Adult Head of Household (non-parent) with children under 18 (E)	87.50% 7	0.00% 0	0.00% 0	0.00% 0	12.50% 1	0.00% 0	0.00% 0	1.27% 8
Q9: Young adult living with parents (F)	85.29% 29 A	0.00% 0	0.00% 0	5.88% 2	5.88% 2 A	2.94% 1 BC	0.00% 0	5.41% 34
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	84.29% 59 AD	1.43% 1	2.86% 2	1.43% 1	8.57% 6 A	0.00% 0	1.43% 1	11.15% 70
Q9: Single person living with roommates (H)	66.67% 6	0.00% 0	11.11% 1	11.11% 1	0.00% 0	0.00% 0	11.11% 1	1.43% 9
Q9: Couple living with roommates (I)	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.16% 1
Total Respondents	511	4	7	21	74	1	10	628

#	Q9: SINGLE PERSON HOUSEHOLD	DATE
1	I don't know	9/16/2020 9:19 AM
2	Apartment	9/15/2020 11:47 AM
3	Apartment	9/15/2020 10:06 AM
4	Section 8- Senior apartment complex	9/15/2020 10:03 AM
5	Manufacture Home own the Land	9/4/2020 3:27 PM
6	rental apartment	8/30/2020 12:02 AM
#	Q9: COUPLE	DATE
1	Sycamore Springs Ranches - a custom home and horse boarding ranch	9/4/2020 3:14 PM
#	Q9: COUPLE WITH CHILDREN UNDER 18	DATE
	There are no responses.	
#	Q9: SINGLE PARENT WITH CHILDREN UNDER 18	DATE
1	Very tiny single bedroom apartment	7/30/2020 4:33 PM
#	Q9: ADULT HEAD OF HOUSEHOLD (NON-PARENT) WITH CHILDREN UNDER 18	DATE
	There are no responses.	
#	Q9: YOUNG ADULT LIVING WITH PARENTS	DATE
	There are no responses.	
#	Q9: MULTI-GENERATIONAL FAMILY HOUSEHOLD (GRANDPARENTS, CHILDREN, AND/OR GRANDCHILDREN ALL UNDER THE SAME ROOF)	DATE
1	Rent a room	8/2/2020 9:59 AM

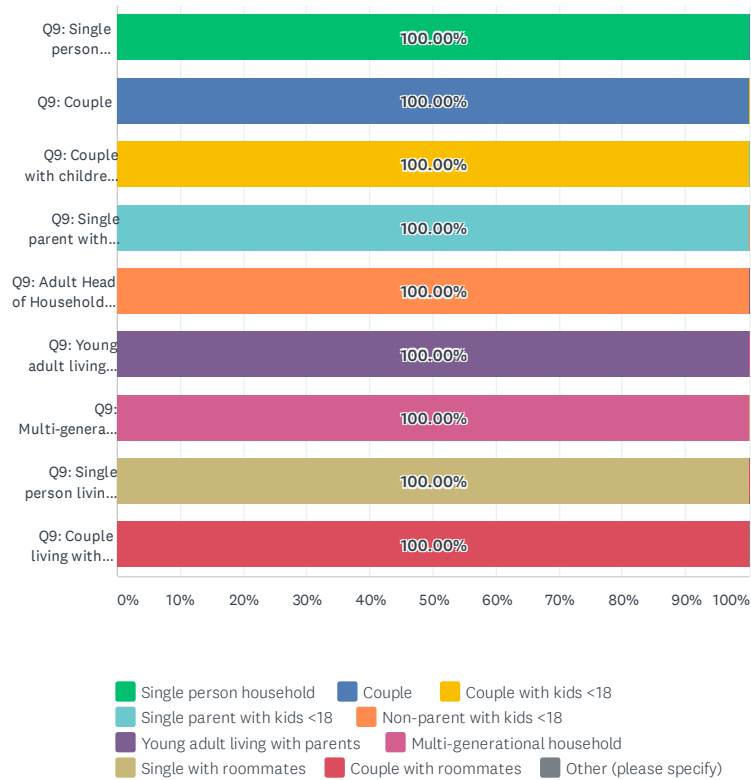
## City of Temecula Housing Element Survey

#	Q9: SINGLE PERSON LIVING WITH ROOMMATES	DATE
1	Detached condo	8/28/2020 2:32 AM
#	Q9: COUPLE LIVING WITH ROOMMATES	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q9 Which of the following best describes your household type?

Answered: 629 Skipped: 0



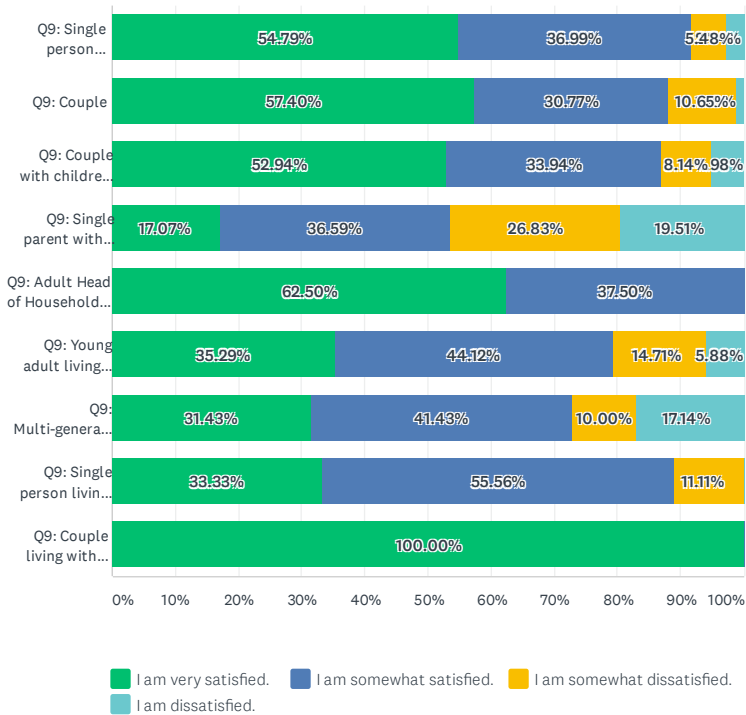
# City of Temecula Housing Element Survey

	SINGLE PERSON HOUSEHOLD	COUPLE	COUPLE WITH KIDS <18	SINGLE PARENT WITH KIDS <18	NON-PARENT WITH KIDS <18	YOUNG ADULT LIVING WITH PARENTS	MULTI-GENERATIONAL HOUSEHOLD	SINGLE WITH ROOMMATES	COUPLE WITH ROOMMATES	OTHER (PLEASE SPECIFY)	TOTAL
Q9: Single person household (A)	100.00% 75 BCDFG	0.00% 0 B	0.00% 0 C	0.00% 0 D	0.00% 0	0.00% 0 F	0.00% 0 G	0.00% 0	0.00% 0	0.00% 0	11.92
Q9: Couple (B)	0.00% 0 A	100.00% 170 ACDFG	0.00% 0 C	0.00% 0 D	0.00% 0	0.00% 0 F	0.00% 0 G	0.00% 0	0.00% 0	0.00% 0	27.03
Q9: Couple with children under 18 (C)	0.00% 0 A	0.00% 0 B	100.00% 221 ABDFG	0.00% 0 D	0.00% 0	0.00% 0 F	0.00% 0 G	0.00% 0	0.00% 0	0.00% 0	35.14
Q9: Single parent with children under 18 (D)	0.00% 0 A	0.00% 0 B	0.00% 0 C	100.00% 41 ABCFG	0.00% 0	0.00% 0 F	0.00% 0 G	0.00% 0	0.00% 0	0.00% 0	6.52
Q9: Adult Head of Household (non-parent) with children under 18 (E)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 8	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1.27
Q9: Young adult living with parents (F)	0.00% 0 A	0.00% 0 B	0.00% 0 C	0.00% 0 D	0.00% 0	100.00% 34 ABCDG	0.00% 0 G	0.00% 0	0.00% 0	0.00% 0	5.41
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	0.00% 0 A	0.00% 0 B	0.00% 0 C	0.00% 0 D	0.00% 0	0.00% 0 F	100.00% 70 ABCDF	0.00% 0	0.00% 0	0.00% 0	11.13
Q9: Single person living with roommates (H)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 9	0.00% 0	0.00% 0	1.43
Q9: Couple living with roommates (I)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.16
Total Respondents	75	170	221	41	8	34	70	9	1	0	6

# City of Temecula Housing Element Survey

## Q10 How satisfied are you with your current housing situation?

Answered: 626 Skipped: 3



	I AM VERY SATISFIED.	I AM SOMEWHAT SATISFIED.	I AM SOMEWHAT DISSATISFIED.	I AM DISSATISFIED.	TOTAL
Q9: Single person household (A)	54.79% 40 DG	36.99% 27	5.48% 4 D	2.74% 2 DG	11.66% 73
Q9: Couple (B)	57.40% 97 DFG	30.77% 52	10.65% 18 D	1.18% 2 CDG	27.00% 169
Q9: Couple with children under 18 (C)	52.94% 117 DG	33.94% 75	8.14% 18 D	4.98% 11 BDG	35.30% 221
Q9: Single parent with children under 18 (D)	17.07% 7 ABC	36.59% 15	26.83% 11 ABCG	19.51% 8 ABC	6.55% 41
Q9: Adult Head of Household (non-parent) with children under 18 (E)	62.50% 5	37.50% 3	0.00% 0	0.00% 0	1.28% 8
Q9: Young adult living with parents (F)	35.29% 12 B	44.12% 15	14.71% 5	5.88% 2	5.43% 34
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	31.43% 22 ABC	41.43% 29	10.00% 7 D	17.14% 12 ABC	11.18% 70
Q9: Single person living with roommates (H)	33.33% 3	55.56% 5	11.11% 1	0.00% 0	1.44% 9
Q9: Couple living with roommates (I)	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.16% 1
Total Respondents	304	221	64	37	626

## City of Temecula Housing Element Survey

	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	TOTAL
Q9: Single person household (A)		0
Q9: Couple (B)		0
Q9: Couple with children under 18 (C)		0
Q9: Single parent with children under 18 (D)		0
Q9: Adult Head of Household (non-parent) with children under 18 (E)		0
Q9: Young adult living with parents (F)		0
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)		0
Q9: Single person living with roommates (H)		0
Q9: Couple living with roommates (I)		0

#	Q9: SINGLE PERSON HOUSEHOLD	DATE
1	I would like to own my own place.	8/30/2020 12:02 AM
2	Rent increase forcing me to move out of area.	8/28/2020 6:44 PM
3	Need upgrading in electrical and plumbing	8/28/2020 1:18 PM
4	Apt. Is dark, no sunlight.	8/19/2020 11:04 PM
5	Too many transients are starting to appear and crime is going up.	8/3/2020 5:55 PM
6	Every year my rent goes up.	7/30/2020 2:42 PM
#	Q9: COUPLE	DATE
1	Renters disruptive behavior towards owners	9/15/2020 12:04 PM
2	want to move but higher taxes and low inventory make it hard	9/10/2020 10:17 AM
3	No HOA. Many ordinance/code violations in neighborhoods	8/29/2020 6:16 PM
4	needs updated and repairs...can't afford to fix	8/29/2020 3:00 PM
5	Traffic congestion is terrible on main arteries	8/29/2020 2:10 PM
6	It's old, outdated, in need of significant updating and 16,000 sq ft of landscaping.	8/28/2020 8:06 PM
7	We are on fixed incomes and they raise the rent about \$70.00 each year. Where are we suppose to get the money	8/28/2020 6:01 PM
8	Too much building everywhere and no sign of building for what we lack. AFFORDABLE HOUSING.	8/24/2020 10:16 AM
9	We live in a working class neighborhood. We want homeowners and person's who are hardworking to remain in our neighborhoods. People who own seem more concerned with maintaining their homes and keeping the neighborhood safe and secure. We stand together as we live and work in a shared community. We support law enforcement in our neighborhood and across the city.	8/23/2020 5:53 PM
10	quality of life in Hemet is unacceptable, and while I work in Temecula, I cannot afford to live in Temecula.	8/18/2020 1:17 PM
11	No parking, unsatisfied with property manager	8/14/2020 3:39 PM
12	Bothersome neighbors	8/14/2020 1:16 PM
13	temporarily in an apartment, looking to buy.	8/11/2020 2:22 PM
14	Housing too dense. We can hear the neighbors breath	8/9/2020 10:17 AM
15	Retired	8/6/2020 10:01 PM
16	The house needs alot of updating and want to move away from the casino	8/2/2020 4:23 PM
17	Too many cars that screech & race at all hours of the day & night. We need some kind of control over this	8/2/2020 10:58 AM
18	Rent is too high for wages in the area	7/30/2020 11:20 PM
19	Would like to own a home in a 55+ community. Single story under 400k.	7/30/2020 3:27 PM
20	I would've preferred a one story, didn't plan it very well when we bought our home.	7/30/2020 2:28 PM



## City of Temecula Housing Element Survey

#	Q9: COUPLE WITH CHILDREN UNDER 18	DATE
1	The condo we live in is too small and we are one rent increase away from getting priced out of the area	9/26/2020 8:43 PM
2	Cost of rent	9/15/2020 12:16 PM
3	My property taxes are outrageous	9/5/2020 10:14 AM
4	Neighborhood has a lot of crime	9/4/2020 5:40 PM
5	HOA prices on the rise.	9/4/2020 3:29 PM
6	Really wanted more garage space and bigger back yard but so few houses on the market we had to buy what was available	8/31/2020 1:19 PM
7	Our landlord increases our rent any time we ask her to fix anything, including this month, during the pandemic because our kitchen faucet was leaking.	8/24/2020 8:25 PM
8	School district and need a larger home in a family neighborhood	8/24/2020 12:55 PM
9	Rent is Ridiculously expensive	8/24/2020 12:38 PM
10	Want a house at a reasonable price	8/19/2020 9:25 PM
11	Previous homeowner renting and want to buy again but prices are twice what they were 10 years ago	8/19/2020 5:37 PM
12	Run down	8/18/2020 10:02 AM
13	The property management is racist and have harrassed us many times. Neighbors are section 8 trashy people, drink and smoke every single day for the past 2 years, with small kids that they do not parent. It turned ourlives into misery.	8/17/2020 8:31 PM
14	1 shared restroom for 2 bedroom residence	8/14/2020 5:38 PM
15	We are currently in the process of negotiating the purchase our rental house	8/14/2020 12:02 AM
16	I would love to be able to give my kids a home and a backyard	8/5/2020 10:19 AM
17	Housing is not affordable for young families, almost unattainable.	8/4/2020 1:05 AM
18	New houses are either way too expensive or they come built in very tight condos/single detached homes that are only 10 feet apart. I make \$130k a year and can't even buy a decent home with a yard.	8/3/2020 5:55 PM
19	Too small and bad HOA	8/3/2020 2:52 PM
20	Too small	7/30/2020 9:05 PM
21	I am grateful to be living in a nice city but we are a family of 6 living in a 2 bedroom apartment. We need a house but rent is so expensive out here!	7/30/2020 12:05 PM
#	Q9: SINGLE PARENT WITH CHILDREN UNDER 18	DATE
1	I live in an u safe place and the apartment owners do not take care of them	9/2/2020 6:11 AM
2	Difficult to find something affordable for my daughter and I.	8/28/2020 3:50 PM
3	too small and expensive for what im paying	8/28/2020 2:19 PM
4	Many repairs are needed which my landlord ignores	8/28/2020 1:32 PM
5	Want to move	8/25/2020 12:26 AM
6	Current living with a relative due to economic hardship and process of divorce	8/18/2020 3:11 PM
7	I live in a one bedroom with my daughter because I can't afford a two bedroom for us.	8/14/2020 11:09 PM
8	Would like to own rather than waste so much money on rent	8/14/2020 4:21 PM
9	I wish I had a yard for my dogs and child	8/6/2020 8:17 AM
10	Expensive still. Rents gone from 1100 to 2000 in about 8 yrs	7/31/2020 10:26 PM
11	It's a one bedroom guesthouse for 4 people (myself, my mom and my two kids). Can't afford anything more.	7/31/2020 9:36 PM
12	It's 800 square feet, things are falling apart.	7/30/2020 6:08 PM
13	I wish I lived closer to work	7/30/2020 5:51 PM
14	My house is too small for my family size and the neighborhood is not safe.	7/30/2020 5:43 PM
15	I would prefer to own, though the home prices for a single parent and single income is impossible with the current home prices, not to mention the property tax and HOA fees.	7/30/2020 5:10 PM
16	Need more adequate space, storage for basic things like a bike of linens. An extra half bath, a dishwasher, washer and drier hookups so that I may purchase my own machines, an additional bedroom as there are two of us.	7/30/2020 4:33 PM
#	Q9: ADULT HEAD OF HOUSEHOLD (NON-PARENT) WITH CHILDREN UNDER 18	DATE
	There are no responses.	
#	Q9: YOUNG ADULT LIVING WITH PARENTS	DATE
1	We need more tennis courts	9/4/2020 3:54 PM
2	Lessor does not take care of the rental property I live in	8/31/2020 11:13 AM
3	55+ so daughter has been displaced.	8/29/2020 7:31 AM
4	I would prefer that all homes have 3 car garages. I don't like living on a street lined with cars on both sides. I'd prefer seeing tree lined streets and curb appeal.	8/27/2020 3:32 PM
5	need more space	8/6/2020 6:01 PM
6	Inadequate affordable housing catered to young adults	8/6/2020 3:55 AM
7	I want to be able to live on my own without 4 roommates	8/2/2020 10:52 AM

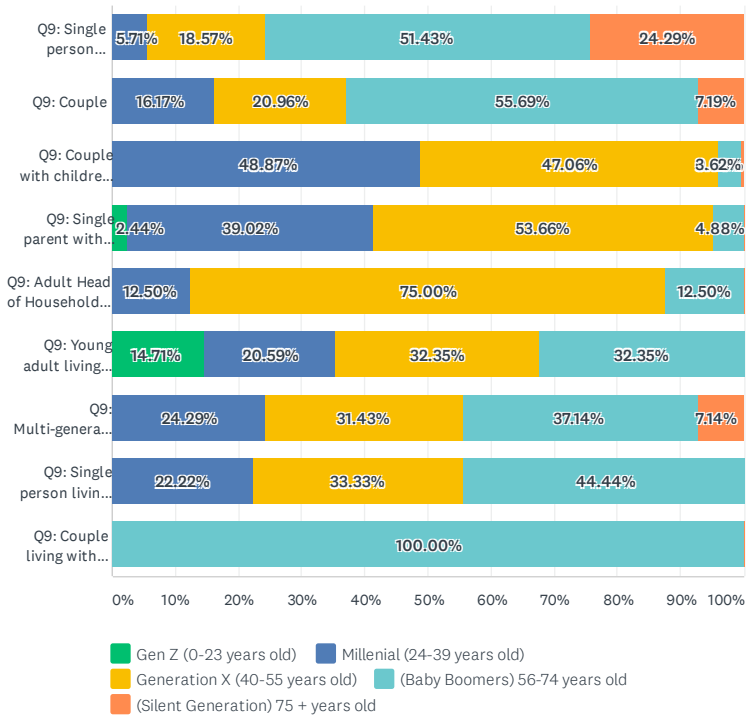
## City of Temecula Housing Element Survey

#	Q9: MULTI-GENERATIONAL FAMILY HOUSEHOLD (GRANDPARENTS, CHILDREN, AND/OR GRANDCHILDREN ALL UNDER THE SAME ROOF)	DATE
1	I am somewhat satisfied because golf balls from golf course continue to damage our house. I am unable to keep up with the repairs.	9/15/2020 10:40 AM
2	Dissatisfied because 3 children living in house that always needs repairs	9/15/2020 10:24 AM
3	Need larger home for mom with dementia and caregiver	8/30/2020 7:44 PM
4	Small - needs upgrade. No yard	8/30/2020 12:24 PM
5	Need access to low income housing for inlaws who are currently living with me	8/29/2020 11:49 PM
6	I prefer a larger house instead of a pricey rental apartment	8/29/2020 2:15 PM
7	Frustration with not having enough financial support to obtain my own home.	8/28/2020 1:23 PM
8	Inadequate space and not disabled friendly.	8/27/2020 10:16 PM
9	Want to get my own space	8/27/2020 6:49 PM
10	Would consider larger home in lower density neighborhood	8/24/2020 12:30 AM
11	Looking for my own home	8/20/2020 7:08 AM
12	Affordability in our city is absent; therefore we have multigenerational accommodations.	8/19/2020 9:57 PM
13	can't afford housing	8/19/2020 9:39 AM
14	The homogenous zoning doesn't help but the issue isn't availability of housing but employers paying too little.	8/18/2020 4:19 PM
15	too cramped, too far to work	8/17/2020 10:55 AM
16	Need to add an ADU. City staff seems to discourage them.	8/5/2020 9:56 AM
17	Too far from work	8/4/2020 6:42 AM
18	Not having enough personal space from people within the household as well as neighbors	8/2/2020 11:35 AM
19	Expensive for age 65, need to downsize	7/31/2020 5:59 PM
#	Q9: SINGLE PERSON LIVING WITH ROOMMATES	DATE
1	I would like to be able to afford a place by myself or with one other but not have to live with a large amount of people in one small space	8/2/2020 12:44 PM
#	Q9: COUPLE LIVING WITH ROOMMATES	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

## Q11 What age range most accurately describes you?

Answered: 621 Skipped: 8

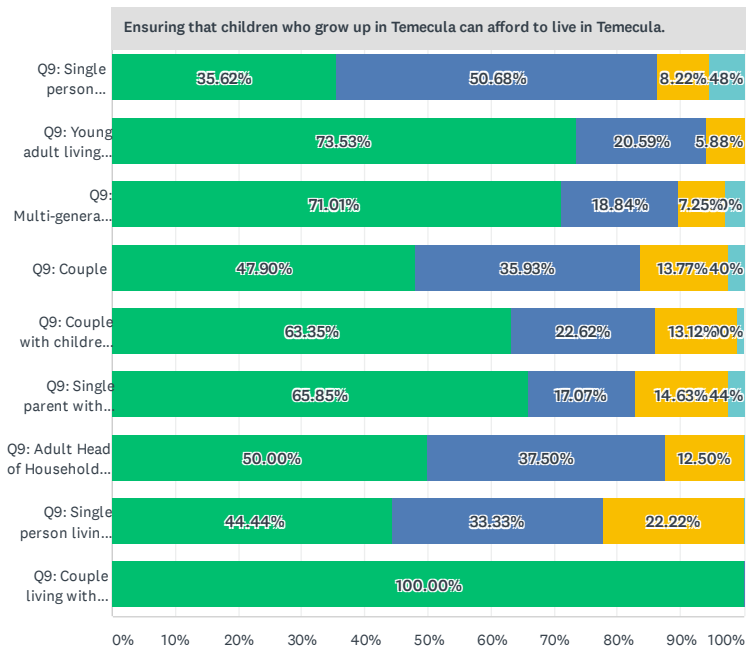


	GEN Z (0-23 YEARS OLD)	MILLENNIAL (24-39 YEARS OLD)	GENERATION X (40-55 YEARS OLD)	(BABY BOOMERS) 56-74 YEARS OLD	(SILENT GENERATION) 75+ YEARS OLD	TOTAL
Q9: Single person household (A)	0.00% 0 F	5.71% 4 BCDFG	18.57% 13 CD	51.43% 36 CD	24.29% 17 BCDFG	11.27% 70
Q9: Couple (B)	0.00% 0 DF	16.17% 27 ACD	20.96% 35 CD	55.69% 93 CDFG	7.19% 12 AC	26.89% 167
Q9: Couple with children under 18 (C)	0.00% 0 DF	48.87% 108 ABFG	47.06% 104 ABG	3.62% 8 ABFG	0.45% 1 ABG	35.59% 221
Q9: Single parent with children under 18 (D)	2.44% 1 BC	39.02% 16 AB	53.66% 22 ABG	4.88% 2 ABFG	0.00% 0 A	6.60% 41
Q9: Adult Head of Household (non-parent) with children under 18 (E)	0.00% 0	12.50% 1	75.00% 6	12.50% 1	0.00% 0	1.29% 8
Q9: Young adult living with parents (F)	14.71% 5 ABCG	20.59% 7 AC	32.35% 11	32.35% 11 BCD	0.00% 0 A	5.48% 34
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	0.00% 0 F	24.29% 17 AC	31.43% 22 CD	37.14% 26 BCD	7.14% 5 AC	11.27% 70
Q9: Single person living with roommates (H)	0.00% 0	22.22% 2	33.33% 3	44.44% 4	0.00% 0	1.45% 9
Q9: Couple living with roommates (I)	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.16% 1
Total Respondents	6	182	216	182	35	621

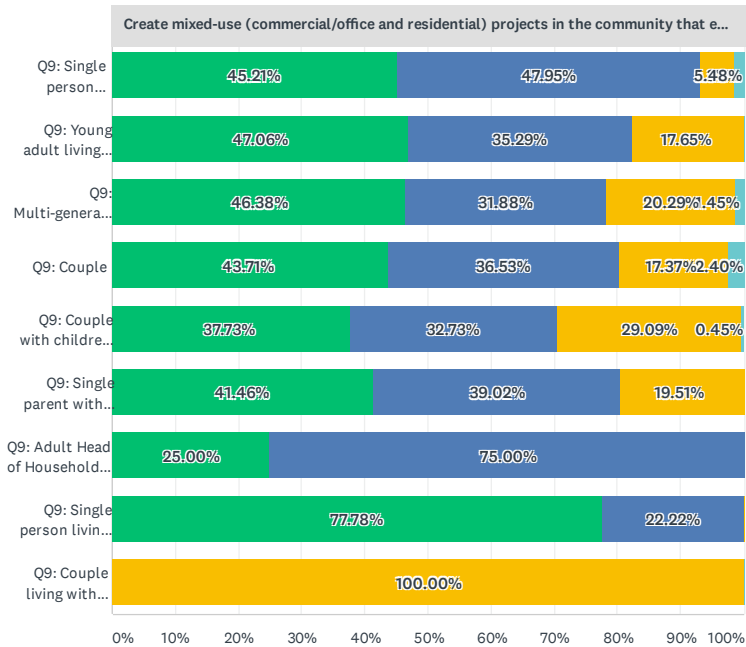
# City of Temecula Housing Element Survey

## Q12 How important are the following concerns to you and your family?

Answered: 626 Skipped: 3

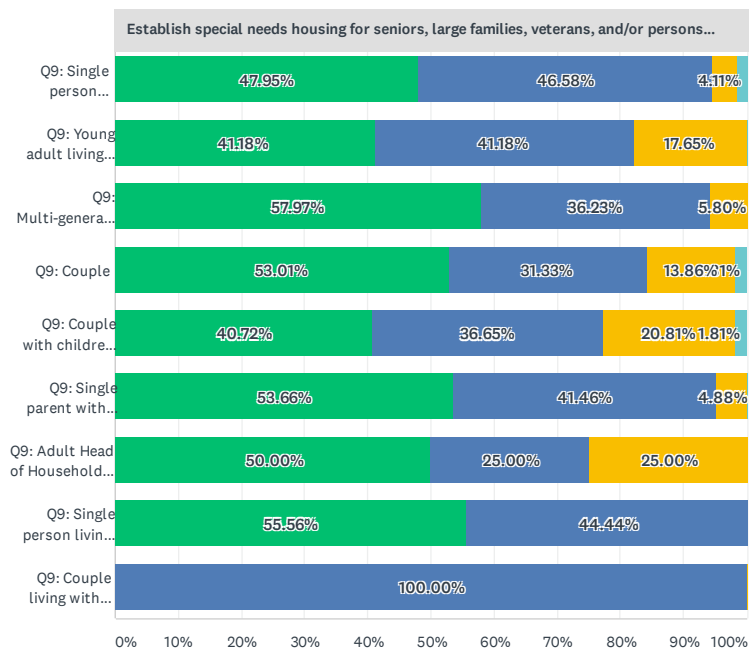
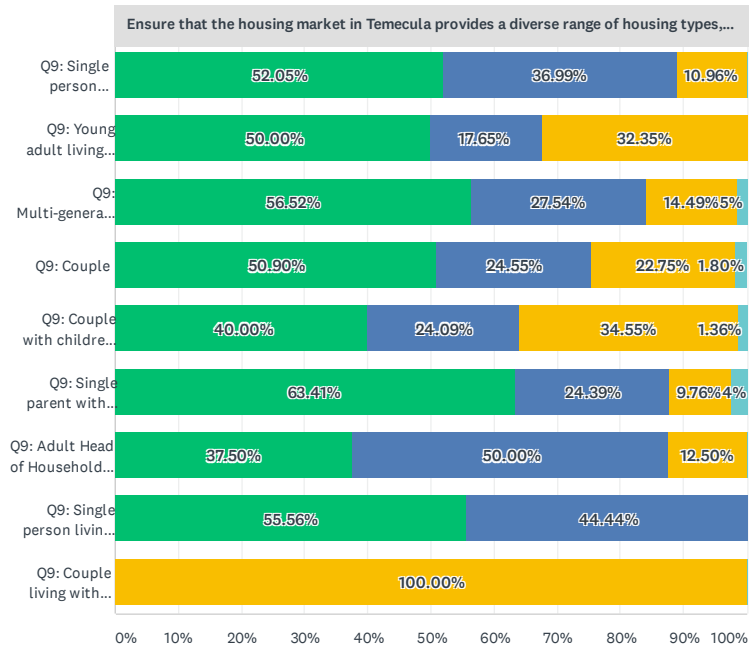


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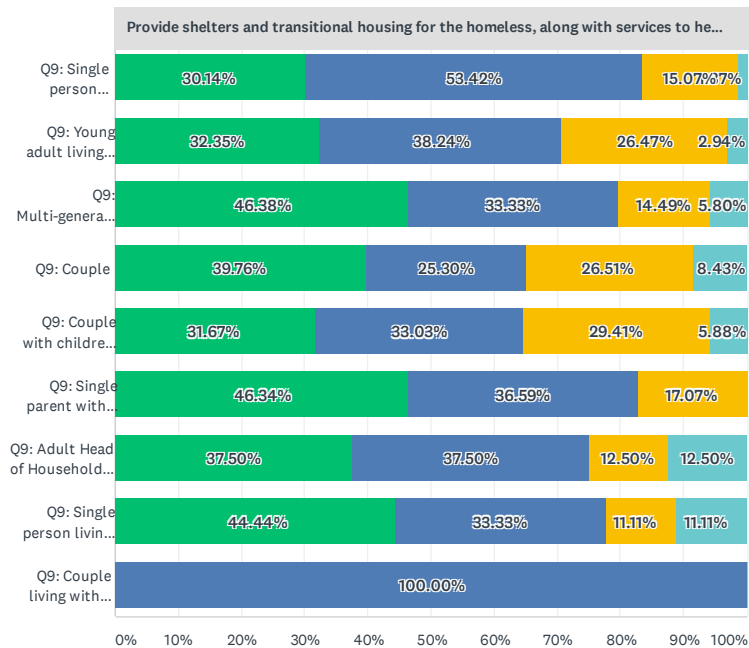
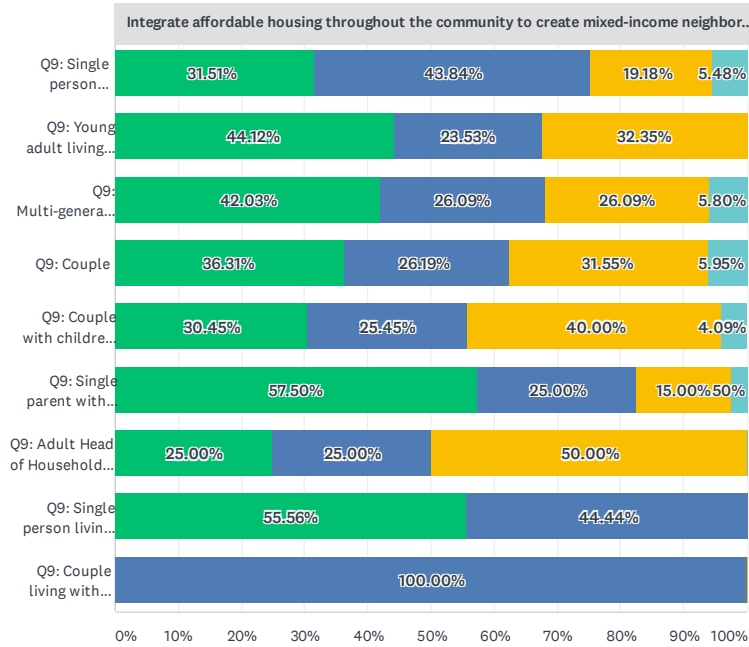


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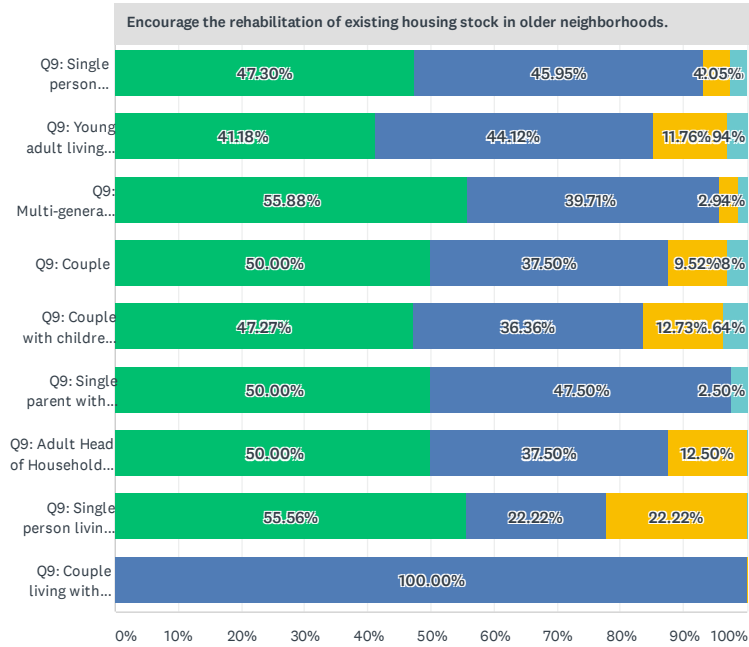
## City of Temecula Housing Element Survey



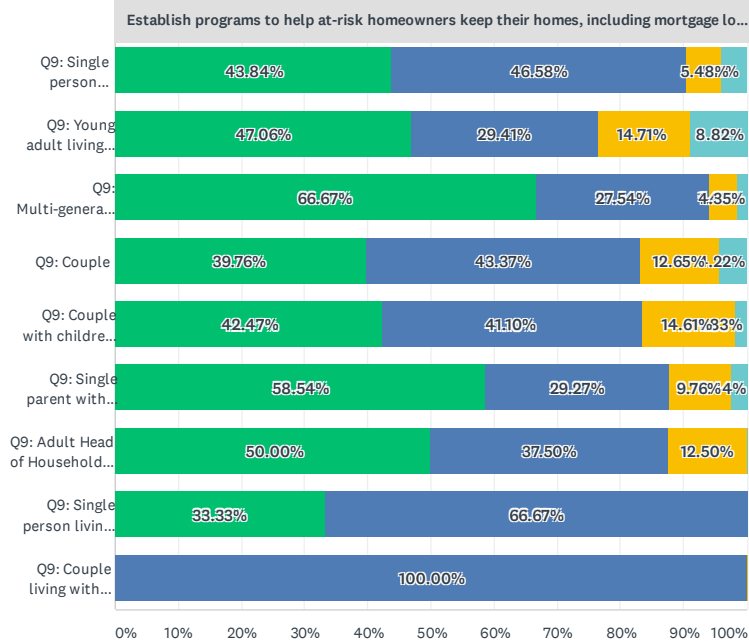
## City of Temecula Housing Element Survey



## City of Temecula Housing Element Survey

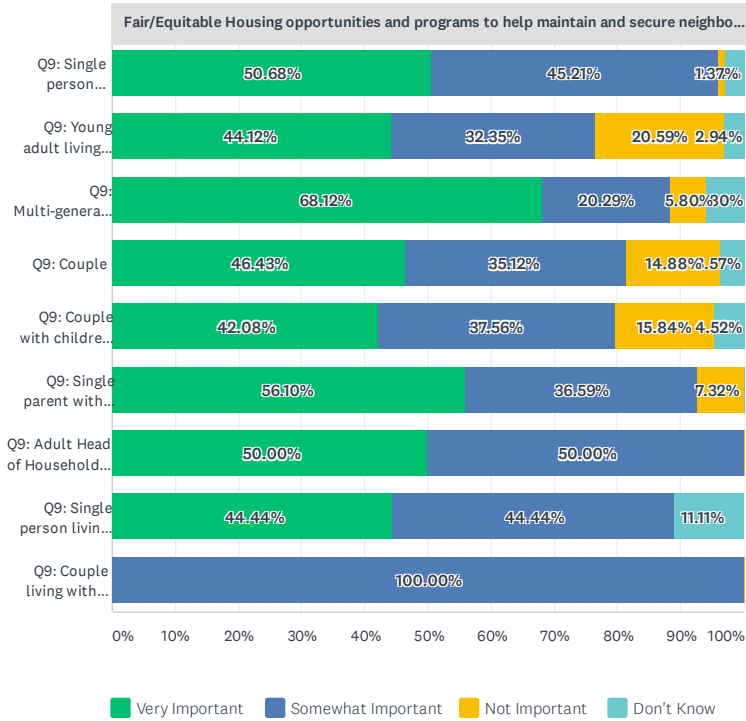


Very Important Somewhat Important Not Important Don't Know



Very Important Somewhat Important Not Important Don't Know

## City of Temecula Housing Element Survey



Ensuring that children who grow up in Temecula can afford to live in Temecula.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q9: Single person household (A)	35.62% 26 CDFG	50.68% 37 BCDFG	8.22% 6	5.48% 4 C	11.66% 73	1.84
Q9: Young adult living with parents (F)	73.53% 25 AB	20.59% 7 A	5.88% 2	0.00% 0	5.43% 34	1.32
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	71.01% 49 AB	18.84% 13 AB	7.25% 5	2.90% 2	11.02% 69	1.42
Q9: Couple (B)	47.90% 80 CDFG	35.93% 60 ACDG	13.77% 23	2.40% 4	26.68% 167	1.71
Q9: Couple with children under 18 (C)	63.35% 140 AB	22.62% 50 AB	13.12% 29	0.90% 2 A	35.30% 221	1.52
Q9: Single parent with children under 18 (D)	65.85% 27 AB	17.07% 7 AB	14.63% 6	2.44% 1	6.55% 41	1.54
Q9: Adult Head of Household (non-parent) with children under 18 (E)	50.00% 4	37.50% 3	12.50% 1	0.00% 0	1.28% 8	1.63
Q9: Single person living with roommates (H)	44.44% 4	33.33% 3	22.22% 2	0.00% 0	1.44% 9	1.78
Q9: Couple living with roommates (I)	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.16% 1	1.00



## City of Temecula Housing Element Survey

Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q9: Single person household (A)	45.21% 33	47.95% 35 C	5.48% 4 BCDFG	1.37% 1	11.66% 73	1.63
Q9: Young adult living with parents (F)	47.06% 16	35.29% 12	17.65% 6 A	0.00% 0	5.43% 34	1.71
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	46.38% 32	31.88% 22	20.29% 14 A	1.45% 1	11.02% 69	1.77
Q9: Couple (B)	43.71% 73	36.53% 61	17.37% 29 AC	2.40% 4	26.68% 167	1.78
Q9: Couple with children under 18 (C)	37.73% 83	32.73% 72 A	29.09% 64 AB	0.45% 1	35.14% 220	1.92
Q9: Single parent with children under 18 (D)	41.46% 17	39.02% 16	19.51% 8 A	0.00% 0	6.55% 41	1.78
Q9: Adult Head of Household (non-parent) with children under 18 (E)	25.00% 2	75.00% 6	0.00% 0	0.00% 0	1.28% 8	1.75
Q9: Single person living with roommates (H)	77.78% 7	22.22% 2	0.00% 0	0.00% 0	1.44% 9	1.22
Q9: Couple living with roommates (I)	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.16% 1	3.00
Ensure that the housing market in Temecula provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplex/triplex and condominiums to meet the varied needs of local residents.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q9: Single person household (A)	52.05% 38	36.99% 27 BCF	10.96% 8 BCF	0.00% 0	11.66% 73	1.59
Q9: Young adult living with parents (F)	50.00% 17	17.65% 6 A	32.35% 11 ADG	0.00% 0	5.43% 34	1.82
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	56.52% 39 C	27.54% 19	14.49% 10 CF	1.45% 1	11.02% 69	1.61
Q9: Couple (B)	50.90% 85 C	24.55% 41 A	22.75% 38 AC	1.80% 3	26.68% 167	1.75
Q9: Couple with children under 18 (C)	40.00% 88 BDG	24.09% 53 A	34.55% 76 ABDG	1.36% 3	35.14% 220	1.97
Q9: Single parent with children under 18 (D)	63.41% 26 C	24.39% 10	9.76% 4 CF	2.44% 1	6.55% 41	1.51
Q9: Adult Head of Household (non-parent) with children under 18 (E)	37.50% 3	50.00% 4	12.50% 1	0.00% 0	1.28% 8	1.75
Q9: Single person living with roommates (H)	55.56% 5	44.44% 4	0.00% 0	0.00% 0	1.44% 9	1.44
Q9: Couple living with roommates (I)	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.16% 1	3.00

## City of Temecula Housing Element Survey

Establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q9: Single person household (A)	47.95% 35	46.58% 34 B	4.11% 3 BCF	1.37% 1	11.66% 73	1.59
Q9: Young adult living with parents (F)	41.18% 14	41.18% 14	17.65% 6 A	0.00% 0	5.43% 34	1.76
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	57.97% 40 C	36.23% 25	5.80% 4 C	0.00% 0	11.02% 69	1.48
Q9: Couple (B)	53.01% 88 C	31.33% 52 A	13.86% 23 A	1.81% 3	26.52% 166	1.64
Q9: Couple with children under 18 (C)	40.72% 90 BG	36.65% 81	20.81% 46 ADG	1.81% 4	35.30% 221	1.84
Q9: Single parent with children under 18 (D)	53.66% 22	41.46% 17	4.88% 2 C	0.00% 0	6.55% 41	1.51
Q9: Adult Head of Household (non-parent) with children under 18 (E)	50.00% 4	25.00% 2	25.00% 2	0.00% 0	1.28% 8	1.75
Q9: Single person living with roommates (H)	55.56% 5	44.44% 4	0.00% 0	0.00% 0	1.44% 9	1.44
Q9: Couple living with roommates (I)	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.16% 1	2.00
Integrate affordable housing throughout the community to create mixed-income neighborhoods.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q9: Single person household (A)	31.51% 23 D	43.84% 32 BCDFG	19.18% 14 BC	5.48% 4	11.66% 73	1.99
Q9: Young adult living with parents (F)	44.12% 15	23.53% 8 A	32.35% 11	0.00% 0	5.43% 34	1.88
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	42.03% 29	26.09% 18 A	26.09% 18 C	5.80% 4	11.02% 69	1.96
Q9: Couple (B)	36.31% 61 D	26.19% 44 A	31.55% 53 AD	5.95% 10	26.84% 168	2.07
Q9: Couple with children under 18 (C)	30.45% 67 D	25.45% 56 A	40.00% 88 ADG	4.09% 9	35.14% 220	2.18
Q9: Single parent with children under 18 (D)	57.50% 23 ABC	25.00% 10 A	15.00% 6 BC	2.50% 1	6.39% 40	1.63
Q9: Adult Head of Household (non-parent) with children under 18 (E)	25.00% 2	25.00% 2	50.00% 4	0.00% 0	1.28% 8	2.25
Q9: Single person living with roommates (H)	55.56% 5	44.44% 4	0.00% 0	0.00% 0	1.44% 9	1.44
Q9: Couple living with roommates (I)	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.16% 1	2.00

# City of Temecula Housing Element Survey

Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q9: Single person household (A)	30.14% 22 G	53.42% 39 BCG	15.07% 11 C	1.37% 1 B	11.66% 73	1.88
Q9: Young adult living with parents (F)	32.35% 11	38.24% 13	26.47% 9	2.94% 1	5.43% 34	2.00
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	46.38% 32 AC	33.33% 23 A	14.49% 10 BC	5.80% 4	11.02% 69	1.80
Q9: Couple (B)	39.76% 66	25.30% 42 A	26.51% 44 G	8.43% 14 A	26.52% 166	2.04
Q9: Couple with children under 18 (C)	31.67% 70 G	33.03% 73 A	29.41% 65 AG	5.88% 13	35.30% 221	2.10
Q9: Single parent with children under 18 (D)	46.34% 19	36.59% 15	17.07% 7	0.00% 0	6.55% 41	1.71
Q9: Adult Head of Household (non-parent) with children under 18 (E)	37.50% 3	37.50% 3	12.50% 1	12.50% 1	1.28% 8	2.00
Q9: Single person living with roommates (H)	44.44% 4	33.33% 3	11.11% 1	11.11% 1	1.44% 9	1.89
Q9: Couple living with roommates (I)	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.16% 1	2.00
Encourage the rehabilitation of existing housing stock in older neighborhoods.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q9: Single person household (A)	47.30% 35	45.95% 34	4.05% 3 C	2.70% 2	11.82% 74	1.62
Q9: Young adult living with parents (F)	41.18% 14	44.12% 15	11.76% 4 D	2.94% 1	5.43% 34	1.76
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	55.88% 38	39.71% 27	2.94% 2 C	1.47% 1	10.86% 68	1.50
Q9: Couple (B)	50.00% 84	37.50% 63	9.52% 16 D	2.98% 5	26.84% 168	1.65
Q9: Couple with children under 18 (C)	47.27% 104	36.36% 80	12.73% 28 ADG	3.64% 8	35.14% 220	1.73
Q9: Single parent with children under 18 (D)	50.00% 20	47.50% 19	0.00% 0 BCF	2.50% 1	6.39% 40	1.55
Q9: Adult Head of Household (non-parent) with children under 18 (E)	50.00% 4	37.50% 3	12.50% 1	0.00% 0	1.28% 8	1.63
Q9: Single person living with roommates (H)	55.56% 5	22.22% 2	22.22% 2	0.00% 0	1.44% 9	1.67
Q9: Couple living with roommates (I)	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.16% 1	2.00

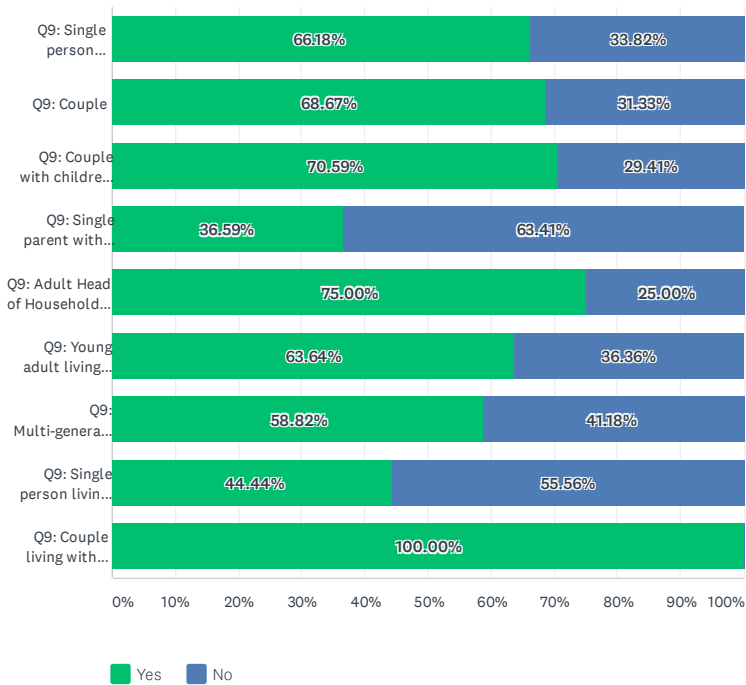
# City of Temecula Housing Element Survey

Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q9: Single person household (A)	43.84% 32 G	46.58% 34 G	5.48% 4 C	4.11% 3	11.66% 73	1.70
Q9: Young adult living with parents (F)	47.06% 16	29.41% 10	14.71% 5	8.82% 3 C	5.43% 34	1.85
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	66.67% 46 ABC	27.54% 19 ABC	4.35% 3 C	1.45% 1	11.02% 69	1.41
Q9: Couple (B)	39.76% 66 DG	43.37% 72 G	12.65% 21	4.22% 7	26.52% 166	1.81
Q9: Couple with children under 18 (C)	42.47% 93 G	41.10% 90 G	14.61% 32 AG	1.83% 4 F	34.98% 219	1.76
Q9: Single parent with children under 18 (D)	58.54% 24 B	29.27% 12	9.76% 4	2.44% 1	6.55% 41	1.56
Q9: Adult Head of Household (non-parent) with children under 18 (E)	50.00% 4	37.50% 3	12.50% 1	0.00% 0	1.28% 8	1.63
Q9: Single person living with roommates (H)	33.33% 3	66.67% 6	0.00% 0	0.00% 0	1.44% 9	1.67
Q9: Couple living with roommates (I)	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.16% 1	2.00
Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.						
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Q9: Single person household (A)	50.68% 37 G	45.21% 33 G	1.37% 1 BCF	2.74% 2	11.66% 73	1.56
Q9: Young adult living with parents (F)	44.12% 15 G	32.35% 11	20.59% 7 AG	2.94% 1	5.43% 34	1.82
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	68.12% 47 ABCF	20.29% 14 ABC	5.80% 4 CF	5.80% 4	11.02% 69	1.49
Q9: Couple (B)	46.43% 78 G	35.12% 59 G	14.88% 25 A	3.57% 6	26.84% 168	1.76
Q9: Couple with children under 18 (C)	42.08% 93 G	37.56% 83 G	15.84% 35 AG	4.52% 10	35.30% 221	1.83
Q9: Single parent with children under 18 (D)	56.10% 23	36.59% 15	7.32% 3	0.00% 0	6.55% 41	1.51
Q9: Adult Head of Household (non-parent) with children under 18 (E)	50.00% 4	50.00% 4	0.00% 0	0.00% 0	1.28% 8	1.50
Q9: Single person living with roommates (H)	44.44% 4	44.44% 4	0.00% 0	11.11% 1	1.44% 9	1.78
Q9: Couple living with roommates (I)	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.16% 1	2.00

# City of Temecula Housing Element Survey

## Q13 Do you feel that the different housing types in Temecula currently meet your housing needs?

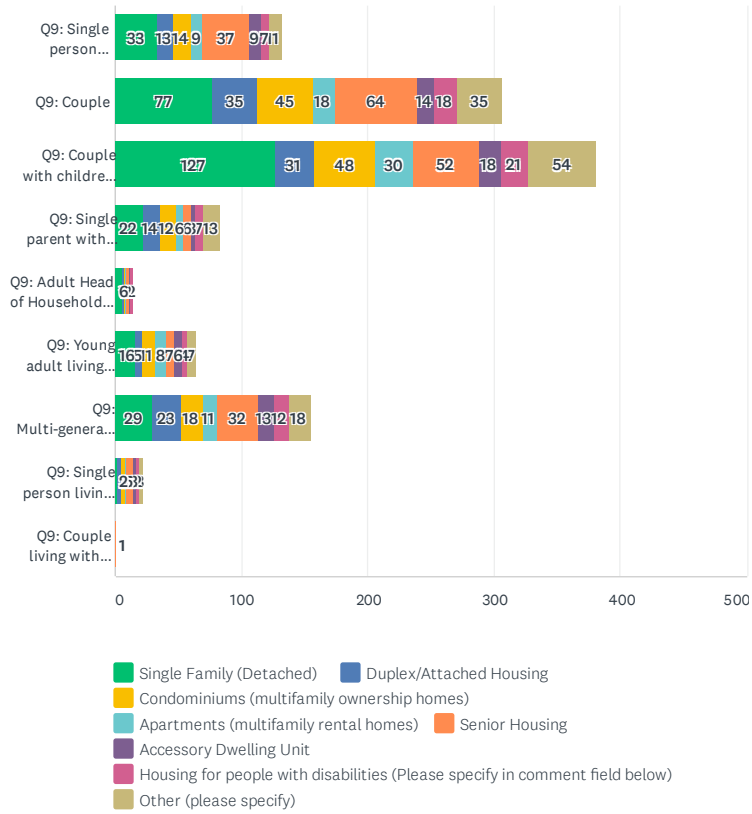
Answered: 615 Skipped: 14



	YES	NO	TOTAL
Q9: Single person household (A)	66.18% 45 D	33.82% 23 D	11.06% 68
Q9: Couple (B)	68.67% 114 D	31.33% 52 D	26.99% 166
Q9: Couple with children under 18 (C)	70.59% 156 D	29.41% 65 D	35.93% 221
Q9: Single parent with children under 18 (D)	36.59% 15 ABCFG	63.41% 26 ABCFG	6.67% 41
Q9: Adult Head of Household (non-parent) with children under 18 (E)	75.00% 6	25.00% 2	1.30% 8
Q9: Young adult living with parents (F)	63.64% 21 D	36.36% 12 D	5.37% 33
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	58.82% 40 D	41.18% 28 D	11.06% 68
Q9: Single person living with roommates (H)	44.44% 4	55.56% 5	1.46% 9
Q9: Couple living with roommates (I)	100.00% 1	0.00% 0	0.16% 1
Total Respondents	402	213	615

## Q14 What types of housing are most needed in the City of Temecula?

Answered: 620 Skipped: 9



# City of Temecula Housing Element Survey

	SINGLE FAMILY (DETACHED)	DUPLEX/ATTACHED HOUSING	CONDOMINIUMS (MULTIFAMILY OWNERSHIP HOMES)	APARTMENTS (MULTIFAMILY RENTAL HOMES)	SENIOR HOUSING	ACCESSORY DWELLING UNIT	HOUSING FOR PEOPLE WITH DISABILITIES (PLEASE SPECIFY IN COMMENT FIELD BELOW)	OTHER (PLEASE SPECIFY)	TOTAL
Q9: Single person household (A)	44.59% 33	17.57% 13	18.92% 14	12.16% 9	50.00% 37 CDF	12.16% 9	9.46% 7	14.86% 11	21.45% 133
Q9: Couple (B)	46.11% 77 C	20.96% 35	26.95% 45	10.78% 18	38.32% 64 CD	8.38% 14	10.78% 18	20.96% 35	49.35% 306
Q9: Couple with children under 18 (C)	58.53% 127 BG	14.29% 31 DG	22.12% 48	13.82% 30	23.96% 52 ABG	8.29% 18	9.68% 21	24.88% 54	61.45% 381
Q9: Single parent with children under 18 (D)	53.66% 22	34.15% 14 C	29.27% 12	14.63% 6	14.63% 6 ABG	7.32% 3	17.07% 7	31.71% 13	13.39% 83
Q9: Adult Head of Household (non-parent) with children under 18 (E)	75.00% 6	12.50% 1	12.50% 1	12.50% 1	25.00% 2	12.50% 1	25.00% 2	0.00% 0	2.26% 14
Q9: Young adult living with parents (F)	48.48% 16	15.15% 5	33.33% 11	24.24% 8	21.21% 7 A	18.18% 6	12.12% 4	21.21% 7	10.32% 64
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof) (G)	41.43% 29 C	32.86% 23 C	25.71% 18	15.71% 11	45.71% 32 CD	18.57% 13	17.14% 12	25.71% 18	25.16% 156
Q9: Single person living with roommates (H)	22.22% 2	33.33% 3	33.33% 3	11.11% 1	55.56% 5	33.33% 3	22.22% 2	33.33% 3	3.55% 22
Q9: Couple living with roommates (I)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.16% 1
Total Respondents	312	125	152	84	206	67	73	141	620

#	Q9: SINGLE PERSON HOUSEHOLD	DATE
1	Markets	9/16/2020 9:35 AM
2	Markets	9/16/2020 9:22 AM
3	No opinion	9/16/2020 9:19 AM
4	I'd rather see conversions rather than new builds	9/15/2020 10:20 AM
5	with washing machine and dryer	9/15/2020 10:10 AM
6	More multiuse property areas with reduced need for cars	8/28/2020 7:39 PM
7	Affordable housing for people not requiring Section 8 housing, though cannot afford high rent.	8/28/2020 6:44 PM
8	Most have 2-5year wait list for low income senior apts.	8/19/2020 11:04 PM
9	live work play	8/14/2020 2:51 PM
10	Habitat for Humanity type housing opportunities	8/7/2020 8:34 PM
11	Provide more single story homes and condo/townhomes as single story	7/31/2020 2:13 PM

## City of Temecula Housing Element Survey

#	Q9: COUPLE	DATE
1	We don't need more traffic/horrible	9/16/2020 9:13 AM
2	We are so full right now, the only thing is duplex's and I'am against.	9/4/2020 7:08 PM
3	upscale 55 and older communities	9/4/2020 5:14 PM
4	No opinion	9/4/2020 4:15 PM
5	More Single Story Homes	9/4/2020 4:12 PM
6	all the above	9/4/2020 3:14 PM
7	Low cost housing for people with low income	9/1/2020 10:20 AM
8	None. I moved here from a similar town where I grew up. They quickly added apartments and multi use buildings and didn't plan for the increased traffic.	8/30/2020 12:22 PM
9	Affordable housing	8/28/2020 6:01 PM
10	No more housing.	8/28/2020 3:14 PM
11	Don't know, why would you expect this kind of information from a survey	8/28/2020 1:43 PM
12	Single family 55+ homes.	8/28/2020 1:34 PM
13	AFFORDABLE HOUSING FOR SIGLE MOM'S WITH CHILDREN TO LIVE NEAR WHERE THEY WORK.	8/24/2020 10:16 AM
14	I feel that the city doesn't need anymore housing and we are already at capacity	8/21/2020 1:15 PM
15	Affordable housing for low income families.	8/19/2020 7:05 PM
16	Senior single unit detached homes that are affordable and size appropriate for retirement and special care needs. Not high rise apartments!	8/19/2020 1:39 PM
17	Homeless	8/19/2020 10:15 AM
18	Low-cost housing for our very low-income and homeless population.	8/19/2020 10:02 AM
19	More low income housing needed and housing to minimize the problems caused by homeless	8/13/2020 5:53 PM
20	Affordable housing. SFR	8/11/2020 9:17 PM
21	Single family homes under 2000sf are very difficult to find in Temecula.	8/11/2020 2:22 PM
22	More single story. More affordable housing.	8/9/2020 10:17 AM
23	We like Temecula a lot, but we don't want to pick between a tiny apartment or an oversized (for us) giant home, regardless of what we can afford. There are very few modest homes ever available for people like us.	8/6/2020 8:19 AM
24	More one story homes	8/5/2020 8:57 PM
25	None	8/5/2020 2:18 PM
26	Affordable housing	8/2/2020 7:41 PM
27	We don't need anymore homes built. The infrastructure is not support mire homes	8/2/2020 4:23 PM
28	Permanent supportive housing	8/2/2020 11:45 AM
29	Low income housing for single Moms, so the can live near where they work & can afford to live without their salaries being spent on rent! I know of no place in Temecula, life this for single parents, especially for single Moms.	8/2/2020 10:58 AM
30	Small single family homes, not these gigantic 2 story 5 bedroom homes	8/1/2020 9:52 AM
31	None. The area can not handle any more traffic!!!!!!!!!!!!!!	7/31/2020 2:54 PM
32	Single story homes	7/31/2020 2:15 PM
33	We had a great city until the city council got in be with developers. Lots of apartments ruin a city and require lots of service calls from police and fire. Welcome to temec=downey whittier	7/30/2020 7:25 PM
34	Affordable Senior homes - smaller single units near shopping centers, grocers, pharmacies, etc.	7/30/2020 2:35 PM
35	Wheelchair accessible housing	7/30/2020 1:07 PM



## City of Temecula Housing Element Survey

#	Q9: COUPLE WITH CHILDREN UNDER 18	DATE
1	Low rent/homeless housing	9/24/2020 7:39 PM
2	AFFORDABLE HOUSING PLEASE	9/15/2020 12:16 PM
3	No more housing. We need a better infrastructure, more schools. Too many houses/ people to accommodate as it is.	9/5/2020 10:14 AM
4	T	8/31/2020 11:14 PM
5	Not sure	8/31/2020 9:44 PM
6	Permanent Supportive Housing	8/29/2020 7:16 PM
7	I feel Temecula should stop expanding and stop building houses. The community is already too impacted with people, cars, etc.	8/28/2020 8:09 AM
8	I feel that people with PHYSICAL disabilities should have the same access to the Same Communities as the 55+ do, Since most of us require the same amount of care if not more! I strongly feel that people with Physical Disabilities who desire to live Independently should be able to do so in a SAFE city like Temecula CA	8/22/2020 5:30 AM
9	affordable housing for working families, homeless who want to stay here	8/21/2020 11:38 AM
10	More affordable housing	8/21/2020 5:25 AM
11	None. There are plenty of housing types already. Temecula is overcrowded as it is. Plenty of room to build north of Menifee.	8/19/2020 9:24 PM
12	Shelter	8/19/2020 5:15 PM
13	Affordable housing	8/19/2020 8:36 AM
14	Down-payments are hard	8/19/2020 8:19 AM
15	We have enough! We need jobs	8/19/2020 7:57 AM
16	Anything affordable	8/17/2020 9:55 PM
17	Reasonably priced housing	8/17/2020 2:05 PM
18	We do not want or need low income housing!!! Studies show that crime is increased in these areas making our children even more vulnerable!	8/15/2020 12:59 AM
19	No more homes needed. Too many now	8/12/2020 9:48 AM
20	No more development! The current infrastructure can't handle the existing traffic, much less additional families.	8/12/2020 8:14 AM
21	Stop building fix the off ramps	8/11/2020 9:53 PM
22	Mixed neighborhoods with groceries	8/11/2020 5:54 PM
23	House with accessory sweeping unit or "casita"	8/7/2020 6:38 PM
24	Nothing , stop building more homes we do not need more housing here	8/7/2020 5:01 AM
25	more inclusive housing options like the upcoming Cypress Ridge townhomes on Pechanga Pkwy	8/6/2020 5:34 PM
26	We need more affordable apartments / condos	8/6/2020 4:11 PM
27	single level homes for aging population	8/6/2020 8:46 AM
28	Autism	8/5/2020 8:51 PM
29	Affordable housing	8/5/2020 10:19 AM
30	I don't know, not knowledgeable enough	8/5/2020 10:16 AM
31	There are too many homes in Temecula.	8/5/2020 10:06 AM
32	Please do not build any more houses!	8/5/2020 10:05 AM
33	no more needed	8/4/2020 12:35 PM
34	Affordable workforce housing	8/4/2020 7:48 AM
35	Less houses	8/3/2020 5:20 PM
36	Temecula seem to have reached housing variety	8/3/2020 3:20 PM
37	Homes with ample space between them	8/1/2020 10:54 AM
38	Properties with larger lots	7/31/2020 5:20 PM
39	The city is great as it is. It shouldn't keep growing bigger! Traffic's already getting heavy and stressful!	7/31/2020 5:01 PM
40	I like the mixed-use housing concept like in Old Town	7/31/2020 2:59 PM
41	We have too much traffic as it is. Dont need any more homes	7/31/2020 12:28 PM
42	I feel there needs to be more options for single people, but not necessarily condominiums as they usually come with large HOA costs. I would love to see neighborhoods of detached small homes with very low HOA fees that are accessible to lower income people.	7/31/2020 8:36 AM
43	Workforce housing/ownership	7/30/2020 8:55 PM
44	Studio/loft/professional dwellings	7/30/2020 7:15 PM
45	Lower income housing	7/30/2020 5:54 PM
46	Affordable housing for lower income	7/30/2020 5:26 PM
47	Homes for veteran and with physical disabilities	7/30/2020 3:31 PM
48	Smaller single family homes	7/30/2020 3:20 PM
49	Tiny homes that are affordable to low income people that work in Temecula	7/30/2020 2:58 PM

## City of Temecula Housing Element Survey

50	Unsure. There appears to be enough housing, would hate to see it become overpopulated and turn into another congested city.	7/30/2020 2:44 PM
51	None	7/30/2020 1:37 PM
52	Low to moderate income affordable homes	7/30/2020 12:05 PM
53	Larger lots for single-family homes. Developments are too tightly-packed. Where are the 10-15k square foot lots? It's either 5-7k square foot lots or multi-acre lots in De Luz/Wine Country. Very little in the middle.	6/8/2020 11:25 AM
54	Permanent supportive housing	6/2/2020 4:41 PM
#	<b>Q9: SINGLE PARENT WITH CHILDREN UNDER 18</b>	<b>DATE</b>
1	Low income housing	9/2/2020 6:11 AM
2	Low income housing	8/28/2020 3:50 PM
3	Homes low-mid income families Could afford	8/28/2020 1:32 PM
4	Affordable	8/27/2020 1:23 PM
5	Close to shops, affordable.	8/25/2020 12:26 AM
6	Low income housing	8/14/2020 11:09 PM
7	Don't know	8/7/2020 2:22 PM
8	Single story	8/5/2020 9:40 AM
9	Low income housing for single parents	8/3/2020 7:17 AM
10	Low income home for single parent	7/31/2020 10:26 PM
11	Housing options for single parents	7/30/2020 5:51 PM
12	Affordable housing	7/30/2020 5:43 PM
13	Less rentals and more affordable homeownership	7/30/2020 4:33 PM
#	<b>Q9: ADULT HEAD OF HOUSEHOLD (NON-PARENT) WITH CHILDREN UNDER 18</b>	<b>DATE</b>
	There are no responses.	
#	<b>Q9: YOUNG ADULT LIVING WITH PARENTS</b>	<b>DATE</b>
1	Stroke and brain injury survivors	8/31/2020 11:13 AM
2	Fairly priced housing for the youth just starting to be out on their own. This will not force them to have to move to questionable neighborhoods.	8/29/2020 7:31 AM
3	low income housing opportunities	8/28/2020 1:21 PM
4	I am opposed to the new law that allows ADUs. I purchased my home for the view and privacy. An ADU next door would affect both and I would move if that happened.	8/27/2020 3:32 PM
5	None it's great as is	8/24/2020 1:02 PM
6	Sorry I don't mean to be NIMBY but apartments and homeless populations can go be built in Murrieta or menifee. Designing these services will attract a different kind of demographic. No thanks.	8/21/2020 12:17 PM
7	Affordable rent	8/6/2020 7:35 AM
#	<b>Q9: MULTI-GENERATIONAL FAMILY HOUSEHOLD (GRANDPARENTS, CHILDREN, AND/OR GRANDCHILDREN ALL UNDER THE SAME ROOF)</b>	<b>DATE</b>
1	or public financial assistance to make homes ADA compliant instead of building more structures to allow disabled persons to remain in their homes.	9/15/2020 10:40 AM
2	Apartment that single people with children can afford	9/15/2020 10:24 AM
3	More affordable multi generation homes	8/30/2020 7:44 PM
4	Low income senior housing	8/29/2020 11:49 PM
5	Affordable housing with disabled amenity's, so disabled people do not end up on the street & homeless.	8/28/2020 3:48 PM
6	Don't know	8/28/2020 2:02 PM
7	Housing for homeless	8/28/2020 1:11 PM
8	Homes that are handicap accessible for elderly and for disabled veterans	8/24/2020 12:30 AM
9	None! No more new housing	8/19/2020 8:39 PM
10	Single story homes for FTB	8/19/2020 9:50 AM
11	medium income housing, not high or low	8/17/2020 10:55 AM
12	More affordable apartment's	8/10/2020 2:23 PM
13	Do not want to change! Prefer single family homes. This is why we live in suburbs	8/5/2020 2:10 PM
14	Senior housing that doesn't cost \$3000/mo. Actively encourage ADU's.	8/5/2020 9:56 AM
15	Affordable Housing for all of the above	8/2/2020 8:55 AM
16	AFFORDABLE "Active" Senior 55+ Neighborhoods, AFFORDABLE Apartments, I feel there is enough assisted living	7/31/2020 5:59 PM
17	Senior communities (not apartment style but whole communities) and SINGLE STORY OPTIONS. My in-laws have been looking for four years and no luck because they are so rare to find in anything besides a tiny little rundown duplex.	7/31/2020 6:47 AM
18	Affordable to the kids who grew up here.	7/30/2020 1:39 PM

## City of Temecula Housing Element Survey

#	Q9: SINGLE PERSON LIVING WITH ROOMMATES	DATE
1	low income housing	9/9/2020 3:44 PM
2	Mixed-use commercial on ground, residential on top, mid-rise buildings	8/4/2020 12:55 AM
3	More truly affordable housing for working class people	8/2/2020 12:44 PM
#	Q9: COUPLE LIVING WITH ROOMMATES	DATE
	There are no responses.	

# City of Temecula Housing Element Survey

**Q15 Please remember to visit the website for more details on the Housing Element Update at the link below:<https://temeculaca.gov/432/Housing-Element> Are there any comments or concerns you would like to share with the City of Temecula relevant to the upcoming Housing Element Update?**

Answered: 238 Skipped: 391

	PLEASE REMEMBER TO VISIT THE WEBSITE FOR MORE DETAILS ON THE HOUSING ELEMENT UPDATE AT THE LINK BELOW: <a href="https://temeculaca.gov/432/Housing-Element">HTTPS://TEMECULACA.GOV/432/HOUSING-ELEMENT</a> ARE THERE ANY COMMENTS OR CONCERNS YOU WOULD LIKE TO SHARE WITH THE CITY OF TEMECULA RELEVANT TO THE UPCOMING HOUSING ELEMENT UPDATE?	TOTAL
Q9: Single person household	100.00% 16	6.72% 16
Q9: Couple	100.00% 73	30.67% 73
Q9: Couple with children under 18	100.00% 83	34.87% 83
Q9: Single parent with children under 18	100.00% 18	7.56% 18
Q9: Adult Head of Household (non-parent) with children under 18	100.00% 1	0.42% 1
Q9: Young adult living with parents	100.00% 12	5.04% 12
Q9: Multi-generational family household (Grandparents, Children, and/or Grandchildren all under the same roof)	100.00% 32	13.45% 32
Q9: Single person living with roommates	100.00% 3	1.26% 3
Q9: Couple living with roommates	0.00% 0	0.00% 0
Total Respondents	238	238

#	Q9: SINGLE PERSON HOUSEHOLD	DATE
1	Would like to see more housing for seniors with limited senior income.	9/16/2020 9:09 AM
2	Too much growth without infrastructure to support. Roads/traffic too heavy and maintenance not adequate to support the additional homes being built.	9/15/2020 1:55 PM
3	Looking forward and praying that someday I can acquire my own Senior home. Many thanks for concern.	9/15/2020 11:41 AM
4	I come from a state that passed legislation to preserve open space. I am dismayed by all the building here. Every new development means more traffic lights, more traffic, more students in the schools, and more importantly more water usage.	9/15/2020 10:20 AM
5	Transportation is an interdependency with housing, I don't see how they can be compartmentalized.	9/4/2020 3:58 PM
6	Install the infrastructure before building home or multi family homes PLEASE	9/4/2020 3:27 PM
7	I'm hoping that Temecula includes Murrieta, Wildomar, Menifee and surrounding suburbs.	8/30/2020 12:02 AM
8	No comment.	8/28/2020 9:06 PM
9	My condo was built in 2005. I'm an original owner. Sloppy construction, no oversight and shoddy electrical work. Another area of concern is the lack of oversight of HOA Property Management Firms. Their charges to HOA's are aligned with THEIR desires, not owners within the HOA. Please address this lack of oversight as property owners are their clients. Thank you for seeking our input.	8/28/2020 7:39 PM
10	Thank you for reaching out to find out the needs of the surrounding communities. We visit and sop in your area. Attend your functions as well.	8/28/2020 6:44 PM
11	property taxes are very high and this prevents lower income folks from buying	8/28/2020 2:29 PM
12	I would love a lower rental rate for my apartment in Old Town as I am turning 70 years old this month and would like to be able to have a little more money to enjoy my last years. I love Temecula and especially feel privileged to live in Old Town and in the same location for the last 14/15 years.	8/16/2020 9:59 PM
13	Temecula is over-crowded. The infrastructure cannot handle the population. We do not need any new housing to be built. It will only add to the congestion.	8/10/2020 7:20 AM
14	If the city continues to build affordable housing in temecula, the city will go down hill and end up just like Riverside.	8/3/2020 5:55 PM
15	I'm currently renting and taking amenities away it's frustrating because of COVID 19,I pay a lot of money for renting.	7/30/2020 2:42 PM
16	The NUMBER #1 concern is traffic on the freeway. Before any more units are built, the State needs to adequately fund infrastructure in the area. The area has grown tons in the last 30 years. Before more units are built, we need infrastructure. Also, the state should not tell cities that they must build more units, or change zoning. It is called local government for a reason. Sacramento needs to stop over ruling the wishes of communities.	5/28/2020 10:43 AM

## City of Temecula Housing Element Survey

#	Q9: COUPLE	DATE
1	None	9/24/2020 1:53 PM
2	Senior communities would be nice. Or else we may move	9/24/2020 1:44 PM
3	Can't afford computer! Why do you waste so much water and still have trees and plants but cut in half and only water public areas in early AM late PM	9/16/2020 9:13 AM
4	The housing and property taxes here in Temecula are out of control. I believe it is designed to not integrate but segregate.	9/15/2020 2:55 PM
5	No more apartments or section 8	9/14/2020 10:21 PM
6	Make it easier, faster and less expensive to develop new housing	9/5/2020 6:40 PM
7	Dedicated Bicycle and walking trails, more open space parks, more exits from freeway and road widening to accommodate traffic as housing/population increases.	9/5/2020 7:05 AM
8	I'm very concerned about a housings duplex I heard about west Temecula parkway by I-15, adding more congestion and ruining the beautiful hill side, that all Temecula's love seeing.	9/4/2020 7:08 PM
9	No	9/4/2020 3:36 PM
10	No	9/4/2020 3:14 PM
11	N/A	9/4/2020 3:11 PM
12	We are in great need of affordable housing options in our area for all types of people.	9/1/2020 10:20 AM
13	Don't be so eager to plan for new housing development. I realize that the City can make money off of it but it may lose the charm of a quiet country town. I'd like to see this money and effort go towards fire safety, homeless and drug rehab programs and centers.	8/30/2020 12:22 PM
14	You keep building houses but yet the infrastructure such as highways East to West is terrible. Winchester for an example takes me 50 min to 70 minutes to get from business park drive to Murrieta hot springs Anytime from 3:30 To 6:30pm and longer on weekends. I'm very frustrated.... and thinking of moving. Your planning needs a better plan ....	8/29/2020 2:10 PM
15	Never, ever build in the southwest hills, or near preservation areas. Limit building to housing, not entertainment venue.	8/29/2020 11:42 AM
16	No	8/29/2020 9:13 AM
17	No	8/29/2020 9:04 AM
18	no	8/28/2020 8:06 PM
19	My concern is about the traffic issues when more homes are built. Is the traffic issue also part of this program?	8/28/2020 6:35 PM
20	Please get some sort of rent control in temecula, especially for seniors	8/28/2020 6:01 PM
21	Do not start building lower-income type housing in Temecula. There are other areas where lower-income families can go. As much as I hate to say it, lower-income families bring in more crime and depreciation to hard working succesful families dreams. I wish it would not be this way but these are the facts.	8/28/2020 5:23 PM
22	Builders that are building in the area are pricing the new homes were not many people can afford. This includes more taxes and hoa paid by seniors at summers bend new communities. Hoa and taxes for 55 older adults are \$300 and 1.79taxes. Younger than 55 pay \$200 hoa and 1.7 taxes. Is this fair for seniors? Harold Stewart 9512901808	8/28/2020 2:00 PM
23	There's not a lot for seniors to do here. The senior center is only for low income folks and their day trips are to the library. Huh? I Think it's important to keep older citizens active and engaged in the community. This is a young family city.	8/28/2020 1:55 PM
24	Seniors do not have enough income to afford utilities. There should be a better program for this. This is for my parents and not for me.	8/28/2020 1:54 PM
25	People like / need to feel safe.	8/28/2020 1:43 PM
26	None	8/27/2020 2:00 PM
27	No	8/26/2020 7:43 PM
28	You allow too many housing projects off major streets that are already difficult to drive on, because of traffic. One example is the building on Rancho California between Margarita & Ynez. Also, the unbelievable building along Butterfield, north of Rancho California. More traffic problems . It's quite obvious to me that the conservative leadership in Temecula doesn't work for all of the Temecula residents, but when "following the money", we can all see who is benefiting and who isn't.	8/24/2020 10:16 AM
29	It seems that we do have adequate low income housing in the city. Single family homeownership provides a stake in the community. Employed person's with resources make their lives here and contribute financially to support the cities businesses, medical facilities in a way that promotes positive growth for all.	8/23/2020 5:53 PM
30	Please stop building anymore homes. We have over crowding here in the Temecula Valley and Everyone I talks to wishes that you would bring in more Jobs! Our streets are over crowded and Traffic is a Nightmare!	8/21/2020 1:15 PM
31	Everything about Temecula is great except the traffic. More housing means more people and more traffic. Please the importance of open spaces and the need for expanded roads and freeway on/off ramps when increasing housing.	8/21/2020 8:29 AM
32	no	8/19/2020 1:59 PM
33	Finding affordable housing for those who work and serve in the community is critical. Providing options for seniors to leave larger homes for affordable smaller and energy efficient homes is important for an aging population.	8/19/2020 1:39 PM
34	Need more mental health assistance for homeless. Need drug and alcohol programs for homeless outreach	8/19/2020 11:50 AM
35	We need to have a system to accommodate low income and homeless persons.	8/19/2020 10:15 AM
36	People complain about our homeless population, yet we don't housing for them. I believe the City fears this would encourage and increase our homeless population, yet we must do something as, with the current economy, we will be seeing more and more homeless families.	8/19/2020 10:02 AM
37	Temecula, as a city, needs far more diversity. It doesn't feel or appear to include all races and individuals from	8/18/2020 1:17 PM

## City of Temecula Housing Element Survey

	various socio-economic backgrounds. It feels and appears to contain mostly White, affluent Republicans with racist beliefs and unfair practices towards minorities. This makes the housing situation biased and racially divided.	
38	Remove the homeless	8/17/2020 9:01 PM
39	Why not be more fair and balanced in your PSA's. We want facts not fear!	8/17/2020 11:14 AM
40	If you are going to build more buildings in old town temecula, then you need to make more parking garages or more available parking. It is extremely irritating to live in old town and not be able to park!	8/14/2020 3:39 PM
41	this is a good effort, thank you	8/13/2020 5:53 PM
42	Adding ADU 's to existing homes create off street parking problems with streets lines with cars.	8/9/2020 9:43 PM
43	More open space/parks/hiking trails/Agriculture. Would like to see more dedicated bike trails. Less high density - leads to more traffic and less happiness.	8/9/2020 1:14 PM
44	It takes too long to build and govt fees are contributing factor in increase costs. Stop cherry picking your friends. Why does Corona Family seek to rezone their property for Residential, but sue/demand EIR for adjacent housing tract on BFS and Tem Pkwy. The politics of valley are damaging the community.	8/9/2020 10:17 AM
45	All homes/apartments must be for homeowners or long term renters. No short term rentals as they take away from the infrastructure of Temecula.	8/8/2020 3:14 PM
46	We love Temecula. Please maintain quality of life and keep the area "low crime.". The only drawback is California leftist politics and primarily a single party state which may drive us out of the state	8/8/2020 1:17 PM
47	N/a	8/7/2020 10:38 PM
48	No	8/7/2020 1:17 PM
49	Nothing additional	8/6/2020 8:19 AM
50	I feel that developers will build homes that they can sell. So demand will encourage the construction of whatever homes are needed.	8/6/2020 7:44 AM
51	More mixed use so shopping isn't only at each end of town	8/5/2020 8:57 PM
52	Please, no more apartments and limit the number of new housing developments	8/5/2020 2:18 PM
53	There needs to be more bike trails that enable people to ride a bike anywhere they want to go including the wineries and old town	8/5/2020 1:22 PM
54	I chose the French Valley area rather than Temecula because I got more bang for my buck. I got a larger nicer house for a lot less and my taxes were lower.	8/4/2020 7:42 AM
55	Need more long term buyer attractive neighborhoods-that is, houses that have space between them and aren't shoved up right next to each other.	8/2/2020 2:11 PM
56	No thanks	8/2/2020 11:09 AM
57	I think the new housing projects are moving too quickly, without concern for our roads & highways, which are in horrific condition. I have been trying for over a year to get SOMEONE to take responsibility for a 2-mile section of Pauba Rd., where this road (not a county owned road), is a "2-mile accident waiting to happen". Everyone I have talked to, has passed the buck! The government of Temecula is doing a lousy job, with representation being the major problem. Haven't been able to read the housing update; but you put it in the middle of this questionnaire, which doesn't make sense. We need better governance in Temecula . Too many representatives continue to be elected, yet do NOTHING to help Temecula prosper, just taking salaries & sitting on their duffs!	8/2/2020 10:58 AM
58	I understand that the City of Temecula is a family town and that is fantastic. However, it seems like Temecula has focused on creating very large 2 story houses for families. I believe Temecula needs to have smaller detached single family homes available. Not all families need or can afford such large homes. Smaller 3 bed two bath home at 1500-1800 square feet should be available. Additionally, the city should also consider adding in more condominiums. Thank you.	8/1/2020 9:52 AM
59	The cost of housing lacks diversity. There are no single family detached rental homes priced at appropriate levels for middle to low income families.	7/31/2020 7:24 PM
60	Homeless shelters are definitely more needed now more than ever as well as keeping a balance of nature and not building more homes that people can't afford.	7/31/2020 3:50 PM
61	The build out of Temecula has already exceeded the original plans. The lack of mass transit or additional freeway lanes means NO MORE HOUSING!!!!!!!!!!!!	7/31/2020 2:54 PM
62	I'd like priority for affordable active senior resident- owned housing - senior mobile home parks and 55+ resident owned homes. Resident owned mobile home space, not rented land space. And senior communities similar to The Colony in Murrieta, and The Knolls mobile home park in Murrieta. Not apartments - houses or mobile homes.	7/31/2020 2:43 PM
63	-Limit STR's -Limit ADW's to those with onsite parking.	7/31/2020 11:49 AM
64	Housing/ rent pricing caused by investors buying up property in bulk and renting out. It's driving up costs and lowering the quality of inventory.	7/30/2020 11:20 PM
65	Stop building. Buy land and turn it into parks. The problem is the Jeni is already out of the bag for Temecula. Traffic and crime are here to stay	7/30/2020 7:25 PM
66	As someone who works in a position that often interacts with the homeless population in this city, I can firmly say that this city desperately needs to address homelessness in Temecula better and with more respect. Many homeless patrons that I have heard from say that they do not feel that there is nearly enough city resources to help support them and get them back on their feet. They also often complain that they don't feel respected, seen, or heard by the city and that is a major issue that Temecula needs to grapple with. Redirecting that funding toward social resources and programs would make a tremendous difference in our community. Also, the cost of housing (rent, buying a house, etc.) is FAR too high in this area. Neither I or my boyfriend would be able to afford our rent and living expenses on a monthly basis if one of us lost our income for any reason, and we live in what is considered one of the "cheapest" apartments in the city). This is a terrifying concern that needs to be promptly addressed, especially considering the hardships brought on by the COVID-19 pandemic. Thankfully my boyfriend and I have been getting our steady income during this time but we were initially horrified at the start of all of this when we were unsure if we'd be keeping our jobs and be getting paid during this trying time.	7/30/2020 7:08 PM
67	There should be a housing program in the market for couples, without "forcing" them to live in a house with 3-4 rooms when they need just 1-2.	7/30/2020 6:10 PM

## City of Temecula Housing Element Survey

68	Current infrastructure is strained to meet current housing levels. After watching Los Angeles and Orange Counties basically negatively impact the quality of life by overbuilding, the main reason for our move to Temecula was a better quality of life with limited growth at the time. Since moving here, we have seen the population growth negatively impact quality of life but from an economic view, it has been a positive. The challenge is to balance the growth while maintaining quality.	7/30/2020 5:09 PM
69	We love Temecula! However it is way too populated and too many residences being built. The infrastructure cannot handle what we have now! Very frustrating. All we hear are sirens anymore from emergency and/or police. It's sad when you live w miles from somewhere and it takes 15 to 20 minutes to get there. Stop building. There is enough population and tourist business to sustain the city.	7/30/2020 5:09 PM
70	Building AFFORDABLE Housing for all age groups and particularly for those who work in the service industries. Today's housing market is expensive and prejudicial.	7/30/2020 2:35 PM
71	Please open more affordable low income senior housing .	7/30/2020 2:28 PM
72	I have lived here since the 80's. I will most likely not be able to stay here in retirement due to housing costs (and lack of physicians). This is not a senior friendly town unless one is very well off.	7/30/2020 1:36 PM
73	Coming from an undesirable neighborhood before moving to Temecula , I worry bringing more apartments or " lower income" housing will devalue our neighborhood and bring in more crime. I saved and bought my home here because the city was safe and clean, I am concerned it will become more in lines of where I moved away from if more apartments and condos are built	7/30/2020 1:30 PM

## City of Temecula Housing Element Survey

#	Q9: COUPLE WITH CHILDREN UNDER 18	DATE
1	Just want affordable housing for all income types. It would reduce homelessness and bring diversity to the city.	9/24/2020 1:11 PM
2	It is disappointing to see zonings changed and other adjustments that are aimed to please the person(s) financially benefitting rather than thinking about the value in the original zoning as well as congestion and overloading the market.	9/24/2020 11:21 AM
3	Stop building more houses until you have the schools and infrastructure to support the people already here.	9/5/2020 10:14 AM
4	Make it easier to add an ADU. For example, provide (free!) the (approved!) architectural plans for 4-6 different ADUs. Rather than making each individual homeowner come up with their own (although that should still be an option) the city can just give out plans that meet all of their guidelines.	9/5/2020 12:01 AM
5	I think we need to do more to help get homeless of the street but what that looks like I am not sure. I do not want Temecula to turn into what LA, San Fran and Austin are seeing now. I believe in helping people get back on their feet and not in enabling them or making them rely on others.	9/4/2020 3:49 PM
6	Avoid construction of multi-units or apartments that makes real estate prices go down and increases traffic in the area.	9/4/2020 3:29 PM
7	My family moved to Temecula in 1968, moved to Murrieta in 2013.	9/4/2020 3:07 PM
8	Don't allow section 8 housing to be grouped Together. Don't allow homeless to live rear river beds. Continue police force.	9/1/2020 10:24 AM
9	no	8/31/2020 11:14 PM
10	With the state, country, and world moving toward renewable energy-some HOAs in Temecula still do not allow solar on roofs. With the climate and typical yardscape here, solar installation on a roof just makes too much sense for the city and homeowners. Not too much reduce the stress on an overloaded power grid and reduce the risk of fires. The city should adopt a mandate that prevents HOAs from banning solar roofs.	8/31/2020 9:44 PM
11	No	8/30/2020 9:55 PM
12	None	8/29/2020 8:48 PM
13	Please adopt a by-right process for multifamily housing.	8/29/2020 7:16 PM
14	N/A	8/28/2020 10:29 PM
15	The homeless population continues to grow in Temecula, creating unsafe environments in some areas. I am not comfortable allowing my teenagers to go to some areas of the city.	8/28/2020 8:09 AM
16	None	8/24/2020 8:52 PM
17	We understand that is a very nice area but the lack of a rent increase cap is hurting families. Please consider a rent increase cap to keep families who live and work here from having to relocate.	8/24/2020 8:25 PM
18	We have too many homeless people along Temecula Parkway. They need to be relocated.	8/24/2020 2:50 PM
19	More resources for affordable housing need to be made available and also on the City Website	8/24/2020 12:38 PM
20	I would like to See More Homes/Apartments available for the PHYSICALLY disabled! The city of Temecula has 55+ Communities which is great for those in need of it...I STRONGLY believe that people who are PHYSICALLY disabled should be included in those communities	8/22/2020 5:30 AM
21	The rent has gone up exponentially, so much so that people aren't able to maintain the cost of living in Temecula.	8/21/2020 5:25 AM
22	When housing prices increase, even with low interest, they're out of range of the average California worker, especially with the high property tax!	8/21/2020 2:12 AM
23	Community College brings roommate situations that drive up rent for apartments and multi room homes - this hurts one income families	8/19/2020 9:25 PM
24	Yes. Temecula is overcrowded. Way too many apartments and condos. The city council was going the right direction with making it more of a destination or tourist town but now they want to ruin the natural beauty with more housing. There are areas north of Menifee that can take more housing and where new infrastructure can be built. Temecula is maxed out.	8/19/2020 9:24 PM
25	Home prices have outpaced wages and the rental market has also doubled in price with a large amount of homes renting over \$3000 and up. Lots of foreign investors buying up our market and setting rents very high.	8/19/2020 5:37 PM
26	Not sure if this is the proper place but what is being done about the homeless population. In our short time of living in CA, especially in Temecula, I do not see an improvement with the homeless. They are still present in certain parts of town. There is so much land east of here, why can't shelters and a small community be built there? We pay so many taxes in CA but I'm having a hard time seeing where the money is going.	8/19/2020 11:35 AM
27	I have worked in Temecula for 15 years and have never been able to afford to purchase a home here. Always had to drive from cheaper cities. We need more affordable housing.	8/19/2020 8:36 AM
28	We have enough housing projects. We dont want homeless people here.	8/19/2020 7:57 AM
29	No	8/18/2020 7:47 PM
30	None	8/18/2020 10:02 AM
31	The safety of our neighborhood is in danger many, many robberies and car theft plus very low income trashy people taking the people's peace away due to section 8. We cant wait to move away after 4 years in peace the last 2 has been horrible, with the tenants section 8 next door, drinking, smoking, fighting, sheriffs coming all the time etc.	8/17/2020 8:31 PM
32	Houses are very expensive in Temecula. Just because someone doesn't make a lot of money doesn't mean they are going to ruin the neighborhood.	8/17/2020 2:05 PM
33	Please keep Temecula looking nice and clean.	8/17/2020 8:02 AM
34	It is imperative that you not place low income housing next to family neighborhoods and schools. Studies show that Section 8 housing attracts drug use and other crimes and we don't want our children exposed to this type of environment. We would leave Temecula if the city does this.	8/15/2020 12:59 AM
35	It's ok to embrace slow growth	8/12/2020 9:58 AM
36	Not at this time.	8/12/2020 9:18 AM



## City of Temecula Housing Element Survey

37	Any plan must address the ingress and egress of commuters on 1-15. If the City isn't able to make changes to the freeway congestion, they shouldn't be adding to it with new housing.	8/12/2020 8:14 AM
38	We need very affordable housing and temporary, emergency housing to help the homeless	8/12/2020 6:15 AM
39	End better access to the freeway	8/11/2020 9:53 PM
40	Currently we need less housing and more commercial businesses like restaurants. Especially on Temecula parkway which lacks family friendly sit down restaurants.	8/11/2020 8:32 PM
41	Not a nimbby but I would like any homeless to be directed away from public traffic. The duck pond has been an issue.	8/11/2020 5:54 PM
42	Would like to see either rents or mortgages at affordable rates for single mothers, single persons that can be able to affordable on single income.	8/11/2020 1:47 PM
43	Please oppose any state bills that take away single-family zoning, especially in these pandemic times. We need more open space, not less!	8/10/2020 11:02 AM
44	No	8/8/2020 10:02 PM
45	We have plenty of apartments - There is a lack of single story single family homes.	8/8/2020 9:21 AM
46	My hope is that the City will continue to develop Temecula's remaining land carefully as we approach build-out, with an eye for quality (at every price point) and inclusion.	8/6/2020 5:34 PM
47	Please help with housing affordability.	8/6/2020 4:11 PM
48	Please keep some open spaces , so far this is a unique aspect to Temecula's relaxed and tourist environment.	8/6/2020 12:20 PM
49	We need to make sure the infrastructure is in place prior to building more housing. The traffic is one of the biggest negatives to our city, and I think that is fueled by the continued development without the infrastructure to support it. I do appreciate all the projects that are in the works on the freeway but the side streets are just as bad	8/5/2020 8:51 PM
50	Not every family has a dual income or high income. But those families live and work in Temecula and would like to buy a home. Think about the people who are different then you.	8/5/2020 2:51 PM
51	Please no more massive developments of single family homes!	8/5/2020 12:08 PM
52	We should be promoting diversity of our community and providing more affordable housing.	8/5/2020 10:19 AM
53	There are too many homes in Temecula. Let's focus on our schools which have seemed to go down the past few years.	8/5/2020 10:06 AM
54	Please do not build anymore housing, at least right now. Communities that grow too fast fall fast and I do not want that for Temecula	8/5/2020 10:05 AM
55	If you're going to build anymore new housing, PLEASE require larger backyards and houses that are further apart from each other.	8/4/2020 5:04 PM
56	Slow the growth - it's great where it is and will not be great if it keeps growing	8/4/2020 12:35 PM
57	Homes are so overpriced including inflation of mortgages and property taxes. Would be nice to have a few homes that can be considered starter homes that are not in the high \$300k.	8/4/2020 1:05 AM
58	No	8/3/2020 8:14 PM
59	New single detached homes that are less than \$500k and with an actual front / back yard for our kids to grow up don't exist. Right now my family is forced to pay over \$600k for a new house within the Temecula School system, or \$500k for a house that's even close to a very basic 2,000sqft floor plan. Otherwise, we are stuck with condos plagued with \$300 HOAs (Rancho Soleo) and no parking. My family and I make over \$130k without including any overtime at our jobs and we are forced to buy a very used 2006 house stuck in a neighborhood where each house is less than 10 feet apart. We have no privacy. How is this possible?	8/3/2020 5:55 PM
60	Please deal with traffic before every empty lot of land is developed with new houses. Amount of Houses on butterflyfield is crazy. When kids graduate we are out of here	8/3/2020 5:20 PM
61	Stop building and over crowding Temecula!! The traffic and amount of people here is awful!!	8/3/2020 3:24 PM
62	Please keep temecula a beautiful safe city . Please don't make it city like (busy) w a lot of apartments	8/3/2020 2:45 PM
63	Stop building master planes tract homes on 1/3 acre each and build some mixed use housing! The city has known they're deficient in housing for low to middle income earners for 10 years- do something about it already!!	8/2/2020 5:25 PM
64	The city needs more affordable housing options	8/2/2020 12:14 PM
65	Would love to see more shelters especially for families. Also we need to see transitional housing for individuals with addiction and mental health issues. See too many homeless on the streetcar living in their cars on a daily basis. An increase in affordable housing for working people. Cannot gauge them with rent. Has to align with what the minimum wage is allowing them to spend.	8/2/2020 9:37 AM
66	Clean up our dry creeks and rid them from trash and homelessness	8/1/2020 10:54 AM
67	Keep a clean, friendly and safe community for all to enjoy	7/31/2020 5:46 PM
68	We definitely don't need any more apartments or condominiums. Traffic is terrible in our area. I would also love to see more wide-open space type of parks.	7/31/2020 5:20 PM
69	The greatness of Temecula is its small size, quality of life and semi-rural character. Don't keep growing it with more housing! Then it turns into an urban center and I move away!	7/31/2020 5:01 PM
70	Really tired of rows and rows of cookie cutter homes! Get creative and sustainable!	7/31/2020 2:59 PM
71	It would be nice to have additional new single family homes for the influx of new residents, but it needs to be paired with continued improvement to infrastructure and roads.	7/31/2020 11:09 AM
72	Please don't turn our city into an area of dispair . Don't allow homeless to over take the area as they are already doing to our shopping centers. Give owners options of rental property and Airbnb .	7/31/2020 9:38 AM
73	Let's continue to keep temecula clean and nice , keep homeless off the streets.find a solution for the people who protest at the duck pond . Was driving by with my kids and two people were fighting yelling and cussing at each other . NOT GOOD	7/31/2020 9:26 AM
74	Please no more building! Traffic is already out of control.	7/31/2020 8:02 AM

## City of Temecula Housing Element Survey

75	People who work in Temecula should be able to live in Temecula. New housing projects should have lower-income subsidies so they can own as well.	7/30/2020 8:55 PM
76	We need less housing developments! Especially ones where the homes are so close together with no yard.	7/30/2020 4:57 PM
77	We need affordable single family homes for people who work blue collar jobs and low-paying white collar jobs in Temecula	7/30/2020 3:20 PM
78	The city of Temecula needs to work to create nice homes and neighborhoods for low income essential workers who work in Temecula. The apartments currently affordable to Temecula's low income earners are horribly inadequate. Stop building half a million+ \$\$ single family neighborhoods and think about our low income residents.	7/30/2020 2:58 PM
79	No	7/30/2020 1:37 PM
80	Stop building apartments, condos and HUD housing. GET RID OF THE DRUG ADDICTS LIVING ON OUR STREETS. I'll take my tax money elsewhere.	7/30/2020 1:18 PM
81	Yes, please stop building homes. There is nothing attractive about a community with endless neighborhoods of cookie-cutter homes. The northern Inland Empire region is an example of the crime and pollution increase that results from not leaving any open space for recreation, parks, etc. Despite Temecula having several public amenities, there is a significant lack of public trails systems - I'm not talking about dirt paths through cookie-cutter neighborhoods - I'm talking about trail systems like Meadowview, or those in open, natural spaces that give our community members a sense of connection to nature. My family is currently not purchasing a home in Temecula because we are waiting to see if the City continues to flood every open space with a development, or if they change their approach to develop a balance community. Rehabilitate existing shopping centers, create consistency in building architecture, improve trail systems and stop thinking that growth is the only way to run a City. As a Civil Engineer, I am extremely troubled by the fact that City's do not understand the negative impact of growth to local pollution, congested roadways and natural open spaces. Increased tax revenue from residential housing is not valuable long-term to a community. Temecula is literally the last haven in the IE, and it looks like it will be a pain to live in at the current rate of growth. Improve local businesses to stimulate your economy to truly make this a tourist destination. Please!!!	7/30/2020 12:23 PM
82	I am very, very concerned about the rash of bills coming from Sacramento that push upzoning and high-density housing on all communities in the state. Please resist these bills with every tool you have. Nobody wants their existing neighborhood upended. Local cities should be able to decide for themselves the type of housing they need and allow.	6/8/2020 11:25 AM
83	Temecula does not need any more single family detached homes. There are plenty of single family homes.	6/2/2020 4:41 PM
#	<b>Q9: SINGLE PARENT WITH CHILDREN UNDER 18</b>	<b>DATE</b>
1	low income housing shouldn't be just for emergency needs. Ive tried everywhere and only found about 4-6 in the neighborhood.	8/28/2020 3:50 PM
2	We need to have more homes build for single parents who have very limited income through Habitat for Humanity and the area	8/28/2020 2:19 PM
3	NA	8/28/2020 1:32 PM
4	Temecula is pushing out the middle class because of housing costs	8/27/2020 1:23 PM
5	I would like to see the city offer some kind of insensitive to homeowners to prune their palm trees.	8/26/2020 8:05 PM
6	It has gone downhill since we lived here 2000-2010. Now 2016-present. Police aren't keeping things together, so many houses, a lot of cars. It's grown, in a bad way. Nothing to do and no longer perfect for a family.	8/25/2020 12:26 AM
7	Adult autism housing	8/24/2020 3:12 PM
8	The price range to buy a home in Temecula is expensive for a single parent	8/19/2020 11:36 AM
9	I'd like information on housing programs to help first time home buyers with down payment options.	8/18/2020 3:11 PM
10	There's a lot of road rage here. A lot of bullying in schools (not currently for obvious reasons). And not enough police presence. Thank you.	8/18/2020 2:01 PM
11	Please help with the local homeless community in Old Town Temecula. I do not feel safe in the late evening when they are roaming around near my home.	8/14/2020 11:09 PM
12	The city needs to focus on providing affordable housing for its essential workers. People who work hard and are willing to pay a mortgage that meets their budget.	8/14/2020 4:21 PM
13	The traffic is already highly congested, creating not only pollution and safety issues- but concerns about expansion. Temecula needs to stop building before it becomes unrecognizable. With heavy traffic, people become agitated and stressed, and that is when it becomes dangerous for bikers, pedestrians, and we see higher amounts of traffic accidents. Let's keep Temecula safe and preserve the beauty	8/6/2020 8:17 AM
14	I would like to be able to afford to live.	7/30/2020 6:08 PM
15	As a single mother I can say it's almost impossible for me to find something in Temecula where I would feel safe raising my son. It's daunting to feel that way.	7/30/2020 5:51 PM
16	I have worked in Temecula for 10 years but cannot afford to live in this city. I am a single mother of 3 with a good paying job. I would benefit from an affordable housing element. I contribute to this city and should be able to live here as well.	7/30/2020 5:43 PM
17	I accepted a job in Temecula at the beginning of the year and moved here for it. Then, we all were hit with Covid-19. I am highly interested in understanding the real estate market in the area as that I've noticed many homes going on MLS; I'm interested in as to why so many homes for sale.	7/30/2020 5:10 PM
18	Think about single mothers, lower income essential employees and the children whom are part of those families. This isn't about handouts, it's about the need for smaller practical homeownership options.	7/30/2020 4:33 PM
#	<b>Q9: ADULT HEAD OF HOUSEHOLD (NON-PARENT) WITH CHILDREN UNDER 18</b>	<b>DATE</b>
1	n/a	8/31/2020 7:33 AM

## City of Temecula Housing Element Survey

#	Q9: YOUNG ADULT LIVING WITH PARENTS	DATE
1	Retired people need more to do or they leave. Tennis Courts are extremely in need as are public places to Lap swim. Thank you for keeping Chs open for lap swim	9/4/2020 3:54 PM
2	More solar initiatives	8/31/2020 11:13 AM
3	I didn't see any homeless when I moved to Temecula 15 years ago. Now, there are many homeless people. Many of them are young people. They need assistance.	8/30/2020 11:30 PM
4	I don't think that Ca should overrule CC&Rs allowing houses to run preschools in the middle of single housing tracts when businesses aren't allowed and we pay fees to maintain the CC&Rs.	8/29/2020 9:37 PM
5	There used to be more opportunities in buying a home that was a fixer upper. VA repos were affordable. Why is that not a program to be offered?	8/29/2020 7:31 AM
6	I don't believe there should be any more low income housing in Temecula. If you need more money from the feds then you should figure out how to do a better job and quit spending our money.	8/24/2020 1:02 PM
7	Maybe it will be different because of working remote for white collar workers but I lived in temecula and commuted to carlsbad/San Diego/riverside since 2001 and the last 3 years were torture it would take 30 mins to even hop on Rancho cal at 530am. There are no jobs here. I grew up here, I'm nearing 40, I have an mba and I love temecula but I have no kids. I'm here for now due to covid but given the choice between buying a big house in temecula with all my friends married and making fun of my life decisions (when are you getting settled down), i would rather live peacefully and simply in a small condo near the coast. The wine tourism is great here but it's hot, full of children. Keep temecula for FAMILIES not homeless or single people. We aren't your target market :) many of my friends with families are priced out of temecula and living in menifee. It feels like temecula is aging like me haha , my parents still live here and a lot of my friends from high school Parents also. I remember in the 90s heated discussions about apartments. We don't more apartments here the ones we have there are shootings at (Rancho cal just saying). I also don't know where the heck these homeless druggies are coming from it's been 10-15 years and it's disgusting to avoid the target Starbucks and vons because of fear of encountering a twaker.	8/21/2020 12:17 PM
8	Working through city permit process for an ADU and it is arduous. So far the city is not being helpful and is quite disappointing.	8/9/2020 5:09 PM
9	I think seniors need affordable housing most in this area. There are plenty of rentals for younger people.	8/7/2020 8:24 AM
10	Building new houses without upgrading and connecting existing roads, better freeway access and new thoroughfares will increase the traffic, which already is a miserable situation. It might just be what makes us move away from our beloved city of 27 years.	8/4/2020 3:23 AM
11	affordable single story housing that is not in the 55 and older community so that adults can share housing with young adult children	8/2/2020 1:09 PM
12	We need more affordable housing options for lower income families	7/30/2020 7:18 PM

## City of Temecula Housing Element Survey

#	Q9: MULTI-GENERATIONAL FAMILY HOUSEHOLD (GRANDPARENTS, CHILDREN, AND/OR GRANDCHILDREN ALL UNDER THE SAME ROOF)	DATE
1	The cost of rent here does not match the income that many of us have forcing many to struggle, have roommates, constantly move etc. More affordable housing that matches the jobs available that only want to pay \$17 or less would help out a great deal so people can afford to live without roommates and without struggling to pay everything	9/24/2020 1:18 PM
2	Please encourage low income senior housing as a priority.	9/24/2020 11:14 AM
3	Can the City require Redhawk Golf Club to implement ways to minimize or mitigate damage caused by errant golf balls to our houses (windows, stucco, patio, or even people being injured)? It's probably a matter of when, not if, I or a family members gets seriously injured by an errant golf ball. I have been hit by a golf ball in the back. Thankfully it did not land on my head. I now have to wear a hard hat every time I am in our back yard. Thank you for considering my input.	9/15/2020 10:40 AM
4	prices are out of control due to supply in demand....	9/5/2020 7:12 AM
5	Predatory mortgage collection companies should be outlawed.	8/31/2020 12:20 AM
6	Work on more affordable taxes or lower/shorter term Mello-Roos.	8/30/2020 12:24 PM
7	My inlaws have recently relocated from the East Coast to Temecula to be near family. They are in their 70's. While, I have them living with me for now, the intent was for them to find their own place in independent senior living. It is very disappointing that there is a 3 to 5 year wait list for low income senior housing in Temecula. There really needs to be more units available.	8/29/2020 11:49 PM
8	no	8/28/2020 3:48 PM
9	Have loved living in Temecula. Would not like to see great changes to the current General Plan or Housing Element.	8/28/2020 2:02 PM
10	Trying to past legislature that encourages millennial's to pursue owning a home in Temecula.	8/28/2020 1:23 PM
11	Some areas are priced high to keep minorities out. Lack of information on home loans for minorities.	8/27/2020 10:16 PM
12	The apartment prequalifications are too high. Can afford rent, but having to make 2.5 times rent in salary is too much	8/27/2020 6:49 PM
13	I'm concerned about city maintaining safety and keeping police of Temecula	8/27/2020 1:53 AM
14	There is enough low income housing we want homeowners and people that are employed to be attracted to our community. They contribute their resources to build our communities. They are stakeholders and the backbone or all excellent cities.	8/24/2020 1:12 AM
15	Temecula housing programs and strategies must be colorblind and open to all Americans regardless of race, creed, national origin, etc., while also promoting economic efficiency and free and open markets.	8/24/2020 12:30 AM
16	We feel discriminated in getting a loan from the lender or landlord.	8/22/2020 7:01 AM
17	I sincerely hope that this survey isn't use just to check a box, as a requirement to justify the Block Grants from state and federal. We need affordable housing.	8/19/2020 9:57 PM
18	Stop building. This city is quickly becoming congested, leading to impatient drivers, increase littering and lack of care for the community.	8/19/2020 8:39 PM
19	Easy way to apply for FTB programs. It's hard to know which direction to go with no knowledge and I wish there would be a community resource that could help First time buyers who don't understand what to do. There are thousands of FTB in Temecula who need help but don't know where to go to. All my friends in their late 20's who are ready to buy in Temecula get intimidated by the pricing and not knowing all the info	8/19/2020 9:50 AM
20	Please emphasize livability for residents over profitability for developers. Don't build apartments that look like prisons but cost as much as a home. More importantly please emphasize the issue isn't a housing shortage but an income shortage/affordability crisis.	8/18/2020 4:19 PM
21	Not at this time	8/17/2020 1:59 PM
22	Allowing short term rentals within the city of temecula should be a priority for the city council. It helps improve tourism and allows home owners to create extra income and coup with the high cost of living found in Temecula.	8/11/2020 3:58 PM
23	You have no where for the homeless to get shelter or a place they can shower and eat hot food you really need to figure out how to help them. I think you should build or use an empty building to place the homeless and allow them to stay for a period of time to allow them to either get on their feet or place them in an apartment that they can afford.	8/10/2020 2:23 PM
24	M	8/5/2020 2:10 PM
25	There needs to be affordable housing in Temecula. It is not right to have your current grocery store workers working at a location near you but have no place for them to live in that city.	8/2/2020 8:55 AM
26	Please do NOT repeal prop 13 & raise property taxes even higher ! Please provide more affordable housing for young folks ages 20-40 working in Temecula who cannot afford to rent apartment of their own. Thank You	7/31/2020 5:59 PM
27	The city's zoning ordinance is designed to prevent the construction of inexpensive multifamily housing. This means that living in Temecula is going to continue to become more expensive than it already is.	7/31/2020 4:49 PM
28	Don't over build!!!	7/31/2020 12:12 PM
29	I worry about how many new builds are going in well East of the 15 without developing anything that will ease the strain they will put on working families traveling to jobs. The housing I see most often targets young families due to large home sizes, which assumes more than likely two working parents. That's two more cars on the road. As someone who lives between a lot of these new builds and the freeway access, I worry that a difficult commute will become seriously worse as time progresses. I take some responsibility as I too commute to SD County for work, but only to Fallbrook, so about as close to Temecula as you can get. Most days I need to plan an hour for a drive that should take 25 minutes and the writing on the wall says it's only going to get more congested with the addition of neighborhoods like Sommers Bend when there isn't a reasonable alternative for getting north or south.	7/31/2020 6:47 AM
30	My son and his new wife wanted to move here from college in Irvine, but the one condo we found in their price range got 16 offers on it the first day. They were very discouraged at the lack of options, and will continue renting for the foreseeable future.	7/30/2020 3:49 PM
31	Smaller starter homes instead of McMansions are needed	7/30/2020 2:36 PM

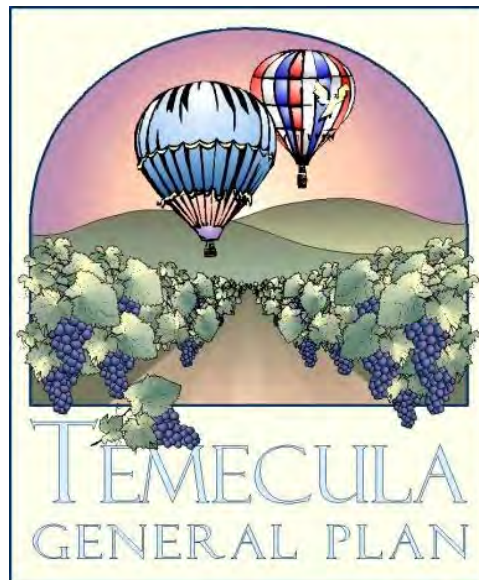
## City of Temecula Housing Element Survey

32	Not just low income, up and coming income. Kids who grew up here need to get a foothold in or near the community	7/30/2020 1:39 PM
#	<b>Q9: SINGLE PERSON LIVING WITH ROOMMATES</b>	<b>DATE</b>
1	Please let me know if there are any programs to purchase homes	8/28/2020 6:11 PM
2	More affordable 55 and over homes are needed in Temecula	8/1/2020 6:57 AM
3	no	4/14/2020 3:32 PM
#	<b>Q9: COUPLE LIVING WITH ROOMMATES</b>	<b>DATE</b>
	There are no responses.	



# CITY OF TEMECULA GENERAL PLAN HOUSING ELEMENT

## APPENDIX D: 2017 ASSESSMENT OF FAIR HOUSING



CYCLE 6 HOUSING ELEMENT UPDATE





# **City of Temecula**

## **Assessment of Fair Housing**

### **Prepared by**

**City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92590**

**Approved March 2017**



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## Cover Sheet

1. **Submission date:** October 4, 2016
2. **Submitter name:** City of Temecula
3. **Type of submission (e.g., single program participant, joint submission):** Single program participant
4. **Type of program participant(s) (e.g., consolidated plan participant, PHA):** Consolidated Plan
5. **For PHAs, Jurisdiction in which the program participant is located:** N/A
6. **Submitter members (if applicable):** N/A
7. **Sole or lead submitter contact information:**
  - a. **Name:** Lynn Kelly-Lehner
  - b. **Title:** Principal Management Analyst
  - c. **Department:** Community Development Department
  - d. **Street address:** 41000 Main Street
  - e. **City:** Temecula
  - f. **State:** CA
  - g. **Zip code:** 92590
8. **Period covered by this assessment:** July 1, 2017 - June 30, 2022
9. **Initial, amended, or renewal AFH:** Initial
10. To the best of its knowledge and belief, the statements and information contained herein are true, accurate, and complete and the program participant has developed this AFH in compliance with the requirements of 24 C.F.R. §§ 5.150-5.180 or comparable replacement regulations of the Department of Housing and Urban Development;
11. The program participant will take meaningful actions to further the goals identified in its AFH conducted in accordance with the requirements in §§ 5.150 through 5.180 and 24 C.F.R. §§ 91.225(a)(1), 91.325(a)(1), 91.425(a)(1), 570.487(b)(1), 570.601, 903.7(o), and 903.15(d), as applicable.

All Joint and Regional Participants are bound by the certification, except that some of the analysis, goals or priorities included in the AFH may only apply to an individual program participant as expressly stated in the AFH.

---

Aaron Adams  
City Manager

Date

12. Departmental acceptance or non-acceptance:

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U.S Department of Housing & Urban Development/Date

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- J. List of Units Funded with Redevelopment Agency Funds

- K. Home Mortgage Disclosure Act Data
- L. Fair Housing Council of Riverside County Fair Housing Initiatives Program Testing Results (2010-2015)
- M. Survey Results
- N. Eagle Soar Program
- O. Public Hearing Notices
- P. Summary of Public Comments at Public Hearings and Community Meetings
- Q. City Resolution Approving Assessment of Fair Housing

## **I. Executive Summary**

### **1. Summarize the fair housing issues, significant contributing factors, and goals. Also include an overview of the process and analysis used to reach the goals.**

The City of Temecula is located in the extreme southwest corner of the Riverside-San Bernardino Metropolitan Statistical Area (MSA), which is the largest MSA in area in the continental United States. Temecula is 45 miles from Riverside, the County Seat, and nearly 70 miles from the City of San Bernardino, the County Seat of San Bernardino County. At 60 miles away, Temecula is closer to the City of San Diego than to San Bernardino. It is 172 miles from Blythe in Riverside County and 240 miles from Needles in San Bernardino County. Because of its location in the corner of the region, one must be cautious to draw too many conclusions in comparing Temecula to the regional data supplied by HUD. This Assessment compares and contrasts the City with the regional data, but as one would expect, there are some substantial differences in the data profiles and the needs between the City and the region. Many of these differences are evident and detailed in the HUD-supplied maps and charts included in Appendix A and Appendix B, respectively.

The City is located in a cluster of cities in Temecula Valley in southwest Riverside County. The other cities include Murrieta, Menifee, Wildomar and Lake Elsinore. All have experienced tremendous growth in the past twenty years, yet they remain separate and some distance from the metropolitan areas to the north and south.

Through its growth, Temecula has remained an integrated and diverse City with racial and ethnic groups spread evenly throughout the City. There are no HUD-identified racially or ethnically concentrated areas of poverty (R/ECAPs) in the City. During the housing crisis of 2007-2008, the City was hit with many foreclosures and, as such, that issue was the greatest concern in the previous Analysis of Impediments, completed in 2010. Now with the housing industry in recovery, the greatest need in the City is affordable housing, as many new homebuyers find themselves priced out of the market.

Like all cities in the State of California, Temecula is challenged by a lack of financial resources to address its affordable housing needs due to the dissolution of all the State's redevelopment agencies. This was the main source of hundreds of affordable housing units constructed in the City since the 1990s.

Fair housing issues in Temecula appear to be individualized and not systemic, but preventing systematic issues requires continuous training and education of those persons employed in the housing industry, as well as educating the residents of their fair housing rights.

The City has developed four fair housing goals to overcome the contributing factors identified in the Assessment of Fair Housing. These goals have been prioritized based on feedback from community meetings, surveys, stakeholder interviews, staff, and data analysis. Highest priority is given to those contributing factors that limit or deny fair housing choice of access to opportunity. The goals are listed below, from highest to lowest priority.

**Goal 1:** Amend Zoning Code to promote the development of affordable housing

**Fair Housing Issue(s):** Disproportionate Housing Needs; Disparities in Access to Opportunity

**Contributing Factor 1A:** Land use and zoning laws

**Goal 2:** Increase and preserve affordable units for renters and homeowners

**Fair Housing Issue(s):** Disproportionate Housing Needs; Disparities in Access to Opportunity

**Contributing Factor 2A:** The availability of affordable units in a range of sizes

**Contributing Factor 2B:** Location and type of affordable housing

**Goal 3:** Provide greater access to public facilities and improvements for persons with disabilities

**Fair Housing Issue(s):** Disparities in Access to Opportunity

**Contributing Factor 3A:** Inaccessible sidewalks, pedestrian crossings, or other infrastructure

**Contributing Factor 3B:** Inaccessible government facilities or services

**Goal 4:** Provide equal housing opportunities for protected classes

**Fair Housing Issue(s):** Disparities in Access to Opportunity

**Contributing Factor 4A:** Lack of resources for fair housing agencies and organizations

**Contributing Factor 4B:** Private discrimination

Based on the above goals and contributing factors, a number of actions were identified that can be taken over the next five years that will promote fair housing for its residents. These action items will be discussed at the end of this report, but a summary of these actions items is provided below.

- Adopt an Affordable Housing Overlay (AHO) Program by Amending Title 17 of the Municipal Code (Zoning Code) to accommodate Temecula's regional housing need for 2,007 affordable units for lower income households. The City will establish an AHO on at least 100 acres. After the establishment of the AHO, sites identified will require:
  - minimum densities of 20 units per acre
  - 50% of need (1,003 units) will be on sites allowing exclusively residential uses
  - multi-family uses at the densities established under the AHO will be allowed by right, without a conditional use permit
- Enter into an exclusive negotiating agreement with a developer to allocate \$12.4 million in remaining affordable housing Tax Allocation Bond proceeds to create or rehabilitate an estimated 100 affordable housing units, subject to market forces. The selection process includes priority consideration for proposals that incorporate housing units for persons with disabilities. Based on a preliminary review of the siting for these proposals, none are located in the three Census Tracts identified as having relatively high exposure to poverty. Interviews with developers expected by July 2017; Selection of developer to occur by December 2017; Exclusive Negotiating Agreement by June 2018; Entitlements to be secured by June 2019. Construction to begin by June 2020. Estimates are subject to financing, property negotiations, market demand, and economic forces.
- All (100%) marketing plans for above mentioned affordable complexes constructed as a result of the Tax Allocation Bond proceeds will include affirmative outreach methods targeted to protected class individuals including Hispanic and Native American households as well as households that include persons with disabilities. Units advertised to contain specific accessibility features shall be prioritized for occupancy by persons identifying themselves as disabled. At least 50 units will benefit the aforementioned protected classes identified as having disproportionate housing needs. All (100%) of marketing plans will be reviewed and approved by the City of Temecula Community Development Department prior to sale or leasing implementation. All (100%) affordable developments shall be required to maintain records related to marketing and protected classes and provide annual reports to the City. Marketing plans will be based conceptually on HUD form 935.2A, the Affirmative Fair



Housing Marketing Plan – Multi-Family Housing, where applicable or practical. (Completion date subject to completion of affordable housing construction and commencement of sale or leasing. Expected June 2021)

- Require marketing materials for any new City of Temecula-assisted affordable housing project to be made available in Spanish. (July 1, 2017)
- Translate City Affordable Housing Brochure in Spanish to promote meaningful access to affordable housing. (July 1, 2017)
- Continue the partnership with Habitat for Humanity for the administration of a Critical Home Repair program to provide funding to at least 30 low income home owners to make repairs addressing disabled access, inadequate kitchen facilities, and/or inadequate plumbing.
- Complete construction of Phase III of Madera Vista (formerly Summerhouse), which includes 30 affordable units. 14 units are moderate income, 7 units are low income and 8 units are very low income. (Entitlements are complete; Building permits to be issued by September 2017; Construction to be completed by September 2019)
- Complete substantial rehabilitation of Rancho California Apartments, a 55 unit affordable housing complex. 43 units are restricted to 60% AMI. 11 will be restricted 50% AMI. (One manager's unit.) (Rehab has begun. Expected completion date – March 2018.)
- Adopt an ADA Transition Plan to evaluate public facilities to ensure equal access for persons with disabilities. The assessment will include 38 city parks, three trail systems, four tennis/basketball courts, three swimming pools, 20 public facilities, four fire stations, 110 signalized intersections, 95 bus stops and 310 miles of roadways with ADA ramps. (Adopt Plan by December 31, 2018)
- Include a high priority Strategic Plan goal in the 2017-2021 Consolidated Plan to use CDBG funds to upgrade the City's infrastructure and public facilities to provide accessibility for those with disabilities. An average of one accessibility project will be constructed each year with CDBG funds, with an average allocation of \$100,000, based on level CDBG funding during the planning cycle. (Consolidated Plan adopted by May 15, 2017. Allocation adopted annually by June 30.)
- In the 2017-18 CDBG Annual Action Plan, allocate \$150,000 for the construction of a new sidewalk on Ynez Road that serves several bus lines and County of Riverside social services, subject to level CDBG funding throughout the entire planning period. (Plan adopted by May 15, 2017; Construction completed by December 31, 2018)
- Construct accessibility upgrades at Pala Park, located in Census Tract 432.50, including 4 additional disabled parking spaces, truncated domes, and a new playground with approximately 7 play structures designed to be all inclusive and provide access to those with special needs. (Construction completed by January 2019).
- Complete the construction of a new playground at Sam Hicks Park, located in Census Tract 512.00, utilizing a total of \$350,000 in CDBG funding for an ADA accessible play structure, and two ADA compliant ramps. (Construction completed by December 31, 2017).

- Annually provide approximately 12% of CDBG public service funds to a fair housing provider to provide outreach, education and assistance enforcing fair housing laws – particularly those protecting the rights of disabled residents. (Annually by June 30)
- Increase public awareness of accessibility and fair housing requirements by inviting representatives of the building, banking, real estate, and rental housing industries to one annual workshop hosted by the City of Temecula and fair housing providers. Invitations will be extended to 25 frequent developers, 50 members of the local real estate community that graduated from the City's Temecula Trekkers program, and all 13 affordable housing complexes in the City. (Annually by June 30)
- The City will distribute and replenish the supply of fair housing materials, including literature concerning reasonable accommodation / modification rights and responsibilities at five City facilities including the Temecula Community Center, City Hall, the Mary Phillips Senior Center, Ronald H. Roberts Library, and the Community Recreation Center. (Monthly, by the 30<sup>th</sup> day of each month)

The City, in conjunction with the Regional Homeless Alliance, will host three different panels of representatives from organizations such as the Fair Housing Council of Riverside County and Riverside County Housing Authority to train 25 local homelessness and affordable housing advocates on fair housing issues and affordable housing issues, particularly those affecting residents with disabilities. (June 2022)

## **II. Community Participation Process**

- 1. Describe outreach activities undertaken to encourage and broaden meaningful community participation in the AFH process, including the types of outreach activities and dates of public hearings or meetings. Identify media outlets used and include a description of efforts made to reach the public, including those representing populations that are typically underrepresented in the planning process such as persons who reside in areas identified as R/ECAPs, persons who are limited English proficient (LEP), and persons with disabilities. Briefly explain how these communications were designed to reach the broadest audience possible. For PHAs, identify your meetings with the Resident Advisory Board.**

The City planned a robust community outreach program in the development of the City's Assessment of Fair Housing (AFH). To reach the largest number of people and a wide variety of interests, the City conducted two surveys, one directed primarily at residents and the second toward the stakeholders. The City believed that a separate stakeholder survey was necessary, because many of the stakeholders did not reside in the City and many of the housing quality questions in the resident survey might not be relevant. At the same time, the City sought more in-depth responses from the stakeholders about the needs of the community and as well as to obtain data supporting their responses.

The resident survey was available on the City webpage and advertised in the San Diego Union Tribune newspaper, a media of general circulation in Temecula. The City engaged with City staff that interacts with the public, including Senior Center staff and the Public Works, Community Development, City Manager's office and Community Services departments. The survey was also distributed at the front counter and permit center at City Hall. To further reach the public, paper copies of the survey were given to various focus groups including:

- Temecula Pantry
- Regional Homeless Alliance
- Churches whose congregation mostly served minority populations

In the process, the City doubled the number of stakeholders from its previous consolidated planning process as part of its outreach efforts to ensure a broader citizen participation process to fully assess the City's fair housing issues and community development needs. In many cases, the City followed up with individual phone calls to achieve clarification and a greater understanding of needs that they identified. The City notified over 150 stakeholders by email of the City's Assessment of Fair Housing preparation process and solicited their insight and input. On June 20, 2016, stakeholders were asked to complete a fair housing and community development needs assessment survey. A copy of the survey completed by residents is included in this report as Appendix C in English and Spanish, with a copy of the survey completed by stakeholders included in Appendix D and a full list of stakeholders consulted in Appendix E.

The City conducted two public hearings. A public hearing before the City Council was convened on June 28, 2016 to obtain the views of the community on affirmatively furthering fair housing in the jurisdiction's housing and community development programs prior to drafting this AFH. No public comments were received during this hearing. A second public hearing before the City Council was convened September 27, 2016 to obtain comments on the draft Assessment of Fair Housing. No comments were received.

The City conducted three community workshops. The first two community meetings were held on June 29, 2016. The first was conducted at 4:00 p.m. to accommodate those who preferred to come during working hours, followed by another after hours at 6:00 p.m. for those who could not attend during the day. A third community meeting was conducted on Saturday, July 30, 2016 at 10:00 a.m. The community meetings were interactive workshops with questions and answers on various needs of the City including: fair housing, community facilities and infrastructure, affordable housing and economic development.

A concerted effort was made to reach out to organizations that represented persons with disabilities, both through the community meetings and during the City's consultation stage of its citizen participation process. During the outreach, the City talked with pastors of three ethnocentric churches and provided surveys to them for their members.

The City does not have any Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs).

**2. Provide a list of organizations consulted during the community participation process.**

The City expanded its mailing list of stakeholders to over 150 persons and agencies. (See Appendix E for a list of the persons contacted.)

**3. How successful were the efforts at eliciting meaningful community participation? If there was low participation, provide the reasons.**

Public hearings before the City Council were convened on June 28, 2016 and September 27, 2016 to obtain the views of the community on AFH-related data and affirmatively furthering fair housing in the jurisdiction's housing and community development programs. No public comments were received during this hearing. Low community participation is attributed to that fact that community feedback was overwhelmingly positive during the public outreach process and the community was generally satisfied with the fair housing efforts in the City. This would be consistent with previous community outreach surveys that indicated a 96% satisfaction rating with the City.

A total of 91 persons responded to our surveys, 45 responses from residents and 46 responses from stakeholders.

While the response rate was lower than expected, the City received valuable feedback from the surveys received.

Another recent City-sponsored survey for local municipal issues was undertaken separately, and just prior to the launch of the Assessment of Fair Housing Survey. In response to outreach and marketing efforts for the resident survey, a number of residents indicated to staff that they had already taken the survey when in fact they did not realize the Assessment of Fair Housing survey was a separate survey on different topics. The State Council on Developmental Disabilities also conducted a workshop during this same period. Despite significant promotional efforts, they also faced low response issues.

The City conducted a random telephone survey for a Community Opinion Study in 2014 and was able to secure the participation of 400 respondents. This survey found that 96 percent of Temecula residents felt that they had a good or excellent quality of life in the City. Less than one percent had a poor opinion of the City. There was no difference between the responses from renters and homeowners. The greatest response was that they liked the small town feeling and

community involvement of its residents. Traffic congestion was cited as the greatest problem. Over 90 percent of respondents were satisfied with City services, facilities and programs. Only four percent said that the Temecula schools were poor. When compared to a similar study in 2000, there was no significant difference in opinion of the respondents, despite the fact that the City had grown substantially during that period.

At the June 29, 2016 community meetings, eight residents and stakeholders participated in a discussion of fair housing issues and community needs. The attendance at these meetings was lower than expected due to local traffic challenges associated with a Cal-Trans freeway closure at Rancho California Boulevard and the I-15 near City Hall. At the July 30, 2016 community meeting, five residents and stakeholders participated in the discussion.

For future planning efforts, the City wishes to improve stakeholder and resident feedback. The next AFH will be due 195 days prior to the start of the program year instead of 270 days prior to the start of the program year. This will allow the City to schedule its community participation process to coincide with a time of the year when many residents and stakeholders are not on summer vacations.

**4. Summarize all comments obtained in the community participation process. Include a summary of any comments or views not accepted and the reasons why.**

On June 3, 2016, the City consultant met with the pastors of Iglesia Bautista del Valle de Temecula and they agreed to work with the City in obtaining input from their 300 member Spanish-speaking congregation. In talking with the pastor, they considered traffic congestion to the greatest problem that the City currently has. To reach the African American and Filipino communities, the City consultant contacted Nu-Way International Christian Ministries, which serves a mostly Black congregation and the Love of Christ Fellowship, which serves a mostly Filipino congregation. The City also connected with Rancho Community Church and St. Catherine Catholic Church which have ministries to minority groups.

**June 29, 2016:** At the two community meetings on June 29, 2016, participants had the following comments. There was a discussion for the need of accessible sidewalks and the group was excited about the improvements being made with CDBG funds to Old Town. According to the participants, there is a need for another senior center and felt that an intergenerational facility would be important to the residents. This could address the great need for more programs for the teens. Participants pointed out that since most of the Pujol neighborhood needs have been met, the area of greatest need for community facilities and programs is the Margarita corridor, where Eagle Soar, a new community facility, was recently completed to serve the area.

There was considerable discussion about the need for support services for families with special needs children. Currently, many of those services are only available in Riverside, which is forty minutes away. They believed that the homelessness need is great in the City. Affordable housing is the greatest need in the City with home prices climbing again. With the demand for housing, it is hard for those who cannot provide all cash in a purchase. This is especially important issue for the increasing senior population who will need care facilities in the future. Job training for local employers is needed.

There is an issue with the school district not having the resources to fully fund special education programs. There was a discussion about historic preservation with respect to the Vail Ranch project. The City should look at whether there are any ADA issues at private facilities that could

be addressed with CDBG funds. There is a high demand for first time home buyer assistance, especially for off-base military personnel and veterans.

A complete summary of the comments is provided in Appendix P.

**July 30, 2016:** At the community meeting on July 30, 2016, the participants had the following comments. They noted that the City has made great strides in addressing the needs of the Pujol community. There is still a need to include an additional bridge on Via Montezuma over the creek from Jefferson to Diaz Road to provide greater access to that side of the community. There was talk about the need for additional centers for teens.

There was a discussion about the increased demand for mental health facilities especially for the young people. The expansion of programs for the special needs community seemed to be a recurring theme at the community meetings for the City. There was a discussion for the increased in demand for services for homeless persons and for an additional homeless shelter in the region, and it was suggested that the City consider a zoning change to allow for “tiny houses” for the homeless. Affordable housing is a major problem in the City, so much so that many of the local workforce is priced out of the market. This is exasperated by the fact that the FHA mortgage limits are artificially too low to assist many new homebuyers in Temecula’s housing market.

Participants in the meeting indicated that any racial/ethnic segregation was likely more of a function of minorities, and particularly immigrants, choosing to locate near family and friends for support. With housing prices increasing beyond many families’ income, there are increased instances of multi-generational households. To address this issue, there are several private housing projects, adjacent to Temecula, in unincorporated Riverside County, that provide a large number of bedrooms to multi-generational families. This is believed to especially benefit immigrant families with their assimilation process, who are accustomed to this familial situation.

There was discussion about the Temecula Elementary School neighborhood. It is the only Title 1 School in the City and participants thought that the area may be experiencing some problems.

A complete summary of the comments is provided in Appendix P.

### **Survey Results:**

Two surveys were conducted with two purposes in mind. The first was to address fair housing issues and the second was to initiate the five-year consolidated planning process. Some of the consolidated planning process applied to the fair housing assessment and the results are summarized below. (See Appendix M for a summary of the survey results and comments.) While the survey responses were less than anticipated, the results reflected a good cross section of the community.

Respondents included residents, various public services sectors, homeless providers, youth and senior services, agencies serving the disabled, AIDS groups, health care, mental health, service providers for the developmentally disabled, real estate and banking industries, affordable housing industry, apartment association, law enforcement, regional government and City officials. The survey revealed that if there is discrimination occurring in the community, most people, whether residents or stakeholders, are unaware that it is occurring.

### **Consultations:**

In conducting this assessment, the City consulted with a number of stakeholders including meetings on June 3, 2016 with various church groups; June 29, 2016 with Habitat for Humanity; August 3, 2016 with the Southwest Riverside Association of Realtors and Temecula Valley Unified School District; August 5, 2016 with the State Council on Developmental Disabilities and the Fair Housing Council of Riverside County; August 11, 2016 with the Southwest Riverside County Homeless Alliance, Riverside County Continuum of Care, Wells Fargo Bank, and Inland Regional Center; and on August 12, 2016 with the Riverside County Sheriff's Department and on August 15, 2016 with the Riverside County Economic Development Agency and Housing Authority of Riverside County.

### **III. Assessment of Past Goals, Actions and Strategies**

#### **1. Indicate what fair housing goals were selected by program participant(s) in recent Analyses of Impediments, Assessments of Fair Housing, or other relevant planning documents:**

##### **a. Discuss what progress has been made toward their achievement:**

The Analysis of Impediments identified the following impediments and observations:

##### **Observation No 1 – Lack of affordable housing could become a future barrier to housing choice.**

- **Action Item No. 1-1** Continue to diversify housing stock. The City should make a concerted effort to increase the number of affordable rentals located east of I-15.

**Progress Made:** The City continues to support the development affordable housing. The City issued a request for proposal(s) out for the remaining Tax Allocation Bond proceeds (\$12.4 million), which could include more than one site, some of which are located east of I-15. The request for proposals closed in May 2016. The City received twenty proposals from interested developers. The proposals are currently being reviewed by City staff.

- **Action Item No. 1-2.** Address the basic needs of low income households. The City should also use CDBG and other HUD funds it may receive to preserving the safety net for its lowest income households who have difficulty finding affordable rentals and are likely cost burdened and/or at risk of homelessness. This could include supporting homeless shelters, food pantries, emergency assistance programs and social services operations.

**Progress Made:** Since the adoption of the City's previous Analysis of Impediments, the City has focused its CDBG public services funds on addressing its homeless needs as well as those at-risk of becoming homeless by providing assistance to the Inclement Weather Shelter Program, clothing for low income school children, domestic violence services, child care services and assistance to three organizations that provide food services to the homeless and those at risk of homelessness. The City also provides discretionary General Fund moneys to a number of organizations, which are listed in Appendix I. The City also participates in the Continuum of Care as well as a Southwest Riverside County Regional Homeless Alliance that includes four cities in the region.

In addition, the City is providing a home repair and maintenance grant program to low income households administered by Habitat for Humanity. The City has also funded a solar energy installation program for low income homeowners through GRID.

The City amended its ordinances to efficiency units housing structures in 2013. The City now allows the use of Section 8 vouchers for those with second units on their property.



The City supported retaining the affordability of the Rancho California apartments at the TEFRA (Tax Equity and Fiscal Responsibility Act) hearing which were at-risk of being converted to market rate rents.

**Observation No. 2 — Steering may be a fair housing impediment.**

- **Action Item 2.** Conduct fair housing outreach and education with Temecula’s real estate professionals.

**Progress Made:** The City has annually provided CDBG funding to the Fair Housing Council of Riverside County for fair housing education, training and enforcement program for low income households. The City also provides fair housing information on its City website and includes referrals to the Fair Housing Council of Riverside County for residents and nonprofits.

**Impediment No. 3 —Zoning regulations could be improved to facilitate affordable housing development.**

- **Action Item 3.** The City should clarify the definition of family so that it does not exclude unrelated parties living in group home settings and add congregate care and residential care facilities with seven or more occupants to some residential zones.

**Progress Made:** On April 23, 2013, the City adopted Ordinance 13-03 which defined certain housing-related terms, designated zoning districts for residential care facilities, transitional, supportive and efficiency unit housing and established development standards for efficiency unit housing. Included in that ordinance was a change in the definition of family.

The City is intending to bring to the City Council an ordinance in 2017 that would establish an Affordable Housing Overlay that will identify sites throughout the City where transitional and supportive housing is allowed by right, identify incentives for affordable and senior housing and establish a density bonus program. This will assist the City in meeting its Regional Housing Needs Assessment (RHNA) targets established by the Southern California Association of Governments.

Staff is continuing to encourage opportunities for senior and affordable housing projects throughout the City.

In the update of the City’s Housing Element, the City committed to taking the following actions to address fair housing:

- Provide incentives for affordable housing development
- Increase housing options through better definition of both transitional and supportive housing
- Provide homebuyer assistance
- Subdivide larger sites for development of housing for low-income households.

Like all cities in California, the dissolution of the redevelopment agencies has had a major adverse impact in the ability of the City to aggressively accomplish some of

its affordable housing goals. As a result, the City's homebuyer program has been put on hold as well as its land assemblage programs.

The City has \$12.4 million in Tax Allocation Bond proceeds. The City recently issued a request for proposals (RFP) seeking innovative projects that address one or more of the following housing needs: special needs, veterans, seniors, housing first, transitional and supportive housing. Reductions in HUD funding for housing has further limited the City to address these needs.

**Observation No. 4 — High loan denials in low income area.**

- **Action Item No. 4.** Invest in low income neighborhoods. The City should invest in community projects in its low income areas. Such investments will mitigate neighborhood deterioration, which is particularly important given the high rates of loan denials in the areas east of I-15. In addition, public improvements in low-income areas ensure that the amenities offered in these areas are comparable to amenities in higher income areas. Inequality of neighborhood amenities can become a fair housing concern if lower quality neighborhoods predominantly occupied by members of protected classes.

**Progress Made:** The City has focused its CDBG capital funding in CDBG eligible census tracts, including the Pujol neighborhood and Old Town. The City has upgraded Temecula Community Center and parks and is providing sidewalk improvements in those areas. Mixed-income housing developments are transforming this area into a vibrant place to live and work, while maintaining its diversity.

Five years ago, the City was coping with a high foreclosure rate as a result of the housing bust of 2007-2008. It was estimated that nearly 15% of the housing stock was bank-owned or in some state of foreclosure. According to Property Radar, there were only 97 bank-owned properties (REO inventory) in the City in May 2016. This was a drop of 22.4% in the past year.

Since 2007-2008, housing prices have rebounded and fewer homeowners are under water with their mortgages. According to the Southwest Riverside County Realtor Report published in 2016, the median home price is \$436,577 with the average home sale exceeding \$500,000 for the first time since December 2007. This indicates that median home prices have increased by 5% in the last 12 months. Compared to 2007 sales price levels, the City is now less than 10% of what it was at its highest levels. While this is good for the homeowner, it can be difficult for the first-time homebuyers to afford homes in Temecula. Nonetheless, home sales have increased by 18% for both April and May of 2016 over 2015 levels.

The City evaluated home loans for both mortgages and refinancing. The data revealed that none of the racial or ethnic groups experienced disproportionately lower approval rates, compared to other groups in the City. (See Appendix K for Home Mortgage Disclosure Act (HMDA) data charts.)

**Observation No. 5 — There is a lack of information and knowledge about fair housing.**

- **Action Item No. 5.** Improve access to fair housing information. The City of Temecula should add easy to find fair housing information on its website. It is critical that the City have a link to HUD's complaint-taking website and the State of California Department of Fair Employment and Housing (DFEH), where residents may file complaints if they so desire.

**Progress Made:** The City has added information on its website directing residents with fair housing questions to the Fair Housing Council of Riverside County website that contains resource links to HUD, DFEH and other legal and regulatory agencies. The City site also provides an explanation of the services provided by the Fair Housing Council.

- b. Discuss how you have been successful in achieving past goals, and/or how you have fallen short of achieving those goals (including potentially harmful unintended consequences); and**

As described above, the City has been very successful in achieving its goals. They are reflected in its commitment to address the needs that were identified as well as by the results of the survey.

The greatest deterrent in meeting the needs for affordable housing has been the dissolution of the redevelopment agencies by the State of California. This had been the greatest source of funding for cities such as Temecula in addressing its affordable housing needs.

- c. Discuss any additional policies, actions, or steps that you could take to achieve past goals, or mitigate the problems you have experienced.**

Without the use of redevelopment funds, the City will be highly dependent upon the limited funds available through the Low Income Housing Tax Credits (LIHTC) and HUD funded programs. The City will continue to pursue affordable housing grant program opportunities and partnerships with nonprofits, county, regional, and State agencies.

As mentioned earlier in this Assessment, the City is intending to bring to the City Council an ordinance in 2017 that would establish an Affordable Housing Overlay that will identify sites throughout the City where transitional and supportive housing is allowed by right, identify incentives for affordable and senior housing and establish a density bonus program. This will assist the City in meeting its Regional Housing Needs Assessment (RHNA) targets established by the Southern California Association of Governments.

Also previously mentioned, the City issued a request for proposal(s) out for the remaining Tax Allocation Bond proceeds (\$12.4 million), which could include more than one site, some of which are located east of 1-15. The request for proposals closed in May 2016. The City received twenty proposals from interested developers. The proposals are currently being reviewed by City staff.

- d. Discuss how the experience of program participant(s) with past goals has influenced the selection of current goals.**

Until the dissolution of the redevelopment agencies, the City had an aggressive and effective program in addressing its affordable housing needs. Through the redevelopment program, the City assisted eleven rental projects that provided 588 units for low and moderate income

families and individuals. In addition, it provided for 18 owner-occupied housing units. (See Appendix J for a list of the redevelopment projects completed by the City prior to the dissolution of the redevelopment agency.)

Current goals are being established as part of this planning process with the understanding that housing and community development resources are scarcer and the development of affordable housing is more challenging.

#### **IV. Fair Housing Analysis**

##### **A. Demographic Summary**

###### **1. Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).**

In comparing Map 1-Race and Ethnicity 2010 with Map 2-Race and Ethnicity Trends 1990, the City of Temecula has grown substantially in population. Through this period of tremendous growth, the City remains a diverse and integrated community, and there are no significant concentrations of segregation. Table 2-Demographic Trends describes the growth rates during the twenty year period from 1990 to 2010 and provides trends for race/ethnicity, national origin, limited English proficiency, sex, age and families with children.

While all racial and ethnic groups, except Native Americans, have increased numerically, Hispanics and Asians have far exceeded the proportionate growth of other racial and ethnic groups. Whites are continuing to increase, but at a slower rate. This is also true for the region as a whole. This trend is also reflected in the percentage of persons from other nations. However, the proportion of those with limited English proficiency has not increased as dramatically as the ethnic populations have, both within the City and in the region as whole. The number families with children in proportion to the general population (and correspondingly those under the age of 18) increased over the twenty year period, but decreased in the last ten years for both the City and region.

###### **2. Describe the location of homeowners and renters in the jurisdiction and region, and describe trends over time.**

Multi-family areas are located throughout the City particularly along major arterials, in the downtown area and west side of the town. Undeveloped land in the north and south is projected on the General Plan for higher density residential. (See Appendix F for a map of the land use element of the City's adopted General Plan.)

##### **B. General Issues**

###### **i. Segregation/Integration**

###### **1. Analysis**

###### **a. Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation.**

According to the HUD provided Map 1-Race and Ethnicity, Temecula had no areas of concentrations of racial or ethnic groups. All ethnic groups are spread evenly throughout the City. The City also had no HUD-defined racially or ethnically concentrated areas of poverty (R/ECAP areas). Local knowledge confirmed this observation. Map 2 shows no appreciable difference from 1990.

This is also confirmed with Table 3-Racial and Ethnicity Dissimilarity Trends. According to HUD, if a jurisdiction has an Index value of less than 40, there is high

diversity (low segregation) in the City. The City has a score between 18.93 and 26.05 for the various racial and ethnic groups.

Likewise, Map 3-National Origin shows no segregation pattern based on national origin. The top five population groups are spread evenly throughout the City, showing the City's diversity and high integration.

In comparing the City with the region from Table 2-Demographic Trends, the percentage of Blacks and Hispanics is about half that in the region. There are more Whites and Asians in Temecula than the regional average. Twenty-two percent of the City's Hispanics were born in Mexico compared to 27% for the region based on calculation of figures in Table 1. Eighty-nine percent of the Hispanic immigrants are Limited English Proficiency (LEP). This is roughly the same as for the region.

There was a significant increase in the percentage of foreign born over the past twenty years, but the percentage of Limited English Proficiency (LEP) persons remained about the same, even though their population increased. Although only 3% of the population, 40% of Filipinos are LEPs, compared to 27% region-wide. According to Map 4-Persons with LEP, their populations are spread evenly across the City.

According to Table 1, the largest disabled population are those who are ambulatory (3.83%), followed by those with cognitive difficulty (3.54%), independent living difficulty (2.90%) and those with hearing loss (2.67%). There is probably considerable overlap in these populations.

According to Table 1, eight percent of the City's population is seniors compared to 10.4% region-wide. Fifty-six percent of the households are families with children compared to 51% region-wide. While all age groups increased in population, there was a slight decrease in the percentage of children and an increase in those of middle age. That could further be seen in a decrease in the proportion of families with children, even though it remains higher than the regional percentages.

**b. Explain how these segregation levels have changed over time (since 1990).**

According to Table 2-Demographic Trends, racial and ethnic diversity has increased dramatically in the City over the past twenty years. Except Native Americans, the population of all racial and ethnic groups has grown; however, the Hispanic and Asian populations have increased at a much faster rate than the other population groups. Hispanics have increased from 14.5% to 25% of the population and Asians / Pacific Islanders from 2.40% to 9.71%. Despite an increase in population of over 28,000 in twenty years, the proportion of Whites has decreased from 80.23% in 1990 to 57% in 2010. Blacks have increased at a less dramatic rate from 1.3% to 4% from 1990 to 2010, but showed a slight decline percentage-wise from 4.16% in 2000 to 3.88% in 2010, even though their population increased. While Native Americans constitute only .6% of the population, they were the only ethnic group to show a decrease in population between 2000 and 2010.

Through the tremendous growth in populations, Table 3 demonstrates that the Racial/Ethnic Dissimilarity Index range was still between 18.93 and 26.05, well below the HUD threshold of 40, meaning there is minimal segregation and high

integration within the City. This compares to a range between 41.29 and 47.66 for the region.

- c. Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.**

According to Maps 1 through 4 pertaining to racial and ethnic data and dissimilarity indexes, there are no patterns of segregation by race and ethnicity, national origin or LEP groups in the City.

- d. Consider and describe the location of owner and renter occupied housing in determining whether such housing is located in segregated or integrated areas.**

Based on the above discussion, there are no patterns of segregation in the City by race, ethnicity, national origin or LEP. The majority of multi-family residential is located in areas with easy access to transit systems and employment centers throughout the City.

- e. Discuss how patterns of segregation have changed over time (since 1990).**

There has been little change in segregation patterns over the last twenty years even though the City has grown dramatically during that period. The City has no patterns of segregation.

- f. Discuss whether there are any demographic trends, policies, or practices that could lead to higher segregation in the jurisdiction in the future.**

Based upon data in Table 2, the trend is that the City is becoming increasingly diverse as it has grown over the last twenty years. This is in line with trends throughout the region. Maps 1 and 2 do not reveal trends of segregation patterns forming within the City as a result of the growth.

## **2. Additional Information**

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about segregation in the jurisdiction and region affecting groups with other protected characteristics.**

Information gathered from community meetings and surveys along with data sources provided stakeholders did not provide any information that segregation exists in the City affecting other protected characteristics was provided through stakeholder consultations. Workshop participants also concluded that the City is highly diverse.

The region does have higher scores than the City, indicating a very diverse and integrated population, but as mentioned in the introduction, the region represents the largest MSA in the nation.

- b. **The program participant may also describe other information relevant to its assessment of segregation, including activities such as place-based investments and mobility options for protected class groups.**

CDBG funds have been focused on the needs of the City's CDBG eligible census tracts. Public services and housing programs have been focused on the CDBG eligible areas of the City. (See Appendix F for the location of the CDBG eligible areas.)

### **3. Contributing Factors of Segregation**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of segregation.*

- ☐ Community Opposition
- ☐ Displacement of residents due to economic pressures
- ☐ Lack of community revitalization strategies
- ☐ Lack of private investments in specific neighborhoods
- ☐ Lack of public investments in specific neighborhoods, including services or amenities
- ☐ Lack of regional cooperation
- ☐ Land use and zoning laws
- ☐ Lending Discrimination
- ☐ Location and type of affordable housing
- ☐ Occupancy codes and restrictions
- ☐ Private discrimination
- ☒ Other: There are no patterns in the City.

## **ii. R/ECAPs**

### **1. Analysis**

- a. **Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction.**

HUD data and mapping does not identify any R/ECAPs within the City.

- b. **Which protected classes disproportionately reside in R/ECAPs compared to the jurisdiction and region?**

N/A

- c. **Describe how R/ECAPs have changed over time (since 1990).**

N/A

### **2. Additional Information**

- a. **Beyond the HUD-provided data, provide additional relevant information, if any, about R/ECAPs in the jurisdiction and region affecting groups with other protected characteristics.**



N/A

- b. **The program participant may also describe other information relevant to its assessment of R/ECAPs, including activities such as place-based investments and mobility options for protected class groups.**

N/A

### 3. **Contributing Factors of R/ECAPs**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of R/ECAPs.*

- ☐ Community Opposition
- ☐ Displacement of residents due to economic pressures
- ☐ Lack of community revitalization strategies
- ☐ Lack of private investments in specific neighborhoods
- ☐ Lack of public investments in specific neighborhoods, including services or amenities
- ☐ Lack of regional cooperation
- ☐ Land use and zoning laws
- ☐ Lending Discrimination
- ☐ Location and type of affordable housing
- ☐ Occupancy codes and restrictions
- ☐ Private discrimination
- ☒ Other: Not Applicable. HUD data and mapping does not identify any R/ECAPs within the City.

### iii. **Disparities in Access to Opportunity**

#### 1. **Analysis**

##### a. **Educational Opportunities**

- i. **Describe any disparities in access to proficient schools based on race/ethnicity, national origin, and family status.**

The City does not have jurisdiction over the local schools. They are administered by independent public school districts, such as the Temecula Valley Unified School District.

Table 12 - Opportunity Indicators by Race/Ethnicity provides an index regarding how well fourth graders of the various racial and ethnic groups are doing on their State exams in comparison with national indices. Higher scores indicate higher proficiencies in the schools.

According to Table 12, the school proficiency index is essentially the same for all races and ethnic groups in the City. On a scale of 1 to 100, with 100 being the highest, Hispanics scored 79.00, Blacks at 80.36, Native Americans at 80.86,

Asians at 81.58 and Whites at 82.20. In comparison, the region scored between 40.97 for Hispanics on the low end and 58.09 for Whites on the high end.

The City has one Title 1 school (Temecula Elementary School) in the northern end of the City. A school is a Title 1 School if at least 40% of the children participate in a free or reduced lunch program. The school is located in one of the City's CDBG eligible areas. There are no Title 1 Middle Schools or High Schools in the City.

The school district has a policy that parents can transfer their children from school to school subject to availability. Parents would be responsible for providing transportation to the new school. Public transportation is available, although it may be limited based on the location of the school from their place of residence.

**ii. Describe the relationship between the residency patterns of racial/ethnic, national origin, and family status groups and their proximity to proficient schools.**

There is no difference in the school proficiency index Citywide between the higher income households and those populations below the poverty line; however, there is some difference in scores between some of the schools in the higher income areas and one school in a lower income area in the northwest part of the City. This can be found on Map 9 Demographics and School Proficiency by Race/Ethnicity, National Origin and Family Status. The lower income area is predominately Whites along with some Mexican, Korean, and Filipino immigrants. The Temecula Elementary School is located in this neighborhood.

**iii. Describe how school-related policies, such as school enrollment policies, affect a student's ability to attend a proficient school. Which protected class groups are least successful in accessing proficient schools?**

The City does not have jurisdiction over the public schools. However, all protected classes Citywide are performing at above regional levels as discussed above and there is virtually no difference between the various racial groups.

The school district has a policy that parents can transfer their children from school to school subject to availability. Parents would be responsible for providing transportation to the new school. Public transportation is available, although it may be limited based on the location of the school from their place of residence.

**b. Employment Opportunities**

**i. Describe any disparities in access to jobs and labor markets by protected class groups.**

The Jobs Proximity Index in Table 12-Opportunity Indicators provides an index for the physical distances between place of residence and jobs by race/ethnicity. The Labor Market Index also in Table 12 provides a measure of unemployment

rate, labor-force participation rate, and percent of the population ages 25 and above with at least a bachelor's degree, by neighborhood. The higher scores represent greater the access to employment opportunities, and are better prepared to enter the labor market with higher incomes.

According to the Map 10 series for Job Proximities, persons in the lower-income areas live substantially closer to employment opportunities than their counterparts in the higher-income areas, often located farther away from the Interstate. Again, there was little difference between racial and ethnic groups or national origin according to Map 10 and Table 12 for Job Proximity.

The Labor Market Index for the various races and ethnicities range from 46.38 for Native Americans to 49.79 for Whites. These scores, which are based on a scale from 1 to 100, would be in the average range based on HUD's perspective nationwide. There was no difference between the City as a whole and those below the poverty line. In fact, all races except Asians who were below the poverty line had slightly higher scores than those above the poverty level. They ranged between 44.15 for Asians and 51.31 for Blacks with Whites at 48.79.

When compared with the region, the City residents scored much higher. The region ranged from 24.20 for Hispanics to 43.02 for Asians and unlike the City, there was a substantial difference for those below the poverty line. They ranged from 16.42 for Hispanics to 30.51 for Asians. Whites were at 25.55.

Although some classes are available locally, the lack of a community college in Temecula in 2010 is probably part of the reason for this deficiency. However, since 2010, several campuses have opened in Temecula, including Cal State San Marcos at Temecula, University of Redlands, Concordia University, and Mount San Jacinto. More recent data would likely show an improvement in job readiness of the labor market. Other areas in the region have notably higher ratings such as in the vicinity of UC Riverside, Cal State San Bernardino and Redlands College in the north and in Orange County to the west.

**ii. How does a person's place of residence affect their ability to obtain a job?**

According to Map 11 Labor Market Engagement, those living in the high income areas have a greater labor-force participation rate than those who are living in the lower income areas. The Job Proximity Index on Table 12 demonstrates virtually no difference between racial and ethnic groups, ranging from 43.37 for Asians on the low end to 44.36 for Hispanics on the upper end. There was a wider range for those below the poverty line. They ranged from 39.32 for Native Americans to 57.42 for Asians. Except for Native Americans, all their scores exceeded the counterparts who were above the poverty line.

There was no substantial difference between the City and the region for these indices.

**iii. Which racial/ethnic, national origin, or family status groups are least successful in accessing employment?**

There was no appreciable difference between the various groups.

**c. Transportation Opportunities**

**i. Describe any disparities in access to transportation based on place of residence, cost, or other transportation related factors.**

The Transportation Cost Index in Table 12 provides an index regarding the cost of transportation and proximity to public transportation. The score for this index was the only index where the City fared lower than the region. The low scores indicate that the City needs to improve access to public transportation, however low transportation costs are a challenge to the entire region, and are not just limited to City boundaries.

According to Map 12-Demographics and Transit Trips and Map 13-Demographics and Low Transportation Costs, the lower-income areas had the highest scores, indicating that lower income residents have greater usage of public transportation than the higher income residents. This would be expected since the lower income persons are more dependent upon public transportation. The scores in Table 12 ranged from 18.10 for Native Americans and 19.98 for Whites to 25.05 for Hispanics. The scores for those below the poverty line have greater usage of public transportation as well, but higher than those who are above the poverty level. They ranged from 24.93 for Whites to 35.10 for Asians. The exception is that Native Americans had a low score at 15.77. The reason for that anomaly is unclear.

There is one area in the north that has a low usage of public transportation. This is Census Tract 432.17 known as the Meadowview neighborhood. It is not an eligible CDBG area, because its median income is too high. It is also an area, as shown in Map 11, with a higher than average labor market engagement. This would indicate that there is not a great of a need for public transportation in that particular area.

The scores for the region were low, from 25.75 to 32.68 for the region as a whole; and 29.20 to 37.05 for those populations below the poverty line; however, somewhat higher than for the City for racial and ethnic groups.

**ii. Which racial/ethnic, national origin or family status groups are most affected by the lack of a reliable, affordable transportation connection between their place of residence and opportunities?**

Except for Native Americans below the poverty line, there was no difference with the various protected class groups with access to low cost transportation. The reason for the anomaly is unclear.

**iii. Describe how the jurisdiction's and region's policies, such as public transportation routes or transportation systems designed for use personal vehicles, affect the ability of protected class groups to access transportation.**

Public transportation is provided by the Riverside Transit Agency and is not under the authority of the City. However, the City is served by several bus

lines that provide service throughout the week and weekends. (See Appendix H for a map showing the service provided to the community.) As it has done in the past, the City will continue to partner with developers to privately fund transportation options as development occurs.

**d. Low Poverty Exposure Opportunities**

**i. Describe any disparities in exposure to poverty by protected class groups.**

The Low Poverty Index rates family poverty by household (based on the federal poverty line) provides an index regarding the access to poverty by census tract. The higher the scores, the less likely a neighborhood is exposed to poverty.

There was little difference between the various ethnic and racial groups. Indices ranged from 65.42 for Hispanics to 71.23 for Whites, which indicates that all racial and ethnic groups have low exposure to poverty in Temecula. Except for Asians, there was little difference between those below the poverty line. They ranged from 54.98 for Blacks to 67.95 for Native Americans. The only anomaly was for Asians at 46.21 who were more exposed to poverty than their counterparts. This could be reflective of recent Filipino immigrants which now constitute over 3% of the City's population and 40% are limited English speaking according to Table 1. Though a small minority group, there are a number living in a low income area.

Again, there was a substantial difference between the City residents and those within the region. In the region, the range was between 37.51 for Hispanics to 60.42 for Asians. For those below the poverty line, there was even a larger difference. They ranged from 23.78 for Hispanics to 42.30 for Asians. City residents have less exposure to poverty than the region as a whole.

**ii. What role does a person's place of residence play in their exposure to poverty?**

According to Map 14-Demographics and Poverty, there were three adjoining census tracts in north Temecula that had low scores indicating a higher exposure to poverty. Three of the census tracts are CDBG eligible lower-income areas, but one of the adjoining areas is not, yet affected by its exposure to poverty. Another adjoining area is an eligible CDBG area but did not indicate a high exposure to poverty. The area has a number of market-rate and subsidized apartment complexes in the vicinity of the Temecula Elementary School, which may be affecting this index score. The corridor also contains many of the City's commercial shopping centers.

**iii. Which racial/ethnic, national origin or family status groups are most affected by these poverty indicators?**

There is not a substantial difference among the groups, except for Asians below the poverty line. This group may include recent immigrants from the Philippines, some of which have limited English proficiency.

**iv. Describe how the jurisdiction's and region's policies affect the ability of protected class groups to access low poverty areas.**

The City has adopted land use policies concentrating multi-family housing projects along major arterials, shopping, employment centers, and recreational facilities. This allows lower income persons easier access to opportunities; but at the same time, concentration of multi-family housing may statistically increase residents' exposure to poverty.

The Southern California Association of Governments (SCAG) represents six counties in the southern California area, which includes Temecula and Riverside County. In an effort to meet the affordable housing needs of the region and distribute this need evenly across the region, SCAG has provided Regional Housing Needs Assessment (RHNA) targets for creating a certain number of affordable housing units in every city in the region. The City's goal is to provide housing for 375 very low income households and 251 low income households. The City is using its available resources and the Affordable Housing Overlay to meet those targeted amounts.

**e. Environmentally Healthy Neighborhood Opportunities**

**i. Describe any disparities in access to environmentally healthy neighborhoods by protected class groups.**

The Environmental Health Index measures exposure based on EPA estimates of air quality carcinogenic, respiratory and neurological toxins by neighborhood. The higher the scores, the less likely households are exposed to adverse environmental conditions.

According to Table 12 Environmental Health Index, there was virtually no difference between the racial/ethnic groups with ranges from 39.99 to 40.42. For those below the poverty line, the range was similar with a range from 38.06 to 40.93. This means that in this category, all City's racial/ethnic population groups and income groups are slightly below the national average in their exposure to environmental issues. The City scored somewhat better than the region where the scores ranged from 26.57 to 41.33 and for those below the poverty line, ranging from 24.89 to 40.58. The wide scoring range for the region would reflect the enormous size of the region. The areas with the greatest exposure to environmental health concerns are located along the freeway.

Temecula's exposure to environmental health issues is lower than the region, on average.

**ii. Which racial/ethnic, national origin or family status groups have the least access to environmentally healthy neighborhoods?**

According to Map 15-Demographics and Environmental Health and Race/Ethnicity, there was one area east of the Interstate, north of Temecula Parkway, west of Margarita Road and south of Pauba that had a low environmental score in this category, but there was no concentration of any of the protected groups in that area. The only distinguishing feature was that there were

few households with families in that area. The Temecula Valley Hospital is located in that area.

**f. Patterns in Disparities in Access to Opportunity**

- i. Identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors based on race/ethnicity, national origin or familial status. Identify areas that experience an aggregate of poor access to opportunity and high exposure to adverse factors. Include how these patterns compare to patterns of segregation and R/ECAPs.**

Analysis of the HUD-provided maps and data did not reveal any overarching patterns of poor access to opportunity and did not reveal adverse community factors. However, Census Tract 432.16 along the Margarita Corridor, is identified on Map 14 as having high exposure to poverty. Two of the three block groups are in CDBG-eligible areas and the third is not. Yet the HUD data indicates that the third block group also has a high exposure to poverty. The only Title 1 School in the district is located in this neighborhood. The area is characterized by commercial retail and uses and the presences of a mix of multi-family and single family housing. Two of the multi-family complexes in one of the block groups are subsidized, the 40-unit Oak Tree Apartments on Lyndie Lane and the 55 unit Rancho California Apartments off of Margarita Road.

There are a number of subsidized units west of Interstate 15, which is a CDBG-eligible area, but that area does not have a high exposure factor. This could be partly because the City has focused its CDBG and local funds in addressing this area.

The City does not show any patterns of segregation, nor does it have any R/ECAPS.

**2. Additional Information**

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about disparities in access to opportunity in the jurisdiction and region affecting groups with other protected characteristics.**

Consultations with residents and stakeholders confirmed the HUD-provided information regarding the lack of disparities in access to opportunity in Temecula affecting groups with other protected characteristics.

- b. The program participant may also describe other information relevant to its assessment of disparities in access to opportunity, including any activities aimed at improving access to opportunities for areas that may lack such access, or in promoting access to opportunity (e.g., proficient schools, employment opportunities, and transportation).**

Consultations with residents and stakeholders confirmed the HUD-provided information regarding the lack of disparities in access to opportunity in Temecula affecting groups with other protected characteristics.

The City is involved in a number of efforts aimed at improving air quality of the entire region including the Western Riverside Council of Governments (WRCOG) Clean Cities Coalition, which aims to reduce the consumption of petroleum fuels. The City also participates in WRCOG's Transportation Uniform Mitigation Fee (TUMF) program. The TUMF program makes improvements to the regional transportation system and provides transportation demand management through funds from new development.

### 3. Contributing Factors of Disparities in Access to Opportunity

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disparities in access to opportunity.*

- ☐ Access to financial services
- ☐ The availability, type, frequency, and reliability of public transportation
- ☐ Lack of private investments in specific neighborhoods
- ☐ Lack of public investments in specific neighborhoods, including services or amenities
- ☐ Lack of regional cooperation
- ☐ Land use and zoning laws
- ☐ Lending Discrimination
- ☐ Location of employers
- ☐ Location of environmental health hazards
- ☐ Location of proficient schools and school assignment policies
- ☐ Location and type of affordable housing
- ☐ Occupancy codes and restrictions
- ☐ Private discrimination
- ☒ Other: None of the maps and tables provided by HUD, nor our consultations with residents and stakeholders, revealed any significant disparities in access opportunities.

#### iv. Disproportionate Housing Needs

##### 1. Analysis

- a. **Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?**

HUD requires all grantees to compare and assess the burdens for housing for different groups in the community. A disproportionately greater burden exists when the members of a particular group experience a housing problem at a greater rate (90 percent or more) than the group as a whole.

Table 9-Demographics of Households with Disproportionate Housing Needs shows the percentage of race/ethnicity groups and families with children experiencing two potential categories of housing burden. The first category is households experiencing one of four housing problems:



- Housing cost burden (defined as paying more than 30% of income for monthly housing costs including utilities)
- Overcrowding
- Lacking a complete kitchen
- Lacking plumbing

The second category is households experiencing “one of four severe housing problems” which are:

- Severe housing cost burden (defined as paying more than 50% of one’s income for monthly housing costs including utilities)
- Overcrowding
- Lacking a complete kitchen
- Lacking plumbing

Table 10-Demographics of Household with Severe Housing Cost Burden demonstrates the number and percentage of persons by race/ethnicity and family size experiencing severe housing cost burden. There is no substantial difference between racial and ethnic groups. Non-family households demonstrated the highest cost burdens. The City scores are reflective of the region.

According to Table 9, half of the City’s households are experiencing one of the four housing problems identified above. There is a disparity in this category with 47.37% of the White households experiencing a housing problem, Asians at 54.31% and Blacks at 55.04%. Hispanics are higher at 62.24% and Native Americans at 80.90%. For severe housing problems, they range from 20.76% for White households to 35.56% for Hispanic households. Native Americans were at 33.71%.

Map 5 - Publicly Supported Housing and Map 6 - Housing Choice Vouchers (HCV) provides the location of the limited number of publicly supported and HVC housing units in the City. Given the housing costs in the City and the region, there is a high demand for affordable rental housing.

While comparable with the region, all households, except Black households, were slightly more burdened in the City than in the region. For those below the poverty level, all groups, except for Native Americans, were less burdened in the City than in the region. Based on our examination of the data in Table 9 and demonstrated in Map 7-Housing Cost Burden and Race/Ethnicity, there were no disproportionate housing problems based on race, ethnicity, national origin, household type and size.

These results are not unexpected with the high costs of housing in Southern California as a whole.

- b. Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?**

There are no R/ECAPS in the City. While mostly uniform throughout the City, the greatest housing burden appears to be in the far north and adjacent to it in the wealthier parts of the City. In the lower-income neighborhoods, there is much less of a housing burden. According to Map 7-Housing Cost Burden, the greatest housing burdens are in the Temecula Elementary School neighborhood which has a concentration of apartments on the far north, indicating the need for affordable rental housing. While there are two subsidized housing projects in the area, which should lower the housing burden scores, there are also several market-rate apartment complexes as well.

- c. Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing.**

Based on the data in the Table 11, there are a limited number of Project Based Section 8 units for families in the City. There are 54 two- and three-bedroom units and only 36 units are households with children. There are also a limited number of Housing Choice Voucher Program (HCV) units where there are 30 two- and three-bedroom units and only thirteen units are households with children. Additional affordable housing units for families continue to be a high demand in the City.

- d. Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and region.**

For the City, 67% of the households are owner-occupied and 33% are renter occupied. While general conclusions may be drawn, the data was not provided by HUD and is not available at the local level by tenure. It is evident that there continues to be a high demand for Section 8 vouchers due to the housing cost burden experienced by renters.

## **2. Additional Information**

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and region affecting groups with other protected characteristics.**

Based on a consultation with Inland Regional Center, and feedback from the community workshops, there is a large need in the region for affordable housing for adults with developmental disabilities. According to the Center, there are 651 persons with developmental disabilities in the three zip codes (92590, 92591 and 92592) that comprise the Temecula area. Some of these include large rural areas outside the City and it is believed that at least 200 of these individuals live outside the City limits. Regionally, many of those who independently live in group homes face substandard conditions, according to Inland Regional Center. However, they

indicate that this is not an issue within the City. The greatest demand is for studio and one-bedroom units for those with low and moderate disabilities.

In addition, there is a growing number of families for families with autistic children in the community. The stress on families with autistic children is creating a demand for housing single parent units. Often there is more than one child with autism in the home creating the demand for larger three and four bedroom units. Children with autism require housing units to address their sensory needs, such as dimmer lights and controls on hot water faucets. Inland Regional Center also advised that these units not be concentrated in a single complex so that integration of these families can be achieved.

The City has met with developers regarding the needs of residents with special needs. Some developers are willing to include options in the construction of new homes that meet the sensory needs of residents with disabilities.

- b. The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA's overriding housing needs analysis.**

The City does not manage any public housing projects.

### **3. Contributing Factors of Disproportionate Housing Needs**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disproportionate housing needs.*

- ☒ The availability of affordable units in a range of sizes
- ☐ Displacement of residents due to economic pressures
- ☐ Lack of private investments in specific neighborhoods
- ☐ Lack of public investments in specific neighborhoods, including services or amenities
- ☐ Land use and zoning laws
- ☐ Lending Discrimination
- ☒ Other: Increased demand of affordable housing with supportive services to serve special needs populations.

## **C. Publicly Supported Housing Analysis**

### **1. Analysis**

#### **a. Publicly Supported Housing Demographics**

- i. Are certain racial/ethnic groups more likely to be residing in one category of publicly supported housing than other categories (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and Housing Choice Voucher (HCV))?**

Blacks and Hispanics are more likely to be living in Project-based Section 8 housing units than reflective of the overall City percentages for these racial and ethnic groups. According to the Housing Authority, there are 109 households receiving Tenant-based Section 8 vouchers in Temecula. Ninety are White, seventeen are Black, one is Asian, and one is Native American. Of the 109, 30 are Hispanic and 79 are non-Hispanic. Eighty five (85) are one person households and the rest are families. Seventy-six (76) are elderly and 53 have disabilities. The households are spread across the City with 47 households are in zip code 92590; 51 in 92591 and 11 in 92592.

- ii. **Compare the demographics, in terms of protected class, of residents of each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant category of publicly supported housing. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.**

According to Table 6-Publicly Supported Housing Residents by Race/Ethnicity, the HCV program (better known as the Tenant Based Section 8) generally reflects the population composition of the City, with the exception of Asians. There are 57% White, 16% Black, 27% Hispanic, but no Asians receive vouchers. It should be noted that Asians do not comprise a large percentage within the City's Section 8 population. There are a greater proportion of Blacks and Hispanics taking advantage of the Project-Based Section 8 program than the general population of the City. Only 37.04% of the residents were White with 20.37% Black and 40.74% Hispanic. Most of the units are occupied by those with incomes less than 30% of the County's median income.

According to the Housing Authority of Riverside County, there are 109 tenant-based Section 8 rental assistance vouchers in Temecula. Seventy-six of the households are elderly and 53 have disabilities. Some of the households are elderly and have disabilities.

**b. Publicly Supported Housing Location and Occupancy**

- i. **Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs.**

There are no R/ECAPs or segregated areas in the City. Most of the publicly supportive housing units are located near employment centers and transportation opportunities.

- ii. **Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs?**

There are no R/ECAPs or segregated areas in the City.

- iii. **How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPS?**

N/A

- iv. **(A) Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category? Describe how these developments differ.**

Black populations have a greater proportion living in public housing than the general population of the City, while Asians have a lower percentage. But with the limited number of units available in the City, it is not believed that these differences are considered significant.

- (B) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing.**

No additional data is available.

- v. **Compare the demographics of occupants of developments, for each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. Describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.**

All races except Asians are represented in the HUD and LIHTC developments. Black populations have a higher percentage living in publicly supported units compared to the general population of the City. But with the limited number of units available in the City, it is not believed that these differences are considered significant.

**c. Disparities in Access to Opportunity**

- i. **Describe any disparities in access to opportunity for residents of publicly supported housing, including within different program categories (public housing, project-based Section 8, Other HUD Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.**

According to the HUD supplied data, there were no significant disparities in access to opportunity for residents in publicly supported housing. Anecdotal information gathered through the consultation and stakeholders meetings confirm this.

## 2. Additional Information

- a. **Beyond the HUD-provided data, provide additional relevant information, if any, about publicly supported housing in the jurisdiction and region, particularly information about groups with other protected characteristics and about housing not captured in the HUD-provided data.**

Consultations with residents and stakeholders did not reveal other information to disparities in publicly-supported housing in Temecula affecting groups.

- b. **The program participant may also describe other information relevant to its assessment of publicly supported housing. Information may include relevant programs, actions, or activities, such as tenant self-sufficiency, place-based investments, or mobility programs.**

According to the Housing Authority of Riverside County, there are 109 tenant-based Section 8 rental assistance vouchers in Temecula. Seventy-six of the households are elderly and 53 have disabilities. Some of the elderly are also disabled.

## 3. Contributing Factors of Publicly Supported Housing Location and Occupancy

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing issues related to publicly supported housing, including Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor that is significant, note which fair housing issue(s) the selected contributing factor relates to.*

Consultations with residents and stakeholders did not reveal other information to disparities in access to opportunity in Temecula and the region affecting groups with other protected characteristics.

- ☐ Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- ☐ Land use and zoning laws
- ☐ Community opposition
- ☐ Impediments to mobility
- ☐ Lack of private investment in specific neighborhoods
- ☐ Lack of public investment in specific neighborhoods, including services and amenities
- ☐ Lack of regional cooperation
- ☐ Occupancy codes and restrictions
- ☐ Quality of affordable housing information programs

- ☐ Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
- ☐ Source of income discrimination
- ☒ Other: High demand for affordable housing, due to the high housing costs in the community and the region

#### **D. Disability and Access Analysis**

##### **1. Population Profile**

- a. How are persons with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other segregated areas identified in previous sections?**

There are no R/ECAPs or segregated areas in the City. According to Map 16-Disability by Type and Map 17-Disability by Age Group demonstrating the location where the persons with disabilities live, persons with disabilities are scattered throughout the City. There are 53 households with persons with disabilities that receive tenant-based rental assistance. Their addresses are confidential.

- b. Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges.**

There is no difference in the geographic patterns for persons with disabilities.

##### **2. Housing Accessibility**

- a. Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes.**

Data is not available for the total number of accessible units; however, 33% of the City's occupied housing units were built after 2000, according to the 2008-2012 American Community Survey five year estimates, suggesting that a number of units are adaptable based on California Building Codes in effect during those years.

- b. Describe the areas where affordable accessible housing units are located. Do they align with R/ECAPs or other areas that are segregated?**

There are no R/ECAPs in the City and the HUD data did not reveal any areas that were segregated.

- c. To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing?**

According to the Housing Authority, their programs have a Reasonable Accommodation Process to assure that all persons with disabilities are provided with reasonable accommodations for equal access to housing programs. That includes regulations regarding live-in aide and changes in voucher size.

### **3. Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings**

#### **a. To what extent do persons with disabilities in or from the jurisdiction or region reside in segregated or integrated settings?**

There are five licensed developmentally disabled adult residential (18-59) facilities within the City or in unincorporated Riverside County. There are 26 beds provided in these facilities. Additional facilities provide day services but would not be considered as institutional settings. Despite these facilities, there are not concentrations of persons with disabilities within the City, according to the Map 16 – Disability by Type.

#### **b. Describe the range of options for persons with disabilities to access affordable housing and supportive services.**

As mentioned above, based on a consultation with Inland Regional Center, there is a large need in the region for affordable housing for the developmentally disabled adults. According to the Center, there are 651 persons with developmental disabilities in the three zip codes (92590, 92591 and 92592) that comprise the Temecula area. Some of these include large rural areas outside the City and it is believed that at least 200 of these individuals live outside the City limits. Regionally, many of these adults independently live in group homes, or face substandard conditions, according to the Inland Regional Center. However, none of those homes are located in the City. The greatest demand is for studio and one-bedroom units for those with low and moderate delays.

In addition, there is a growing population of for families with children with autism. The stress on families with children with autism is creating a demand for housing units with additional bedrooms. Children with autism require housing units to address sensory needs such as dimmer lights and controls on hot water faucets. Mr. Toms also advised that these units not be concentrated in a single complex so that integration of these families can be achieved.

The City of Temecula employs an inclusion program specialist in the Human Services Division of the Community Services Department. The City has pioneered a progressive program called “High Hopes” that provides recreation programs for adults and children with developmental disabilities. They offer a wide variety of recreation, enrichment and vocational programs that are geared toward those with specific needs of individuals with disabilities. They not only serve those within the City of Temecula, but the program is so popular that people drive their family members more than two hours away to participate in the inclusionary programs.

In addition to a City staff inclusion specialist, the City has developed a webpage that provides parents, caregivers and individuals with a list of local resources in the community. The Human Services Resource Guide includes information on local resources that serve special needs, aging adults and military, limited income, and at-risk youth/families and much more. The site also provides the phone number of the City staff person who can provide additional assistance. The City also has a Facebook page for the “Family First” program that connects people with special needs.



The website for the guide is located here:

<http://www.cityoftemecula.org/Temecula/Residents/Youth/Human+Services+Resource+Guide.htm>

In addition there are a number of other programs in the area designed for persons with special needs. They include the following in the Temecula-Murrieta area:

- **Top Soccer:** Temecula
- **Up H.O.P.E:** Temecula, Horseback riding.
- **Kindermusik:** Temecula, Music program
- **High Hopes:** Temecula, Performing arts. Singing, dance, photography, and more. Older teens and adults.
- **My Gym (Capp's Kids):** Murrieta
- **S.C.E.G.:** Temecula. Gymnastics, special needs friendly.
- **Actors Unlimited:** Temecula. Performing Arts
- **Cal Oaks Pool:** Murrieta. Summer swim lessons sponsored by the Special Olympics.
- **Baseball:** Murrieta.
- **Musicians Workshop:** Temecula. <http://www.musiciansworkshop.org>  
Guitar, choir, orchestra.
- **Pump it Up/Fun Zone:** Murrieta.
- **Sensory Time:** Murrieta. Child Play Center.  
<http://www.sensorytimecenter.com>

Periodically, Building and Safety holds workshops for the construction industry to discuss changes in the Americans with Disability Act (ADA) requirements. The last workshop was held on March 1, 2015.

#### 4. Disparities in Access to Opportunity

- a. **To what extent are persons with disabilities able to access the following? Identify major barriers faced concerning:**
  - i. **Government services and facilities:** City Hall and other City facilities are fully accessible to persons with disabilities. The City needs to adopt an ADA Transition Plan to identify if there are any remaining ADA needs at other public facilities.
  - ii. **Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals):** Many of the City's sidewalks and intersections are ADA compliant and where there are existing needs, the City is addressing them in conjunction with other construction projects. The City is currently constructing segments of missing sidewalks in Old Town, which can be an impediment to residents accessing City services, the neighborhood park, and the neighborhood grocery store. The City intends to replace wooden sidewalks along Old Town Front Street, removing an impediment to seniors and those with disabilities.

The City is at the forefront in the region in terms of addressing the recreational needs of those persons with physical disabilities. The City recently completed the construction of the Eagle Soar Playground and Splash Pad at Margarita Park. The

purpose of the park is to be inclusive and accessible in addressing the unique needs of children with and without disabilities. A description of this popular program is included as Appendix N.

The City continues to upgrade its infrastructure to address the physical barriers of persons with disabilities. Nearly all of the intersections along major streets have accessible ramps. Whenever there are improvements made to an intersection, the intersection is upgraded to address the needs of residents with vision impairments.

- iii. **Transportation:** The Riverside Transit Agency (RTA) has accessibility ramps on their buses. RTA also provides a Dial-A-Ride program designed to meet the needs of those with disabilities. Fares are significantly reduced for the elderly and persons with disabilities. According to the RTA Short Range Transit Plan 2014-2016, “All RTA vehicles comply with clean fuel policies and come fully equipped with ADA accessible wheelchair lifts, including the paratransit vans. In addition, all fixed route vehicles are equipped with bicycle racks.” According to the State Council on Developmental Disabilities, the greatest problem with the Dial-A-Ride programs is that persons cannot depend upon these services for timely pickups.
- iv. **Proficient schools and educational programs:** The City does not have jurisdiction over the school district, and thus has limited influence on its programming. There was a lawsuit claiming that the Temecula Valley Unified School District discriminated against special education students at Vail Ranch Middle School by denying them instruction in social studies and sciences, instead doubling up on math and English classes. They doubled up on math and English classes instead. The case determined that the School District cannot discriminate against those with disabilities. Their situation has been corrected.
- v. **Jobs:** According to the State Council on Developmental Disabilities, the greatest priority in California is providing meaningful jobs that are not below the minimum wage for those working adults with disabilities. It was originally thought that it was acceptable to provide less than minimum wage to give persons with disabilities access to jobs; however, research has found this leads to employer abuse. There are now steps to being taken to change this practice at the State level by introducing legislation. The City’s Office of Economic Development and Community Services Department have an annual internship program for teenagers and adults with special needs and developmental disabilities to learn valuable job skills and lead them on the path towards self-sufficiency.

**b. Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.**

The City is in compliance with State and federal law with respect to its ordinance providing reasonable accommodations to persons with disabilities. In addition to information provided elsewhere in this assessment, the City has adopted a reasonable accommodation ordinance to provide exceptions in zoning and land use for housing persons with disabilities. The City annually evaluates constraints on development, maintenance, and improvement to housing for persons with disabilities, including the review of land use controls, permit procedures, and building codes for the development of housing for persons with disabilities.

- c. **Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.**

Affordable housing is an issue for most segments of the community, but it is especially a challenge for persons with disabilities. According to Inland Regional Center, the demand for affordable housing is high in the City. There is a demand for studio and one-bedroom units for persons with disabilities with low and moderate delay issues as well as larger units for especially single parent families with children with autism.

## **5. Disproportionate Housing Needs**

- a. **Describe any disproportionate housing needs experienced by persons with disabilities and by persons with certain types of disabilities.**

In consulting with the Fair Housing Council, the greatest proportion of fair housing complaints are from persons with disabilities in both the City and the region. Landlords are unaware or unwilling to make requested accommodations, either in modifications to a unit or allowing for service animals. State law requires landlords to make reasonable accommodations, when requested, to their units so that accessibility issues are mitigated. Therefore, the greatest priority in this area continues to be educating landlords and property managers on the rights of persons with disabilities to ensure that discrimination is not limiting their access to housing.

## **6. Additional Information**

- a. **Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and region affecting groups with other protected characteristics.**

The City treats licensed residential care units serving six or fewer residents as single family dwellings permitted by right as part of the zoning ordinance. Facilities serving more than six are similarly permitted by right in high density residential zone districts and are also conditionally permitted in any other residential zone.

**Table 14** provides data of persons with disabilities by age range (5-17, 18-64, and 65+) for the City and region. The table reflects the greatest numbers of those with disabilities are adults between ages 18 and 64 followed by the elderly. Proportionately, compared to the region, the City has fewer people with disabilities, except for children. Some of this may be because of the large draw of the City's services for the special needs population. This belief was reflected in the community meetings.

- b. **The program participant may also describe other information relevant to its assessment of disability and access issues.**

No additional information.

## **7. Disability and Access Issues Contributing Factors**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the*

***severity of disability and access issues and the fair housing issues, which are Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor, note which fair housing issue(s) the selected contributing factor relates to.***

- ☐ Access to proficient schools for persons with disabilities
- ☐ Access to publicly supported housing for persons with disabilities
- ☐ Access to transportation for persons with disabilities
- ☐ Inaccessible government facilities or services
- ☒ Inaccessible sidewalks, pedestrian crossings, or other infrastructure
- ☐ Lack of affordable in-home or community-based supportive services
- ☐ Lack of affordable, accessible housing in range of unit sizes
- ☐ Lack of affordable, integrated housing for individuals who need supportive services
- ☐ Lack of assistance for housing accessibility modifications
- ☐ Lack of assistance for transitioning from institutional settings to integrated housing
- ☐ Land use and zoning laws
- ☐ Lending Discrimination
- ☐ Location of accessible housing
- ☐ Occupancy codes and restrictions
- ☐ Regulatory barriers to providing housing and supportive services for persons with disabilities
- ☐ State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings
- ☒ Other: City will prepare and adopt an ADA Transition Plan.

**E. Fair Housing Enforcement, Outreach Capacity, and Resources Analysis**

**1. List and summarize any of the following that have not been resolved:**

- **A charge or letter of finding from HUD concerning a violation of a civil rights-related law,**
- **A cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law, a letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law, or**
- **A claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.**

In addition to the City's CDBG funding to the Fair Housing Council of Riverside County, the Fair Housing Council received a five year Fair Housing Initiatives Program (FHIP) grant from 2010-2015 for private enforcement, and in 2015 received an additional \$270,895 for another three-year grant for that purpose. Under the previous contract, the Council conducted fifteen tests in Temecula. Six of the tests were conducted for lending institutions and nine for rental projects. Two of the cases warranted sending to HUD as civil rights violations. One of those cases was against a lending agent who did not provide an African American all of the loan options that other applicants were provided. The

second case was a rental manager who was accused of discriminating against a person with disabilities who was not allowed a support animal. Of the remaining thirteen, seven are pending further testing and six were closed. (For more detail the FHIP investigations, refer to Appendix L.) In 2013, the Fair Housing Council also settled a familial status case.

The Council noted that those who have had fair housing complaints filed against them, often voluntarily send new employees to Council training sessions.

In addition to the enforcement grant, the Fair Housing Council has applied for an additional \$125,000 grant for education and operations which, if approved, would begin in October.

According to the Fair Housing Council, the patterns of discrimination are more individualized than systemic. They saw a spike in complaints, particularly against persons with disabilities, during the recession when many realtors turned to rental management. They were not as familiar with rental fair housing laws as they were with sale of property. The greatest priority for the Fair Housing Council in the category is in training and education, especially new real estate agents and property managers.

**2. Describe any state or local fair housing laws. What characteristics are protected under each law?**

The California Fair Employment and Housing Act provides protection from harassment or discrimination based on the following: age, ancestry, color, disability, marital status, medical condition, genetic information, national origin, race, sex, familial status, religion, gender, gender identity, gender expression, sexual orientation, source of income, and arbitrary discrimination. This year the State legislature added primary language, citizenship and immigrant status to the protected class status.

**3. Identify any local and regional agencies and organizations that provide fair housing information, outreach, and enforcement, including their capacity and the resources available to them.**

The City of Temecula contracts with the Fair Housing Council of Riverside County. The City has funded this organization with CDBG since becoming an Entitlement City in 2012. The Fair Housing Council is located 45 miles from Temecula, and unfortunately Fair Housing does not have sufficient funds to locate an office in the Temecula Valley. The Fair Housing Council indicates that, because of the distance, it is difficult to provide the same level of service as with other cities in the County.

**4. Additional Information**

**a. Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.**

As described above, the City provides CDBG funds to the Fair Housing Council of Riverside County for landlord tenant services, training and discrimination complaints. During the last fiscal year (July 1, 2015-June 30, 2016), there were calls from fifteen households regarding discrimination issues above the ones described under the FHIP discussion above in Temecula. Of that group, 87% were from White renter households. Most were from households with disabled persons. The City provides fair housing

brochures at City counter, public libraries and community centers. Links and information are provided on the City webpage.

During that same period, there were 222 calls to the Fair Housing Council regarding landlord-tenant issues. Of those calls, 57% were from White households, 20% from Hispanic households and 17% from Black households. The greatest number of calls pertained to lease and rental terms, notices to vacate and evictions, security deposits, repairs and rent increases.

The greatest gap in the City in this category is the provision of affordable housing for new homebuyers and renters. There are a number of issues that the Fair Housing Council has identified: large families have difficulty finding landlords that will rent to them; unreasonable conditions placed on children; homeowners associations have restrictions on service animals for the disabled; rent increases are forcing lower income renters out of the local market; and crime-free restrictions create disparate treatment of minorities.

In addition, HUD's fair market rent limits are lower than the average rents in Temecula. It is increasingly difficult for tenants to find units that meet those limitations with their vouchers, as there are an insufficient number of rental units that charge rents at or below HUD's current rental limits.

**b. The program participant may also include information relevant to programs, actions, or activities to promote fair housing outcomes and capacity.**

The Fair Housing Council provides training for the Southwest Riverside Realtors Association twice a year. City staff refers residents to the Fair Housing Council and there is a link on the City's website that directs them to the Fair Housing Council's website.

**5. Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing enforcement, outreach capacity, and resources and the fair housing issues, which are Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each significant contributing factor, note which fair housing issue(s) the selected contributing factor impacts.*

- ☐ Lack of local private fair housing outreach and enforcement
- ☐ Lack of local public fair housing enforcement
- ☒ Lack of resources for fair housing agencies and organizations
- ☐ Lack of state or local fair housing laws
- ☐ Unresolved violations of fair housing or civil rights law
- ☐ Other:

## **V. Fair Housing Goals and Priorities**

- 1. For each fair housing issue, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.**

The City has developed four fair housing goals to overcome the two fair housing issues and related contributing factors identified in the AFH analysis. These goals and the respective contributing factors have been prioritized based on feedback from community meetings, surveys, stakeholder interviews, staff, and data analysis. Identified metrics, milestones and timeframes for achievement were chosen specifically to address disparities in access to opportunity and disproportionate housing needs that were identified in the analysis in an effort to preserve Temecula as an inclusive community with integrated living patterns. The goals are listed below, from highest to lowest priority.

**Goal 1:** Amend Zoning Code to promote the development of affordable housing

**Fair Housing Issue(s):** Disproportionate Housing Needs; Disparities in Access to Opportunity

**Contributing Factor 1A:** Land use and zoning laws

**Goal 2:** Increase and preserve affordable units for renters and homeowners

**Fair Housing Issue(s):** Disproportionate Housing Needs; Disparities in Access to Opportunity

**Contributing Factor 2A:** The availability of affordable units in a range of sizes

**Contributing Factor 2B:** Location and type of affordable housing

**Goal 3:** Provide greater access to public facilities and improvements for persons with disabilities

**Fair Housing Issue(s):** Disparities in Access to Opportunity

**Contributing Factor 3A:** Inaccessible sidewalks, pedestrian crossings, or other infrastructure

**Contributing Factor 3B:** Inaccessible government facilities or services

**Goal 4:** Provide equal housing opportunities for protected classes

**Fair Housing Issue(s):** Disparities in Access to Opportunity

**Contributing Factor 4A:** Lack of resources for fair housing agencies and organizations

**Contributing Factor 4B:** Private discrimination

Based on the above goals and contributing factors, metrics, were identified to measure progress over the next five years to address disparities in access to opportunity and disproportionate housing needs while continuing to promote fair housing for its residents.

The fair housing issues identified in Temecula, in order of greatest priority, include: 1) Disproportionate Housing Needs; and 2) Disparities in Access to Opportunity. The contributing factors identified for each fair housing issue are ranked in priority order. Identified action items and goals were chosen based on their ability to increase access to opportunity and positively impact fair housing choice for members of protected classes. Priority was given based on feedback from the community, surveys, stakeholder

interviews and consultations, staff, data analysis, as well as factors that will have the greatest impact on fair housing choices.

### **Fair Housing Issue 1) Disproportionate Housing Needs**

Contributing Factors in order of priority:

- The availability of affordable units in a range of sizes (Addressed at Goal 2)
- Land use and zoning laws (Addressed at Goal 1)

Based on data analysis, and community feedback, a lack of affordable housing units in a range of sizes is the highest priority contributing factor in Temecula. Due to the lack of public financial resources because of the dissolution of redevelopment, the City must look to the private sector to construct affordable housing and provide necessary incentives to achieve the highest priority goal of increasing access to affordable housing. Temecula is not alone in this problem – the region and the entire state of California is approaching an affordable housing crisis.

In recognition of finite public financing available for affordable housing, the City places a high priority on deploying its available resources and exploring alternative resources during the planning period for this AFH. In 2016, the City issued a request for proposals (RFP) to utilize \$12.4 million in remaining Tax Allocation Bond proceeds for the development of affordable housing. The City may entertain and accept more than one proposal for more than one site. In addition to the Tax Allocation Bond proceeds, the City owns sites that may have been considered as part of the City's contribution to the project.

In response to the RFP, the City received 20 proposals from 13 developers for eight sites throughout the City. The City expects to hold interviews with potential developers by July 2017; select developers by December 2017; enter into an exclusive negotiating agreement with at least one developer by June 2018; and entitlements to be secured by June 2019. At this time, the City cannot provide the specific number of units to be constructed or rehabbed, but although outside this planning period, the City expects that at least 100 affordable units will be constructed and/or rehabbed using the Tax Allocation Bond proceeds. As part of the process, the City will continue to make specific efforts to encourage the development of affordable housing that increases housing opportunities for residents with special needs.

While the City cannot divulge details of the proposals due to the nature of property negotiations and confidentiality, there is a wide range of needs proposed to be addressed including housing for the homeless, veterans, seniors, and persons with special needs. Most proposals include tax credits where at least 30% of the units will be set aside for the very low income (below 30 percent). A maximum of 20% of the units will be affordable between 60 – 80% AMI, and no rents may exceed 80% AMI, in conjunction with the requirements of Senate Bill 341.

To ensure meaningful, inclusive access to housing in the community for low- and moderate-income persons of all racial and ethnic backgrounds and special needs populations, the City will modify its land use and zoning laws to adopt and implement an Affordable Housing Overlay program that was included as a recommended program in the City's Housing Element, adopted by City Council in 2014. This new ordinance will create the conditions necessary for increased private-sector affordable housing production in a range of sizes for the general low- and moderate-income populations



where the greatest need is. The City will amend Title 17 of the Municipal Code (Zoning Code) to accommodate Temecula's regional housing need for 2,007 affordable units for lower income households, as identified in the Regional Housing Needs Analysis (RHNA). The Housing Element program stipulated that the City will establish an AHO on at least 100 acres. After the establishment of the AHO, sites identified will require:

- Minimum densities of 20 units per acre.
- 50% of need (1,003 units) will be on sites allowing exclusively residential uses.
- Multi-family uses at the densities established under the AHO will be allowed by right, without a conditional use permit.

### **Fair Housing Issue 2) Disparities in Access to Opportunity**

Contributing Factors in order of priority:

- Land use and zoning laws (Addressed at Goal 1)
- Location and type of affordable housing (Addressed at Goal 2)
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure (Addressed at Goal 3)
- Inaccessible government facilities or services (Addressed at Goal 3)
- Lack of resources for fair housing agencies and organizations (Addressed at Goal 4)
- Private discrimination (Addressed at Goal 4)

To address land use and zoning laws to address disparities in access to opportunity, please see the discussion above concerning the Affordable Housing Overlay.

To address the location and type of affordable housing, please refer to the discussion in Goal 2. With respect to segregation, it is noteworthy that the City has no R/ECAPs and that the City's dissimilarity index score and mapping all indicate a highly integrated community. The City wishes to emphasize that there is no history of segregation. With that understanding, the City further evaluated mapping to identify areas that may be susceptible to future designation as a R/ECAP. Through that analysis, it was noted that Census Tract 432.66 and Census Tract 496.00 are approximately 38% Hispanic, compared to other Census Tracts in the City. The City's overall population of Hispanics is 23%. Further, the analysis of disparities in access to opportunity revealed three adjoining Census Tracts in north Temecula, including 432.16, 432.20 and 432.66 that are characterized by higher than expected exposure to poverty (Low Poverty Index scores of 50 or less), given that the Citywide scores ranged from 65.42 to 71.23.

None of the 20 proposed developments would be located in or near any of the five Census Tracts cited in the paragraph above. The various potential affordable sites are located throughout the City in Census Tracts 512.00, 432.22, 432.54, and 432.50. While some sites are in the same Census Tracts as existing affordable housing, most potential sites are not located directly adjacent to existing affordable housing sites. Development of new affordable housing is unlikely to result in any new patterns of segregation, or create any new areas of concentration. The City will continue its commitment on affirmatively furthering fair housing and work with developers to prevent any patterns of segregation.

To address disproportionate housing needs through the construction of units using the \$12.4 million in remaining affordable housing Tax Allocation Bond proceeds, the City shall require that all (100%) marketing plans for above mentioned affordable complexes

constructed as a result of the Tax Allocation Bond proceeds will include affirmative outreach methods targeted to protected class individuals including Hispanic and Native American households as well as households with disabilities. All (100%) of marketing plans will be reviewed and approved by the City of Temecula Community Development Department prior to sale or leasing implementation. All (100%) affordable developments shall be required to maintain records related to marketing and protected classes and provide annual reports to the City. Marketing plans will be based conceptually on HUD's form 935.2A, the Affirmative Fair Housing Marketing Plan – Multi-Family Housing, where applicable or practical.

During the five-year planning period covered by this AFH, none of the City's current affordable housing units are at-risk of converting to market-rate housing. During future planning periods, the City will include efforts to preserve those units at-risk of conversion to market rate as affordable units through the Consolidated Plan. The City conducts and an annual inspection and audit of each of the affordable housing complexes in Temecula. During inspections, critical issues are addressed and resolved. In the previous cycle of the City's Consolidated Plan, the City worked with two affordable housing complexes at risk of converting to market rate. Both complexes successfully extended their term of affordability.

During this planning period, the City will continue to partner with Habitat for Humanity for the administration of a Critical Home Repair program. This program focuses on low-income home owners to make repairs addressing disabled access, inadequate kitchen facilities, and/or inadequate plumbing.

The third and final phase of construction for the Madera Vista (previously known as Summerhouse) will also be completed during this planning period. This phase includes 30 affordable units. 14 units are moderate income, 7 units are low income and 8 units are very low income. Entitlements are complete for this project.

Rancho California Apartments, a 55 unit affordable housing complex, will complete substantial rehabilitation during this AFH cycle. In this project, 43 units are restricted to 60% AMI. 11 will be restricted 50% AMI. (It also includes one manager's unit.) Rancho California recently successfully extended the term of their affordability covenant in the previous Consolidated Plan cycle, and the rehabilitation will further preserve the stock of affordable housing.

In November 2015, the City adopted the Uptown Temecula Specific Plan. The area, encompassing 580 acres, is located north of Rancho California Road, west of the I-15, south of Cherry Street, and east of Diaz Street. Recognizing the demand for housing in the area, the Specific Plan allows up to an additional 3,726 multi-family housing units in the area, in a range of sizes, in a range of affordability levels.

The City is currently working with several developers that are proposing housing targets towards special needs populations including seniors and residents with disabilities. One proposed project currently in the entitlement phase, in the south side of the City, near Pechanga Parkway, is proposing 245 multi-family units which will offer options for families with special needs. Options include downstairs bedrooms; flex space, adjacent handicap parking, and more. If approved, the City will process a General Plan Amendment for this project, allowing increased density and expanding our existing

housing stock. The City will work with the developer on outreach to potential residents with special needs.

The City is also processing a Specific Plan and General Plan Amendment for the proposed Altair project, adjacent to Old Town. If approved, the Altair Specific Plan allows accessory dwelling units and micro units throughout the entire site. Because of their size, accessory dwelling units and micro units are a more affordable option to many segments of the community including seniors, veterans, students, and residents with special needs. These options offer housing units in a range of sizes to the community. Upon buildout, there will be between 870 and 1,750 total dwelling units, subject to financing, the economy, and other market conditions.

Other action items the City will complete during the 2017-2021 AFH Cycle include:

- Consider proposals for using, when feasible, City-owned or City-controlled land for affordable housing projects. Several City sites, located in Census Tracts 512.00, 432.22, 432.54, and 432.50, were included in the Affordable Housing RFP and it is expected at least one project will utilize this incentive.
- Continue to support and promote the County's Mortgage Credit Certificate program as a source for new homebuyer assistance. The City Council approves a resolution affirming the support for this County program every 1 – 2, at the County's request, years and will continue to do so during the planning cycle.
- Support and promote the State of California Housing Finance Agency (CalHFA) to provide assistance to new homebuyers.
- In order to increase funding resources, the City will consider applying for State HOME funds for affordable housing programs such as first time homebuyer, housing rehabilitation or new construction
- The City will continue to support the County of Riverside to administer the Section 8 program through annual review of the PHA Plan and issuance of the certification of consistency and to assure sufficient numbers of vouchers for lower income residents in the City and the region. In 2015-16, there were 109 Section 8 vouchers utilized in the City of Temecula. Community outreach and consultations suggest that demand for vouchers is quite high; however, demand exceeds the supply of Section 8 units within the City. Temecula will continue to work with the County of Riverside to educate property owners on the Section 8 program.

To address inaccessible sidewalks, pedestrian crossings, or other infrastructure as well as inaccessible government facilities or services, the City will implement the metrics discussed below that are a part of Goal 3.

To make it possible for residents to fully avail themselves of all public facilities, services, and infrastructure in the City as a means of promoting access to all opportunities afforded in the community, the City has recently identified improvements that can be made to public improvements and facilities, such as the replacement of sidewalks. Old Town and the adjacent area have over 500 affordable units. Old Town is in a CDBG Eligible Census Tract, 432.15. There are several sections of sidewalk needed for safe access to public facilities, parks, and a grocery store. The City funded two sections of the construction of new sidewalks in Old Town in the 2012-2016 Consolidated Plan cycle.

The Ynez Road sidewalk improvements will install missing sections of sidewalk to connect residents using the bus to access mainstream services offered at the Riverside County Offices located at 41000 County Center Drive. Residents, including those with disabilities, use this route to access services such as the mental health clinic, substance abuse program, WIC program and County courts.

To help the City ensure that all such facilities posing barriers to residents are addressed, the City will complete and adoption of an ADA Transition Plan. The ADA Plan is expected to be adopted by December 31, 2018 and identify accessibility issues at public facilities including The assessment will include 38 City parks, three trail systems, four tennis/basketball courts, three swimming pools, 20 public facilities, four fire stations, 110 signalized intersections, 95 bus stops, and 310 miles of roadways with ADA ramps. Approximately 587 locations will be analyzed. Both City Hall and the Old Town Police Substation were constructed in 2010 and are ADA compliant. Once the ADA Transition Plan is updated, those accessibility needs shall be prioritized for funding. Each deficiency will be evaluated based on the level of inaccessibility, funding availability, number of persons affected, and priorities established. The City typically budgets one accessibility infrastructure project with CDBG funds per year. Other projects may be undertaken as part of the City's Capital Improvement Program.

The City will include a high priority Strategic Plan goal in the 2017-2021 Consolidated Plan to use CDBG funds to upgrade the City's infrastructure and public facilities to provide accessibility for those with disabilities. An average of one accessibility project will be constructed each year with CDBG funds, with an average allocation of \$100,000, based on level CDBG funding during the planning cycle.

In the City's proposed 2017-18 CDBG Annual Action Plan, \$150,000 will be allocated for the construction of a new sidewalk on Ynez Road that serves several bus lines and County of Riverside social services, subject to level CDBG funding throughout the entire planning period. This segment will complete a critical connection between regional bus lines and a regional job center (Promenade Mall) and County services.

In a developer-driven project, upgrades to Pala Park will be constructed to improve accessibility, including 4 additional disabled parking spaces, truncated domes, and a new playground with approximately 7 play structures designed to be all inclusive, that are designed to provide access to those with special needs. During this AFH cycle, the City will also complete the construction of the new playground at Sam Hicks Park, utilizing a total of \$350,000 in CDBG funding for an ADA accessible play structure, and two ADA compliant ramps. The park is located in a CDBG eligible Census Tract (432.15) that serves many low income families.

The analysis in the AFH has demonstrated that there is an ongoing need to provide fair housing education, outreach and enforcement, especially as it pertains to the special needs community – particularly for persons with disabilities. At the local, state and national level, discrimination on the basis of disability is the leading basis for fair housing discrimination cases. According to consultation with the City's fair housing service provider, the lack of knowledge on fair housing issues amongst property owners and landlords continues to be the primary reason for discrimination complaints against persons with disabilities in Temecula and the region. This denies persons with disabilities the right to avail themselves of housing opportunities in the City or the right

to remain housed in place when, for example, a landlord refuses a disability-related modification.

To address the contributing factor of lack of resources for fair housing organizations, the City will provide approximately 12% of public service funds from CDBG to a fair housing service provider to provide outreach, education and assistance enforcing fair housing laws – particularly those protecting the rights of disabled residents.

To further supplement resources for fair housing organizations and actively participate in addressing private discrimination, the City will increase public awareness of accessibility and fair housing requirements by inviting representatives of the building, banking, real estate, and rental housing industries to one annual workshop hosted by the City of Temecula and fair housing providers. Invitations will be extended to 25 frequent developers, 50 members of the local real estate community from the City's Temecula Trekkers program, and all 13 affordable housing complexes in the City. Additionally, the City will increase support for fair housing training and education by adding the most current fair housing information on the City's website. The City will also distribute and replenish the supply of fair housing materials, including literature concerning reasonable accommodation / modification rights and responsibilities at five City facilities including the Temecula Community Center, City Hall, the Mary Phillips Senior Center, Ronald H. Roberts Library, and the Community Recreation Center. Furthermore, the City, in conjunction with the Regional Homeless Alliance, will host three different panels of representatives from organizations such as the Fair Housing Council of Riverside County and the Riverside County Housing Authority to train 25 local homelessness and affordable housing advocates on fair housing issues and affordable housing issues, particularly those affecting residents with disabilities.

- 2. For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.**

In the initial submission of the Assessment of Fair Housing on October 3, 2015, the City listed nine contributing factors with corresponding goals. The subsequent resubmission of the AFH on January 14, 2017 resulted in a consolidation of goals and contributing factors that were identified in the analysis of the AFH. Below is a detailed analysis on the consolidation of the City's initial goals and contributing factors from subsequent submissions.

- Original Goal 1: Increase the affordable housing stock in the City.
  - Change: Tied into Goal #2 in resubmission.
- Original Contributing Factor: Location and type of affordable housing.
  - Change: Removed. It was not identified as an original contributing factor in the AFH analysis.
- Original Milestone: Adopt an Affordable Housing Overlay
  - Change: Moved to Goal #1 – Amend zoning ordinance to promote the development of affordable housing.

- Original Milestone: Enter into an agreement with potential developers to allocate \$12.4 million in Tax Allocation Bond proceeds.
  - Change: Updated verbiage to include more specific, measurable metrics. Associated with Goal #2 – Increase and preserve affordable housing units for renters and homeowners
- Original Goal 2: Partner with local organizations for the provision of services to address homelessness.
  - Change: Per a recommendation from HUD, the City has chosen to focus on goals associated with jurisdictional programs, as opposed to regional programs. This allows the City to have more control and focus on the outcomes. As such, the City can provide more specific metrics. The City will continue to partner with local organizations for the provision so services to address homelessness.
- Original Contributing factor: High housing costs in region; distance from social services; lack of homeless shelters in Southwestern Riverside County
  - Change: Removed from matrix. This contributing factor was not identified in the AFH analysis. Relevant metrics and milestones are included in the discussion.
- Original Metrics, Milestones for Original Goal #2 are related to partnerships and regional organizations. Per HUD’s guidance, they remain in the analysis as examples of efforts the City is currently participating in to affirmatively further fair housing.
- Original Goal 3: Increase homeownership opportunities in the City.
  - Change: Removed. Contributing factor was not identified as a contributing factor in the original AFH analysis. Repetitive of other contributing factors.
- Original Contributing factor: High housing costs in the region; location and availability of affordable new and existing homes.
  - Change: Modified into new Contributing Factor 2A.
- Original Metrics, Milestone, for Original Goal #3:
  - Changes: Action items listed were regional programs that the City supports. The City’s participation is discussed in the AFH analysis. Per HUD’s recommendation, the City’s goals and milestones focus on City programs.
- Original Goal 4: Increase accessibility to public facilities.
  - Change: New Goal #3.
- Original Metrics, Milestones for Goal 4: Adopt an ADA Transition Plan
  - Change: Have been updated to reflect more specific and measurable metrics. Reflected in new Goal #3.
- Original Metrics, Milestones for Goal 4: Continue to increase public awareness and educate representatives of the housing industry on ADA requirements by holding workshops.
  - Change: Metric more specifically defined in matrix below.
- Original Metrics, Milestones for Goal 4: Continue to upgrade the City’s infrastructure to make them more accessible for those with disabilities.
  - Change: Improved action item to be more specific and measurable.
- Original Goal 5: Support the Fair Housing Council on education on fair housing laws.

- Change: Modified and included in new Goal #4.
- Contributing Factor: Landlords and property managers have a lack of knowledge on fair housing issues.
  - Change: Removed because it was not identified as a contributing factor in the original AFH analysis.
- Original Goal #6: Preserve affordable rental housing.
  - Change: Combined into new Goal #2.
- Original Metrics, Milestones for Original Goal 6: Continue to promote the preservation of affordable housing projects at-risk of converting to market rate housing.
  - Change: Included in the discussion of Goal 2. However, no affordability covenants are set to expire during this planning period, so no metrics could be defined. Therefore, it was removed as a specific goal. The City will continue to promote the preservation of affordable housing.
- Original Metrics, Milestones for Original Goal 6: Continue to support the County of Riverside to administer the Section 8 program.
  - Change: Per HUD's technical assistance, the City focused on jurisdictional programs for inclusion in metrics and milestones. This milestone is discussed and elaborated upon in the discussion for Goal #2.
- Original Metrics, Milestones for Original Goal 6: Continue to use, when feasible, City-owned and City-controlled land for affordable housing projects.
  - Change: Moved into the discussion of Goal 2. The City will still continue this program; however, it depends heavily upon developer demand and market forces.
- Original Goal #7: Increase housing choices for those with special needs and disabilities.
  - Change: Modified and combined into new Goal #2.
- Original Contributing Factor: Increased demand of affordable housing for seniors and persons with disabilities.
  - Change: Modified and combined into new Goal #2. It was not listed as a specific contributing factor in the original AFH analysis.
- Original Metrics and Milestone Goal 7: Continue to promote housing design standards that improve accessibility for those with special needs.
  - Change: Included in the discussion for Goal #2. The City will continue to work with developers on this action item.
- Original Goal #8: Increase access and usage of public transportation.
  - Change: Removed. It was not tied to any contributing factor identified in the AFH analysis.
- Original Contributing Factor: Demand for public transportation.
  - Change: Removed. It was not identified as a contributing factor in the AFH analysis.
- Original Metrics and Milestones for Goal 8
  - Change: Removed. They did not tie to any contributing factor identified in the AFH analysis.
- Original Goal #9: Improve the environmental health of neighborhoods.

- Change: Removed. It was not tied to any contributing factor identified in the AFH analysis.
- Original Contributing Factor: Proximity of the I-15 freeway and major arterial corridors.
  - Change: Removed. It was not identified as a contributing factor identified in the analysis.
- Original Metrics and Milestones Goal 9
  - Change: Removed. They did not tie to any contributing factor identified in the AFH analysis.

Subsequent to the January 14, 2017 resubmission, HUD convened a technical assistance conference call on February 2, 2017 to discuss the need for more well-defined metrics, milestones and timeframes. On February 9, 2017, an excerpt of the Executive Summary and the Goals Section was emailed to Arturo Cardenas, Equal Opportunity Specialist in the L.A. Field Office.

Subsequently, HUD sent correspondence of withdrawal of the AFH on February 10, 2017, and followed this correspondence with a Technical Assistance letter dated February 14, 2017, the City made further revisions to the four goals to more closely align the goals with the HUD-defined fair housing issues and the contributing factors identified in the AFH.

After three rounds of technical assistance and guidance from HUD, the following matrix represents the final goals designed to overcome the contributing factors to fair housing issues identified in the preceding sections.

The City of Temecula wishes to express its sincere appreciation to HUD Fair Housing and Equal Opportunity staff in the Los Angeles local field office, the San Francisco regional office and in Washington D.C. at HUD Headquarters for their efforts and contributions to this AFH.



Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant(s)
1. Amend Zoning Code to promote the development of affordable housing	1A: Land use and zoning laws	Disproportionate Housing Needs  Disparities in Access to Opportunity	<ul style="list-style-type: none"> <li>Adopt an Affordable Housing Overlay (AHO) Program by Amending Title 17 of the Municipal Code (Zoning Code) to accommodate Temecula's regional housing need for 2,007 affordable units for lower income households. The City will establish an AHO on at least 100 acres. After the establishment of the AHO, sites identified will require: <ul style="list-style-type: none"> <li>- minimum densities of 20 units per acre</li> <li>- 50% of need (1,003 units) will be on sites allowing exclusively residential uses</li> <li>- multi-family uses at the densities established under the AHO will be allowed by right, without a conditional use permit</li> </ul> </li> </ul> <p>Affordable Housing Overlay expected adoption by City Council by June 30, 2018. (CF 1A)</p>	City of Temecula
<p><b>Discussion:</b> The analysis of disproportionate housing needs revealed a disproportionate housing burden for Hispanic and Native American households. According to Table 9, 51.52 percent of the City's households are experiencing housing problems. There is a disparity in this category because Hispanic households (62.24 percent) and Native American households (80.90 percent) experience housing problems at a rate that is 10 percentage points higher than all households. Only 47.37% of the White households in Temecula experience a housing problem. None of the racial or ethnic groups experienced a disproportionate level of severe housing problems. HUD-defined housing problems include housing cost burden (defined as paying more than 30% of income for monthly housing costs including utilities), overcrowding, lack of a complete kitchen and lack of plumbing. Based on consultation and other data, the most prominent housing problem is cost burden. Additionally, consultation with the Inland Regional Center revealed a high need for affordable housing for developmentally disabled adults as well as housing appropriate for families with autistic children.</p> <p>The analysis of disparities in access to opportunity revealed three adjoining Census Tracts in north Temecula, including 432.16, 432.20 and 432.66 that are characterized by higher than expected exposure to poverty (Low Poverty Index scores of 50 or less), given that the Citywide scores ranged from 65.42 to 71.23.</p>				

The adoption of an Affordable Housing Overlay Ordinance is the City's highest priority in the AFH because it is a critical first step toward meaningfully addressing the factors that contribute to disproportionate housing burden and disparities in access to opportunity for protected classes including Hispanic households, Native American households and households that include person(s) with disabilities. First, the AHO will create the conditions for the development of new affordable housing units in a range of sizes including micro units and efficiencies that may be beneficial to developmentally disabled adults. Second, the AHO will remove barriers to affordable housing development by allowing multi-family uses at higher densities by right without a conditional use permit. This will promote the development of additional affordable units needed to reduce the number of cost-burdened Hispanic and Native American households. Third, the AHO will establish this zone on at least 100 acres throughout the City to promote inclusive living patterns with respect to the location of affordable housing outside of areas with relatively higher exposure to poverty. The AHO sets the stage for the accomplishment of the metrics included in Goal 2.

In 2014, the City Council approved and the City implemented an updated Housing Element. The Housing Element included a program to amend the Temecula Municipal Code with an Affordable Housing Overlay program (AHO), which will accommodate Temecula's regional housing need for 2,007 affordable units for lower income households, as determined by Southern California Association of Governments (SCAG) Regional Housing Needs Analysis (RHNA). The City will establish an AHO on at least 100 acres. The ordinance will allow transitional and supportive housing by right in certain areas, identify incentives for affordable and senior housing, and strengthen the City's density bonus program. The strengthened density bonus program will be calculated using the available maximum density of 30 units per acre under the AHO, rather than any allowable base density of the underlying zone. Incentives also include planning application priority and fast tracking. After the establishment of the AHO, sites identified will require:

- minimum densities of 20 units per acre
- 50% of need (1,003 units) will be on sites allowing exclusively residential uses
- multi-family uses at the densities established under the AHO will be allowed by right, without a conditional use permit

The Affordable Housing Overlay is expected to be successfully adopted by City Council by June 30, 2018.

The City has a long history that demonstrates its support of affordable housing. As noted above, the City Council approved the Housing Element in 2014 that contained the Affordable Housing Overlay program. The City has not previously tried to adopt an Affordable Housing Overlay, and is optimistic at the AHO's ability to provide incentives at developing affordable housing. Through the use of redevelopment funds, the City has assisted 600 affordable housing units throughout the community. Madera Vista, previously known as Summerhouse, was publicly opposed by many members of the community. Recognizing the need for affordable housing, the project was ultimately approved by the City Council, and is a very successful example of affordable housing in the City. The public has embraced the development, and there have been no issues since its approval. Madera Vista will complete its third and final phase of development during this Consolidated Plan cycle. The AHO is expected to be as successful as the City's other numerous affordable housing projects.

During the five-year planning period covered by this AFH, none of the City's current affordable housing units are at-risk of converting to market-rate housing. During future planning periods, the City will include efforts to preserve those units at-risk of conversion to market rate as affordable units

through the Consolidated Plan. The City conducts an annual inspection and audit of each of the affordable housing complexes in the City. During inspections, critical issues are addressed and resolved. In the previous cycle of the City's Consolidated Plan, the City worked with two affordable housing complexes at risk of converting to market rate. Both complexes successfully extended their term of affordability.

The City is currently working with several developers that are proposing housing targets towards special needs populations including residents with disabilities. One proposed project currently in the entitlement phase, in the south side of the City, near Pechanga Parkway, in Census Tract 432.50, is proposing 245 multi-family units which will offer options for families with special needs. Options include downstairs bedrooms; flex space, adjacent handicap parking, and more. If approved, the City will process a General Plan Amendment for this project, allowing increased density and expanding our existing housing stock. The City will work with the developer on outreach to potential residents with special needs.

The City is also processing a Specific Plan and General Plan Amendment for the proposed Altair project, adjacent to Old Town. If approved, the Altair Specific Plan allows accessory dwelling units and micro units throughout the entire site. Because of their size, accessory dwelling units and micro units are a more affordable option to many segments of the community including seniors, veterans, students, and residents with special needs. These options offer housing units in a range of sizes to the community. Upon buildout, there will be between 870 and 1,750 total dwelling units, subject to financing, the economy, and other market conditions.

<u>Goal</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones, and Timeframe for Achievement</u>	<u>Responsible Program Participant(s)</u>
2. Increase and preserve affordable units for renters and home owners	<p><b>2A:</b> The availability of affordable units in a range of sizes</p> <p><b>2B:</b> Location and type of affordable housing</p>	<p>Disproportionate Housing Needs</p> <p>Disparities in Access to Opportunity</p>	<ul style="list-style-type: none"> <li>Enter into an exclusive negotiating agreement with a developer to allocate \$12.4 million in remaining affordable housing Tax Allocation Bond proceeds to create or rehabilitate an estimated 100 affordable housing units, subject to market forces. The selection process includes priority consideration for proposals that incorporate housing units for persons with disabilities. Based on a preliminary review of the siting for these proposals, none are located in the three Census Tracts identified as having relatively high exposure to poverty. Interviews with developers expected by July 2017; Selection of developer to occur by December 2017; Exclusive Negotiating Agreement by June 2018; Entitlements to be secured by June 2019. Construction to begin by June 2020. Estimates are subject to financing, property negotiations, market demand, and economic forces. (CF 2A and CF 2B)</li> <li>All (100%) marketing plans for above mentioned affordable complexes constructed as a result of the Tax Allocation Bond proceeds will include affirmative outreach methods targeted to protected class individuals including Hispanic and Native American households as well as households that include persons with disabilities. Units advertised to contain specific accessibility features shall be prioritized for occupancy by persons identifying themselves as disabled. At least 50 units will benefit the aforementioned protected classes identified as having disproportionate housing needs. All (100%) of</li> </ul>	City of Temecula

			<p>marketing plans will be reviewed and approved by the City of Temecula Community Development Department prior to sale or leasing implementation. All (100%) affordable developments shall be required to maintain records related to marketing and protected classes and provide annual reports to the City. Marketing plans will be based conceptually on HUD's form 935.2A, the Affirmative Fair Housing Marketing Plan – Multi-Family Housing, where applicable or practical. (Completion date subject to completion of affordable housing construction and commencement of sale or leasing. Expected June 2021) (CF 2A and CF 2B)</p> <ul style="list-style-type: none"> <li>• Require marketing materials for any new City of Temecula-assisted affordable housing project to be made available in Spanish. (July 1, 2017) (CF 2A)</li> <li>• Translate City Affordable Housing Brochure in Spanish to promote meaningful access to affordable housing. (July 1, 2017) (CF 2A)</li> <li>• Continue the partnership with Habitat for Humanity for the administration of a Critical Home Repair program to provide funding for at least 30 low income home owners to make repairs addressing disabled access, inadequate kitchen facilities, and/or inadequate plumbing. (Complete by June 2022) (CF 2A)</li> <li>• Complete construction of Phase III of Madera Vista (formerly Summerhouse), which includes 30 affordable units. 14 units are moderate income, 7 units are low income and 8 units are very low income. (Entitlements are complete; Building permits to be issued by September 2017; Construction to be completed by September 2019) (CF 2A)</li> </ul>	
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			<ul style="list-style-type: none"> <li>• Complete substantial rehabilitation of Rancho California Apartments, 55 unit affordable housing complex. 43 units are restricted to 60% AMI. 11 will be restricted 50% AMI. (One manager's unit.) (Rehab has begun. Expected completion date – March 2018.) (CF 2A)</li> </ul>	
<p><b>Discussion:</b> The analysis of disproportionate housing needs revealed a disproportionate housing burden for Hispanic and Native American households. According to Table 9, 51.52 percent of the City's households are experiencing housing problems. There is a disparity in this category because Hispanic households (62.24 percent) and Native American households (80.90 percent) experience housing problems at a rate that is 10 percentage points higher than all households. Only 47.37% of the White households in Temecula experience a housing problem. None of the racial or ethnic groups experienced a disproportionate level of severe housing problems. HUD-defined housing problems include housing cost burden (defined as paying more than 30% of income for monthly housing costs including utilities), overcrowding, lack of a complete kitchen and lack of plumbing. Based on consultation and other data, the most prominent housing problem is cost burden. Additionally, consultation with the Inland Regional Center revealed a high need for affordable housing for developmentally disabled adults as well as housing appropriate for families with autistic children.</p> <p>The analysis of disparities in access to opportunity revealed three adjoining Census Tracts in north Temecula, including 432.16, 432.20 and 432.66 that are characterized by higher than expected exposure to poverty (Low Poverty Index scores of 50 or less) given that the citywide scores ranged from 65.42 to 71.23.</p> <p>The deployment of Tax Allocation Bond proceeds to develop 100 affordable housing units will address disproportionate housing needs by increasing the number of affordable units in a range of sizes, which when combined with affirmative marketing efforts, will help to alleviate disproportionate</p>				

housing needs for Hispanic and Native American households. Preliminary evaluation of proposals received indicates that none of the proposed projects are located within the three Census Tracts in north Temecula exhibiting higher than expected exposure to poverty as discussed above. As a result, this metric will facilitate access to opportunity and promote economically balanced living patterns.

To improve access to publicly supportive and publicly subsidized housing, the City issued an RFP in February 2016 to allocate \$12.4 million in remaining Tax Allocation bond proceeds and possibly also utilize City-owned or City-controlled land for the development of affordable housing. The RFP specified that interested developers were required to address one or more housing needs in the community: 1) Special Needs; 2) Veterans; 3) Seniors; 4) Housing First / Transitional / Supportive and/or 5) Other Needs. The City is currently evaluating 20 proposals, but has not made any commitments of funds or land to a specific project. The City expects to hold interviews with potential developers by July 2017; select developers by December 2017; enter into an exclusive negotiating agreement with at least one developer by June 2018; and entitlements to be secured by June 2019. At this time, the City cannot provide the specific number of units to be constructed or rehabbed, but although outside this planning period, the City expects that at least 100 affordable units will be constructed using the Tax Allocation Bond proceeds. Estimates are subject to financing, property negotiations, market demand, and economic forces. As part of the process, the City will continue to make specific efforts to encourage the development of affordable housing that increases housing opportunities for residents with disabilities.

While the City cannot divulge details of the proposals due to the nature of property negotiations and confidentiality, the proposals seek to address a wide range of housing options including housing for persons with disabilities. Developers were required to identify a service provider that would provide services to targeted groups. Most proposals include tax credits where at least 30% of the units will be set aside for the very low income (below 30 percent). A maximum of 20% of the units will be affordable between 60 – 80% AMI, and no rents may exceed 80% AMI, in conjunction with the requirements of Senate Bill 341.

All (100%) marketing plans for above mentioned affordable complexes constructed as a result of the Tax Allocation Bond proceeds will include affirmative outreach methods targeted to protected class individuals including Hispanic households, Native American households and households that include persons with disabilities. All (100%) of marketing plans will be reviewed and approved by the City of Temecula Community Development Department prior to sale or leasing implementation. All (100%) affordable developments shall be required to maintain records related to marketing and protected classes and provide annual reports to the City. Marketing plans will be based conceptually on HUD's form 935.2A, the Affirmative Fair Housing Marketing Plan – Multi-Family Housing, where applicable or practical. Marketing plans will included, at a minimum, information on targeted marketing activity, evaluation of marketing activities, fair housing, and staff training.

Although the City has no R/ECAPs, the City has noticed pockets of higher populations of certain races and ethnicities. It is noteworthy that none of the 20 proposed developments would be located in or near Census Tract 432.66 and Census Tract 496.00, which are approximately 38% Hispanic, compared to other Census Tracts in the City. The City's overall Hispanic population is 23%. Several Census Tracts reflect increases of Hispanic

residency that are significantly higher than in other areas of the City. The City's overall Hispanic population is increasing, while Whites/Non-Hispanic is decreasing. Although these trends exist, the City wishes to emphasize that there is no history of segregation. The various potential affordable sites are located throughout the City. Most potential sites are not located near existing affordable housing sites. Through this process, the City will continue to promote an inclusive, integrated community.

To further address disproportionate housing needs and promote access to opportunity through the creation of affordable units in a range of sizes and in locations that promote access to opportunity, the third and final phase of construction for the Madera Vista complex, formerly known as Summerhouse, will be completed during this planning period. This phase includes 30 affordable units - 14 units will be moderate income, 7 units will be low income, and 8 units will be very low income. Entitlements are complete for this project. According to the Riverside County draft PHA Plan, 7 of the units will include project-based voucher assistance. Additionally, Rancho California Apartments, a 55 unit affordable housing complex, will complete substantial rehabilitation during this AFH cycle. In this project, 43 units are restricted to 60% AMI. 11 will be restricted 50% AMI. (It also includes one manager's unit.) Rancho California recently successfully extended the term of their affordability covenant in the previous Consolidated Plan cycle, and the rehabilitation will further preserve the stock of affordable housing.

#### **Other City of Temecula Initiatives to Generally Promote Affordable Housing:**

To address housing needs for homeless and those at-risk of homelessness in the region, the City continues to explore and evaluate partnership opportunities with the Riverside County Continuum of Care (CoC) for the provision of services for the homeless in southwestern Riverside County. The City continues to take a lead in the Regional Homeless Alliance, work with other local jurisdictions, the Riverside County Sheriff's Department and Homeless Outreach Team, and local nonprofits. The City understands the importance of collaboration with a wide array of organizations throughout the community and County to address a regional issue.

The City negotiates with developers requesting zone changes to provide units to assure that those with special needs are met. A recent example was a 245-unit multi-family residential development on the south side of town near Temecula Parkway, where the developer will provide options for families with special needs. While dependent on the private sector to propose multi-family projects, the City will continue to create housing opportunities for persons with disability.

The City will explore other action items with regional and County organizations during the 2017-2021 AFH Cycle. Because these are not all City programs, the City has limited control over the metrics and the outcomes of the programs. However, it is important to recognize the broader effort of actions intended to affirmatively further fair housing. These actions include:



- Consider proposals for using, when feasible, City-owned or City-controlled land for affordable housing projects. Several City sites were included in the Affordable Housing RFP and it is expected at least one project will utilize this incentive.
- Continue to support and promote the County's Mortgage Credit Certificate program as a source for new homebuyer assistance. The City Council approves a resolution affirming the support for this County program every 1 – 2 years, as the County requests, and will continue to do so during the planning cycle.
- Support and promote the State of California Housing Finance Agency (CalHFA) to provide assistance to new homebuyers.
- In order to increase funding resources, the City will consider applying for State HOME funds for affordable housing programs such as first time homebuyer, housing rehabilitation or new construction. If the City is successful in securing funds for these programs, all (100%) marketing plans will include affirmative outreach methods targeted to protected class individuals. All (100%) of marketing plans will be reviewed and approved by the City prior to implementation to assure there is no discrimination or barriers to fair housing. All (100%) affordable complexes will be required to keep metrics related to marketing and protected classes and provide data to the City. No protected classes will be discriminated against. At least 50% of the applicants that will benefit will include protected classes such as seniors, female heads of households, families with children, disabled, veterans, and ethnic groups. Marketing plans will be based off of HUD form 935.2A, the Affirmative Fair Housing Marketing Plan – Multi-Family Housing, where applicable. Marketing plans will included, at a minimum, information on targeted marketing activity, evaluation of marketing activities, fair housing, and staff training.
- The City will continue to support the County of Riverside to administer the Section 8 program through annual review of the PHA Plan and issuance of the certification of consistency and to assure sufficient numbers of vouchers for lower income residents in the City and the region. In 2015-16, there were 109 Section 8 vouchers utilized in the City of Temecula. Community outreach and consultations suggest that demand for vouchers is quite high, and as a result, demand exceeds the supply of Section 8 units within the City. Temecula will continue to work with the County of Riverside to educate property owners on the Section 8 program.

<u>Goal</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones, and Timeframe for Achievement</u>	<u>Responsible Program Participant(s)</u>
3. Provide greater access to public facilities and improvements for persons with disabilities	<p><b>3A:</b> Inaccessible sidewalks, pedestrian crossings, or other infrastructure</p> <p>A. <b>3B:</b> Inaccessible government facilities or services</p>	Disparities in Access to Opportunity	<ul style="list-style-type: none"> <li>• Adopt an ADA Transition Plan to evaluate public facilities to ensure equal access for persons with disabilities. The assessment will include 38 city parks, three trail systems, four tennis/basketball courts, three swimming pools, 20 public facilities, four fire stations, 110 signalized intersections, 95 bus stops and 310 miles of roadways with ADA ramps. (Adopt Plan by December 31, 2018) (CF 3A)</li> <li>• Include a high priority Strategic Plan goal in the 2017-2021 Consolidated Plan to use CDBG funds to upgrade the City's infrastructure and public facilities to provide accessibility for those with disabilities. An average of one accessibility project will be constructed each year with CDBG funds, with an average allocation of \$100,000, based on level CDBG funding during the planning cycle. (Con Plan adopted by May 15, 2017. Allocation adopted annually by June 30.) (CF 3B)</li> <li>• In the 2017-18 CDBG Annual Action Plan, allocate \$150,000 for the construction of a new sidewalk on Ynez Road that serves several bus lines and County of Riverside social services, subject to level CDBG funding throughout the entire planning period. (Plan adopted by May 15, 2017; Construction completed by December 31, 2018) (CF3A and 3B)</li> <li>• Construct accessibility upgrades at Pala Park located in Census Tract 432.50, including 4 additional disabled parking spaces, truncated domes, and a new</li> </ul>	City of Temecula

			<p>playground with approximately 7 play structures designed to be all inclusive and provide access to those with special needs. (Construction completed by January 2019). (CF 3A)</p> <ul style="list-style-type: none"> <li>• Complete the construction of the new playground at Sam Hicks Park located in Census Tract 512.00, utilizing a total of \$350,000 in CDBG funding for an ADA accessible play structure, and two ADA compliant ramps. (Construction completed by December 31, 2017). (CF 3A)</li> </ul>	
<p><b>Discussion:</b> To promote meaningful access to opportunity for disabled residents in the community, the City of Temecula is committed to providing greater access to public facilities and improvements as well as government facilities for persons with disabilities. According to Table 1, the largest disabled population are those who are ambulatory (3.83%), followed by those with cognitive difficulty (3.54%), independent living difficulty (2.90%) and those with hearing loss (2.67%). To make it possible for residents to fully avail themselves of all public facilities, services, and infrastructure in the City as a means of promoting access to all opportunities afforded in the community, the City has recently identified improvements that can be made to public improvements and facilities, such as the replacement of sidewalks. Old Town and the adjacent area have over 500 affordable units. Old Town is in a CDBG Eligible Census Tract, 432.15. There are several sections of sidewalk needed for safe access to public facilities, parks, and a grocery store. The City funded two sections of the construction of new sidewalks in Old Town in the 2012-2016 Consolidated Plan cycle.</p> <p>The Ynez Road sidewalk improvements will install missing sections of sidewalk to connect residents using the bus to access mainstream services offered at the Riverside County Offices located at 41000 County Center Drive. Residents, including those with disabilities, use this route to access services such as the mental health clinic, substance abuse program, WIC program and county courts.</p> <p>To help the City ensure that all such facilities posing barriers to residents are addressed, the City will complete and adoption of an ADA Transition Plan. The ADA Plan is expected to be adopted by December 31, 2018 and identify accessibility issues at public facilities including The assessment will include 38 City parks, three trail systems, four tennis/basketball courts, three swimming pools, 20 public facilities, four fire stations, 110 signalized intersections, 95 bus stops, and 310 miles of roadways with ADA ramps. Approximately 587 locations will be analyzed. Both City Hall and the Old Town Police Substation were constructed in 2010 and are ADA compliant. Once the ADA Transition Plan is updated, those accessibility needs shall be prioritized for funding. Each deficiency will be evaluated based on the level of inaccessibility, funding availability, number of persons affected, and priorities established. The City typically budgets one accessibility infrastructure project with CDBG funds per year. Other projects may be undertaken as part of the City's Capital Improvement Program.</p>				

The City will include a high priority Strategic Plan goal in the 2017-2021 Consolidated Plan to use CDBG funds to upgrade the City's infrastructure and public facilities to provide accessibility for those with disabilities. An average of one accessibility project will be constructed each year with CDBG funds, with an average allocation of \$100,000, based on level CDBG funding during the planning cycle.

In the City's proposed 2017-18 CDBG Annual Action Plan, \$150,000 will be allocated for the construction of a new sidewalk on Ynez Road that serves several bus lines and County of Riverside social services, subject to level CDBG funding throughout the entire planning period. This segment will complete a critical connection between regional bus lines and a regional job center (Promenade Mall) and County services.

In a developer-driven project, upgrades to Pala Park will be constructed to improve accessibility, including 4 additional disabled parking spaces, truncated domes, and a new playground with approximately 7 play structures designed to be all inclusive, that are designed to provide access to those with special needs. During this AFH cycle, the City will also complete the construction of the new playground at Sam Hicks Park, utilizing a total of \$350,000 in CDBG funding for an ADA accessible play structure, and two ADA compliant ramps. The park is located in a CDBG eligible Census Tract (432.15) that serves many low income families.

As it has done in the past, the City will continue to work with the community to establish priorities and needs for accessibility upgrades at City facilities.

<u>Goal</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones, and Timeframe for Achievement</u>	<u>Responsible Program Participant(s)</u>
4. Provide equal housing opportunities for protected classes.	<p><b>4A:</b> Lack of resources for fair housing agencies and organizations (CF 4A)</p> <p>A. <b>4B:</b> Private discrimination</p>	Disparities in Access to Opportunity	<ul style="list-style-type: none"> <li>• Annually provide approximately 12% of public service funds from CDBG to a fair housing service provider to provide outreach, education and assistance enforcing fair housing laws – particularly those protecting the rights of disabled residents. (Annually by June 30) (CF 4A)</li> <li>• Increase public awareness of accessibility and fair housing requirements by inviting representatives of the building, banking, real estate, and rental housing industries to one annual workshop hosted by the City of Temecula and fair housing providers. Invitations will be extended to 25 frequent developers, 50 members of the local real estate community from the City’s Temecula Trekkers program, and all 13 affordable housing complexes in the City. (Annually by June 30). (CF 4A and 4B)</li> <li>• Increase support for fair housing training and education by adding the most current fair housing information on the City’s website. (Annually by June 30) (CF 4A and 4B)</li> <li>• The City will distribute and replenish the supply of fair housing materials, including literature concerning reasonable accommodation / modification rights and responsibilities at five City facilities including the Temecula Community Center, City Hall, the Mary Phillips Senior Center, Ronald H. Roberts Library, and the Community Recreation Center. (Monthly, by the 30<sup>th</sup> day of each month) (CF 4A and 4B)</li> </ul>	City of Temecula

			<ul style="list-style-type: none"> <li>The City, in conjunction with the Regional Homeless Alliance, will host three different panels of representatives from organizations such as the Fair Housing Council of Riverside County and the Riverside County Housing Authority to train 25 local homelessness and affordable housing advocates on fair housing issues and affordable housing issues, particularly those affecting residents with disabilities. (June 2022) (CF 4A and 4B)</li> </ul>	
<p><b>Discussion:</b> The fourth goal is to provide equal housing opportunities for disabled residents. At the local, state and national level, discrimination on the basis of disability is the leading basis for fair housing discrimination cases. According to consultation with the City’s fair housing service provider, the lack of knowledge on fair housing issues amongst property owners and landlords continues to be the primary reason for discrimination complaints against persons with disabilities in Temecula and the region. This denies persons with disabilities the right to avail themselves of housing opportunities in the City or the right to remain housed in place when, for example, a landlord refuses a disability-related modification.</p> <p>To address this denial of access to housing opportunities that affects Temecula residents with disabilities each year, the City will ensure the provision of a robust fair housing program each fiscal year that promotes outreach and education via multiple modes of communication. This effort will include annual appropriations of funds to a nonprofit fair housing service provider with a specific scope of work to address the housing rights of residents with disabilities. Further, the City will supplement the limited financial and staffing resources of the nonprofit fair housing service provider by convening representatives of promote awareness by convening an annual workshop to include the building, banking, real estate, and rental housing industries for the purpose of providing fair housing education. Invitations will be extended to 25 frequent developers, 50 members of the local real estate community that graduated from the City’s Temecula Trekkers program, and all 13 affordable housing complexes in the City. The property managers of the 13 affordable complexes are some of the most likely housing providers to need information about their obligation to comply with fair housing laws. Further, education will be supplemented through the availability of printed materials at five public facilities and on the City’s website.</p> <p>The City’s third party fair housing provider, the Fair Housing Council of Riverside County, conducts an annual conference on fair housing issues and invites representatives of the government, building, banking, real estate, and rental housing industries. Over 150 people attend the annual Fair Housing Conference.</p> <p>During this Planning period, City, in conjunction with the Regional Homeless Alliance, will host three different panels of representatives from organizations such as the Fair Housing Council of Riverside County and Riverside County Housing Authority to train 25 local homelessness and</p>				

affordable housing advocates on fair housing issues and affordable housing issues. Conducting workshops for those in the housing industry will educate the appropriate stakeholders on fair housing regulations and accessibility requirements, and then reduce instances of fair housing violations. Training this Regional Alliance will not only help overcome the contributing factor in Temecula, but in surrounding cities as well. y.

# APPENDIX A

## HUD-Provided Maps

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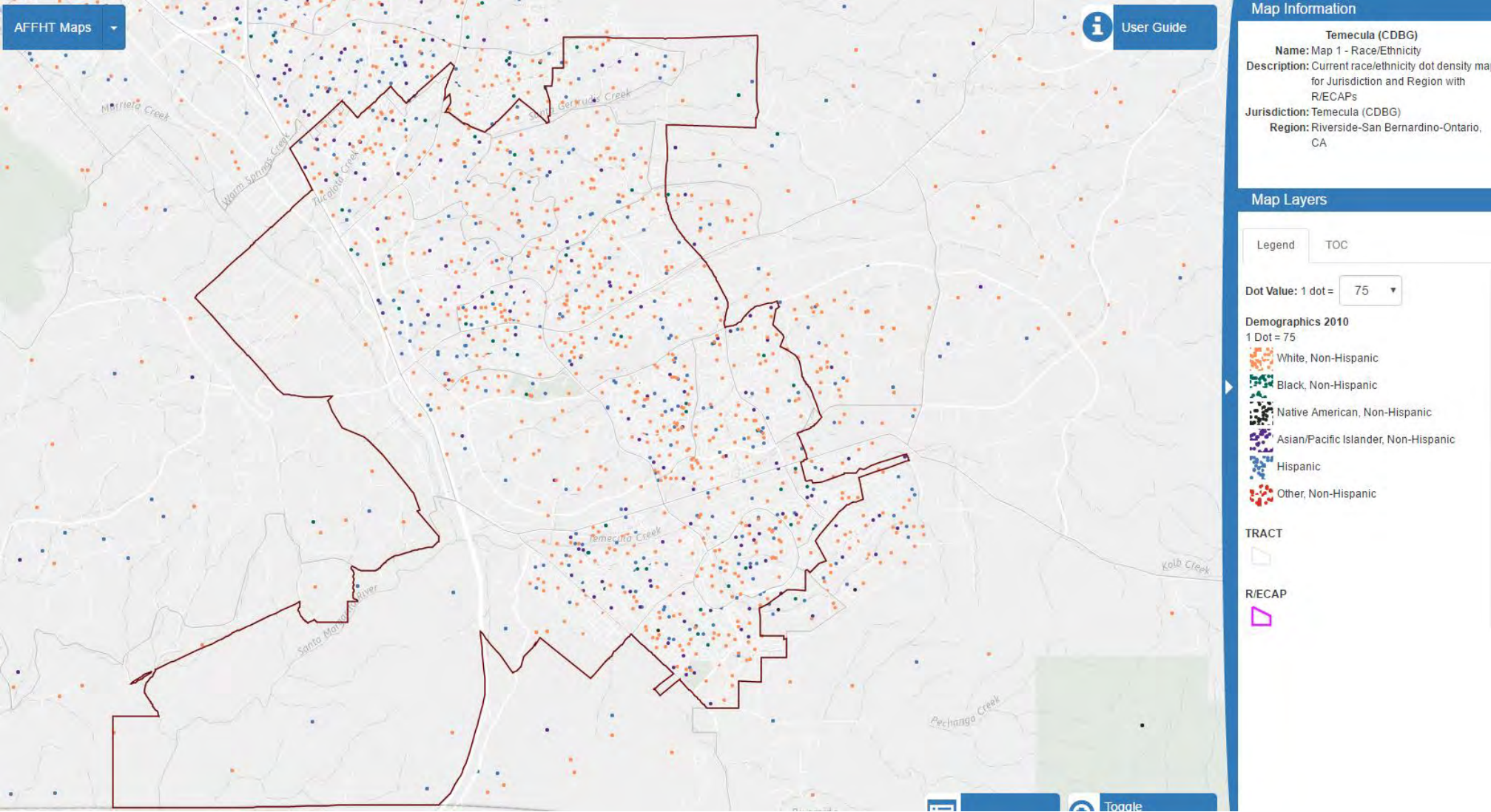


## **HUD-Provided Maps**

As described in the narrative, the City of Temecula is located in the corner of the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA), which is the largest MSA in the continental United States. It is so large that the Assessment of Fair Housing could not include the entire region on the maps without losing all relevant data. The region is larger than ten of the smallest U.S. states. Most of the population is located in the southwest corner and while Temecula appears to be near these population centers because of the scale of the map, it is actually over 40 miles from the City of Riverside and 70 miles from the Cities of San Bernardino and Ontario, the largest cities in the region, and 75 miles away from the retirement desert towns and farming areas to the east. Mountain ranges separate Temecula from population centers to the west in Orange County, as well as the eastern portions of Riverside and San Bernardino Counties.

As required by HUD, the City has included a series of maps and tables that analyze demographic trends, integration and segregation, disparities in access to opportunity, housing needs, disability access, publicly supported housing, and fair housing needs. The following series of maps is organized such that the first map shows the relationship between the City and the region, and subsequent maps are organized so that a City data topical map will be presented first, followed by the regional map. The maps are numbered to correspond with HUD's Affirmatively Furthering Fair Housing (AFFH) AFFH data system. The map numbers correspond to the topic.

Map 1 – Race/Ethnicity Trends (2010)

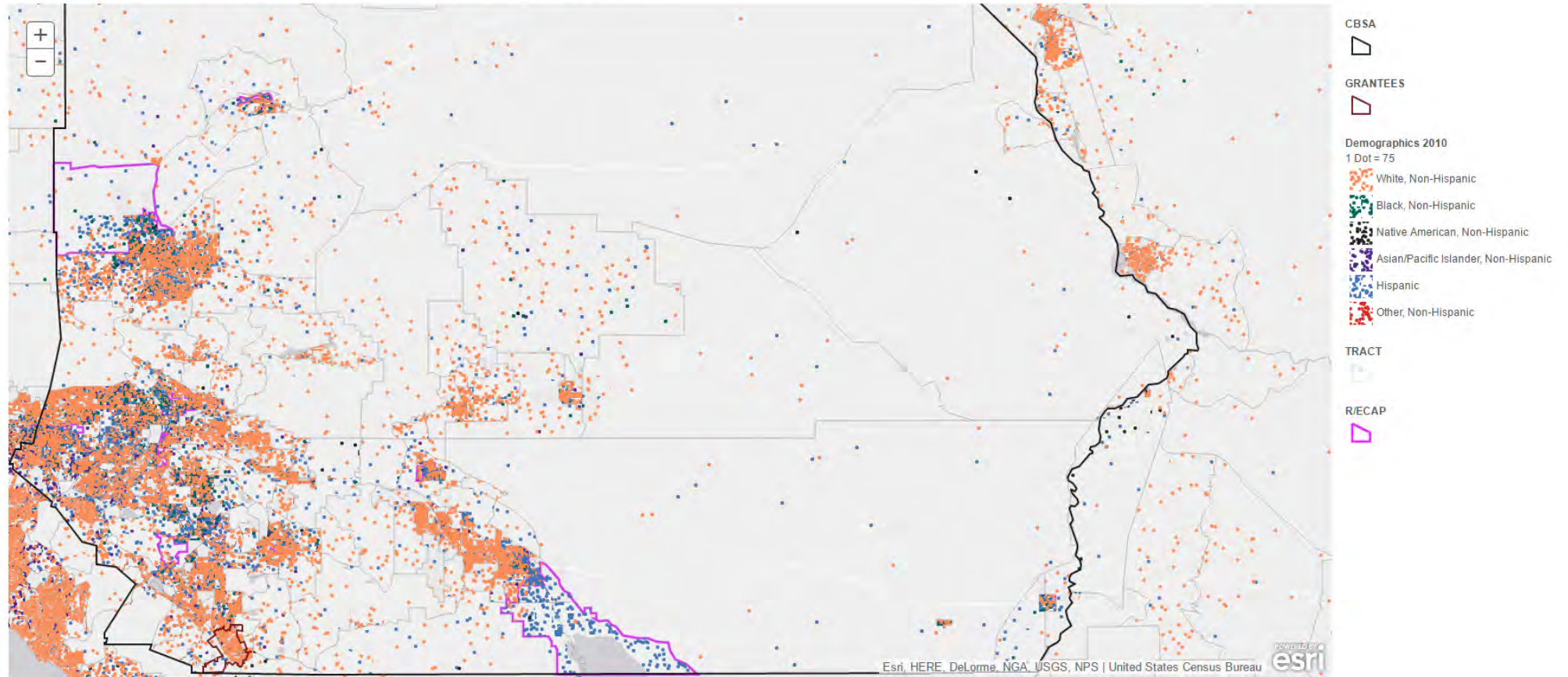


Map 1 demonstrates geographic patterns of racial and ethnic concentrations in 2010. Each dot represents 75 persons. This map demonstrates that racial and ethnic groups are spread evenly throughout the City of Temecula. There is no significant segregation within the City.

## Map 1 - Race/Ethnicity (Race/Ethnicity)

Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

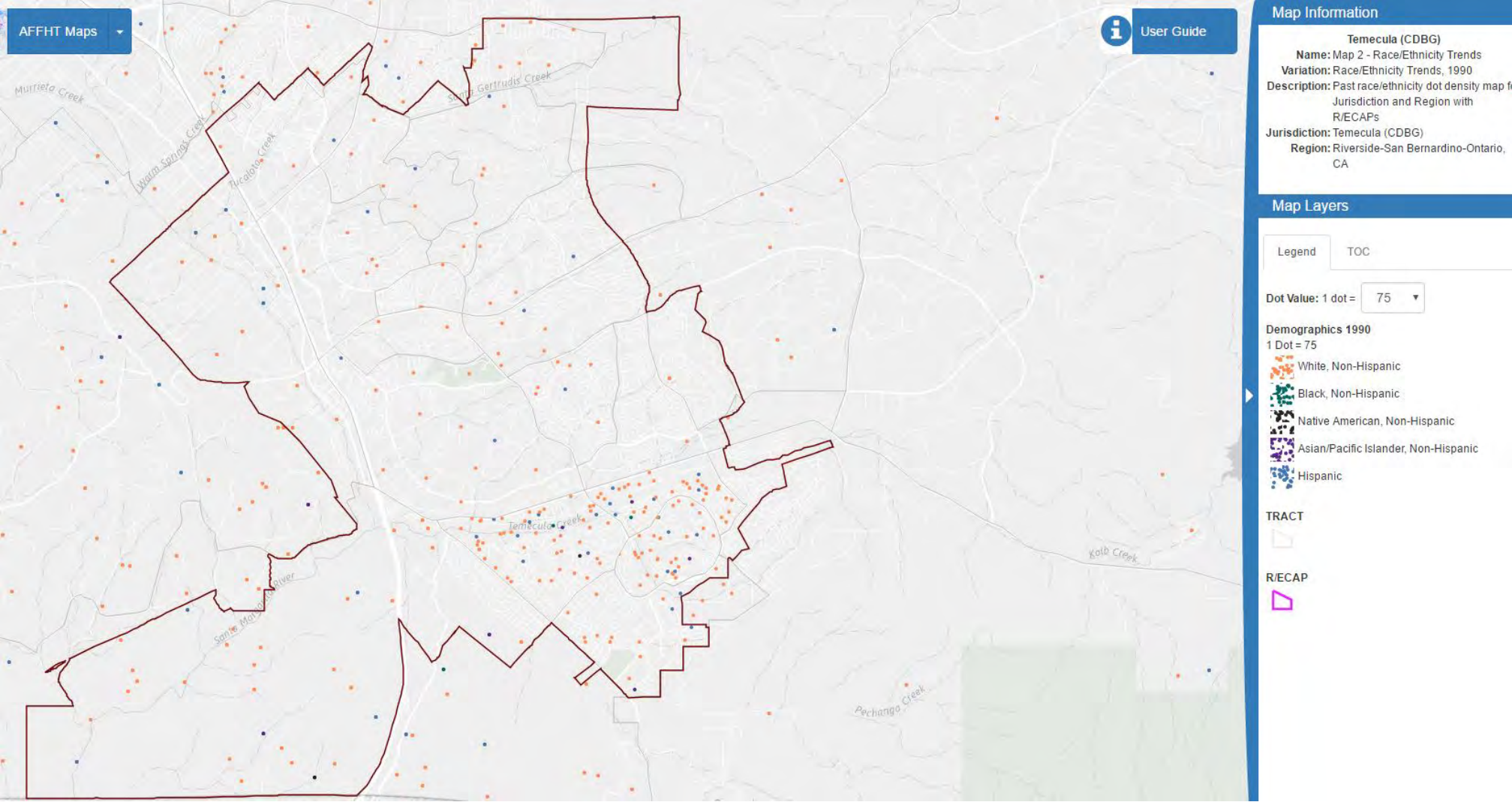
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



The regional map is provided to add context and point out the large size of the Metropolitan Statistical Area (MSA) accounted for in regional data comparisons supplied by HUD. To better evaluate the data, the scale of the map has been reduced in the remaining regional maps. However, much of the detail is lost due to the scale. As indicated in the narrative, because of its location and distance from the population centers further north, the characteristics of the City data is not always comparable to the region as a whole. Note that the City of Temecula is shown in dark red at the southwest corner of the region.



Map 2 – Race/Ethnicity Trends (1990)

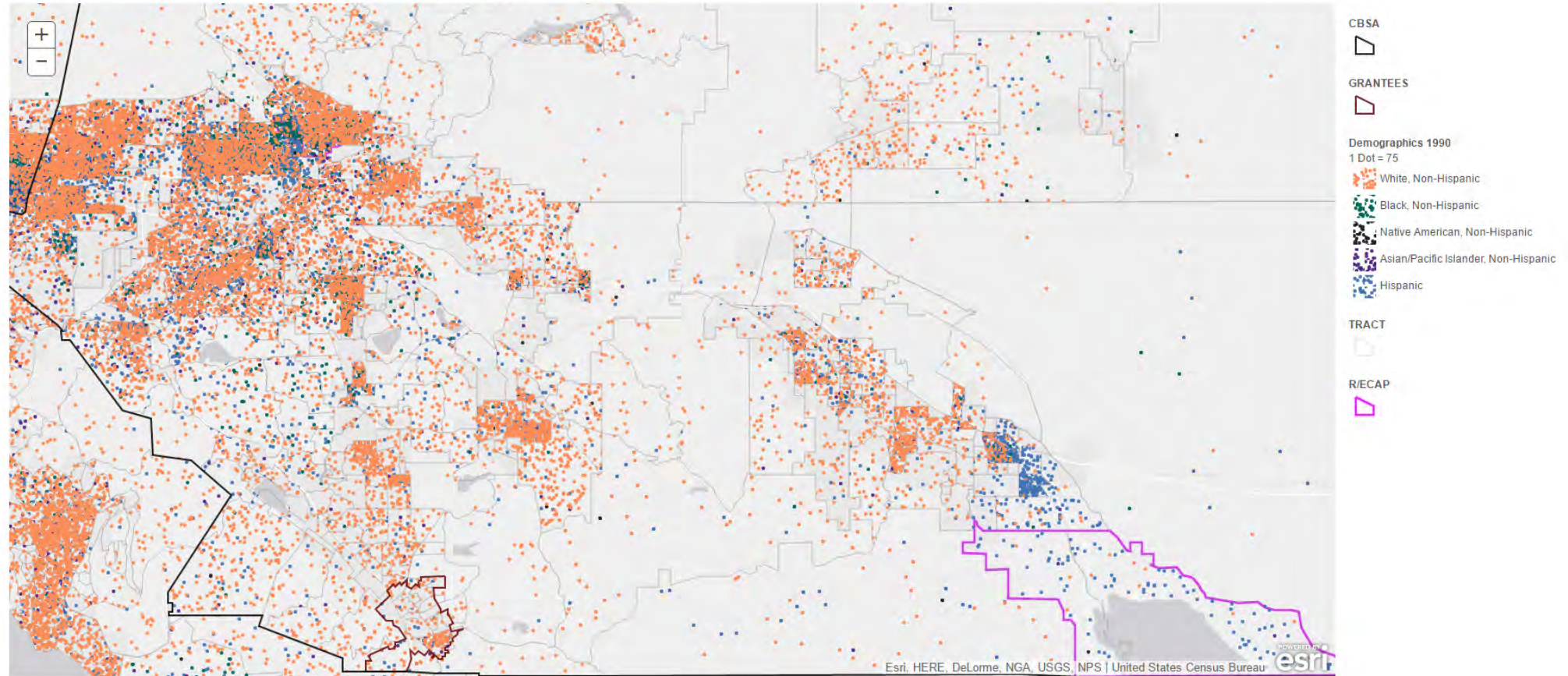


Map 2 demonstrates geographic patterns of racial and ethnic concentrations in 1990. In comparing the maps from 1990 and 2010, there are no significant concentrations of segregation that have developed, despite tremendous growth that has occurred during the period.

## Map 2 - Race/Ethnicity Trends (Race/Ethnicity Trends, 1990)

Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

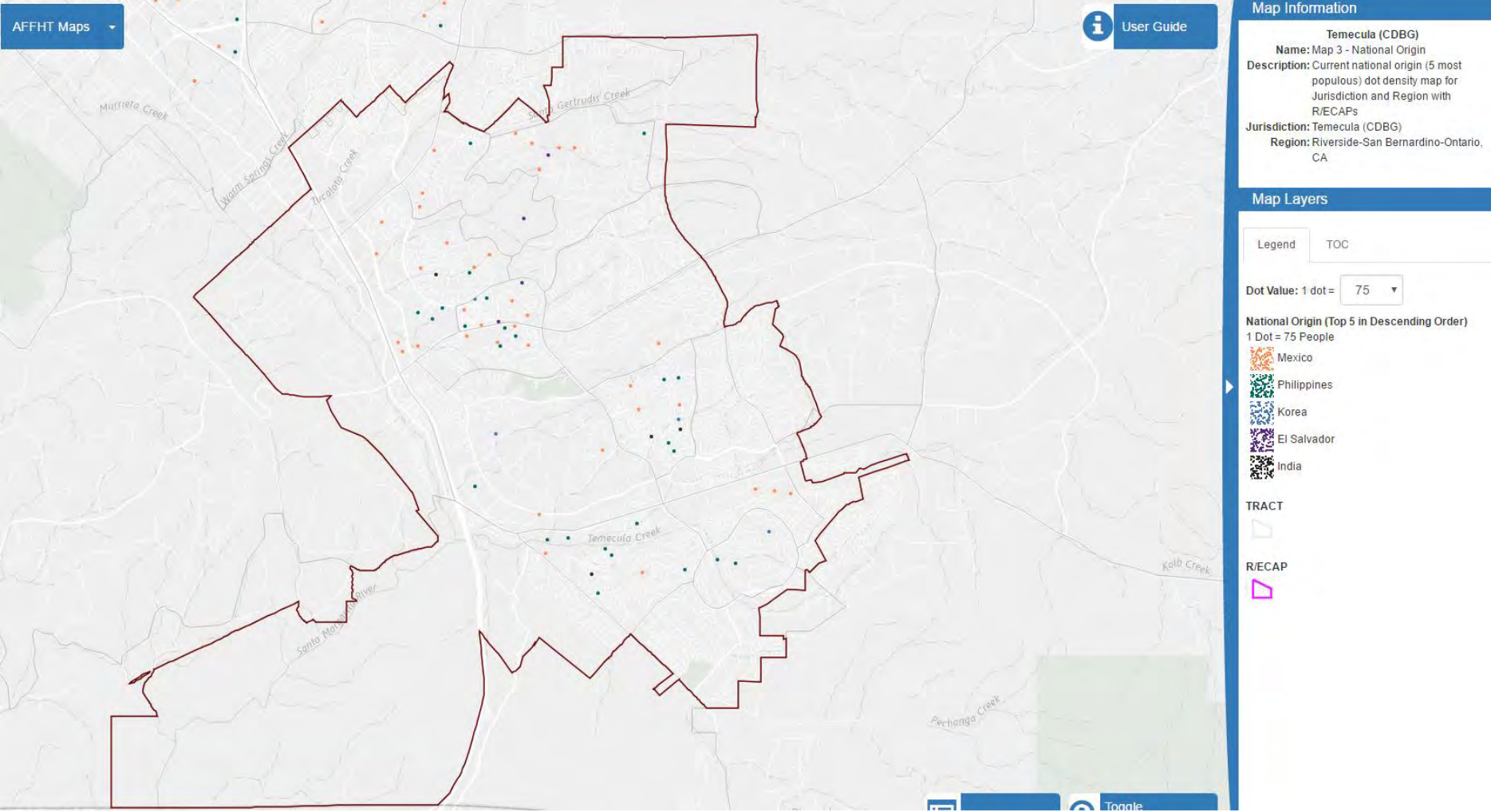
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 2 demonstrates the racial composition in the region in 1990 and it shows the tremendous growth of Hispanics in the population centers of the north. The City has also shown a less dramatic growth rate than the region.



Map 3 – National Origin (2010)

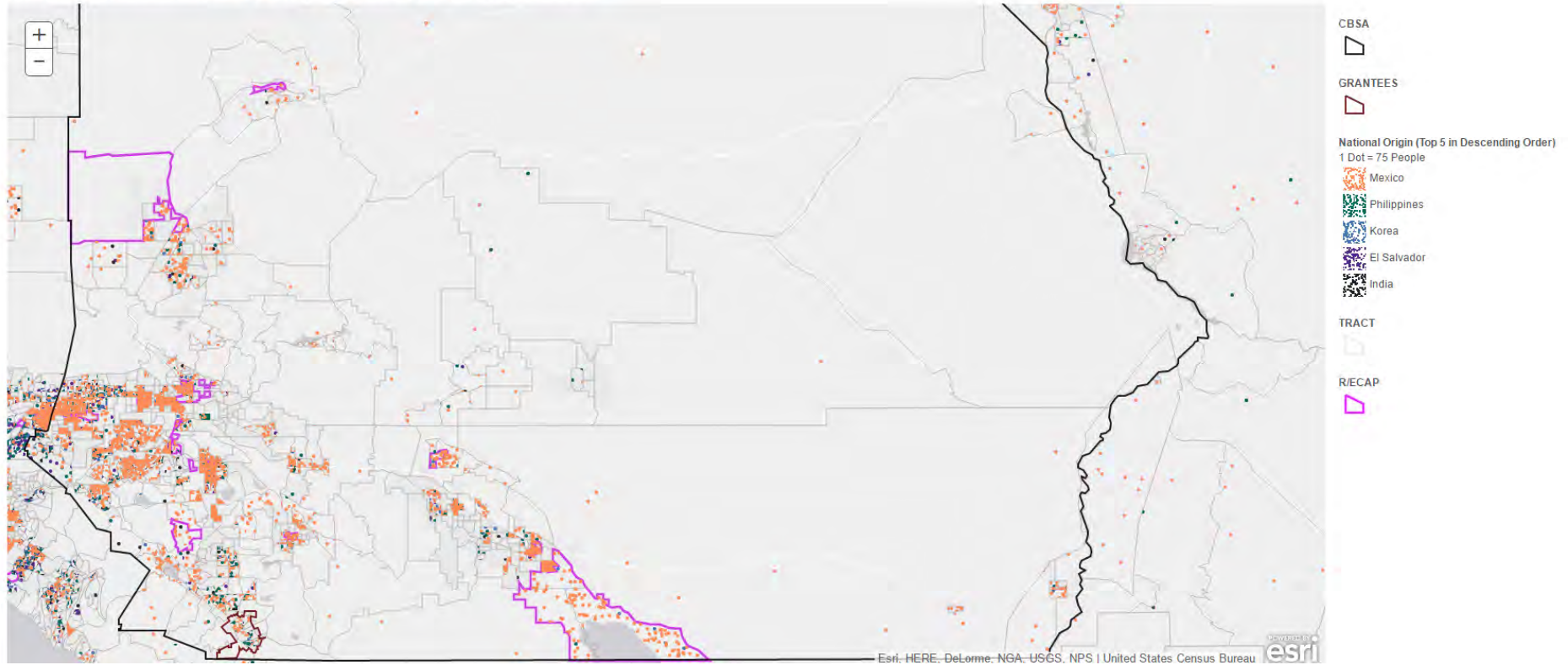


Map 3 demonstrates population by national origin in Temecula, based on ACS data provided by HUD (2006-2010). There are no significant concentrations of persons based on national origin. Instead they are spread evenly throughout the City.

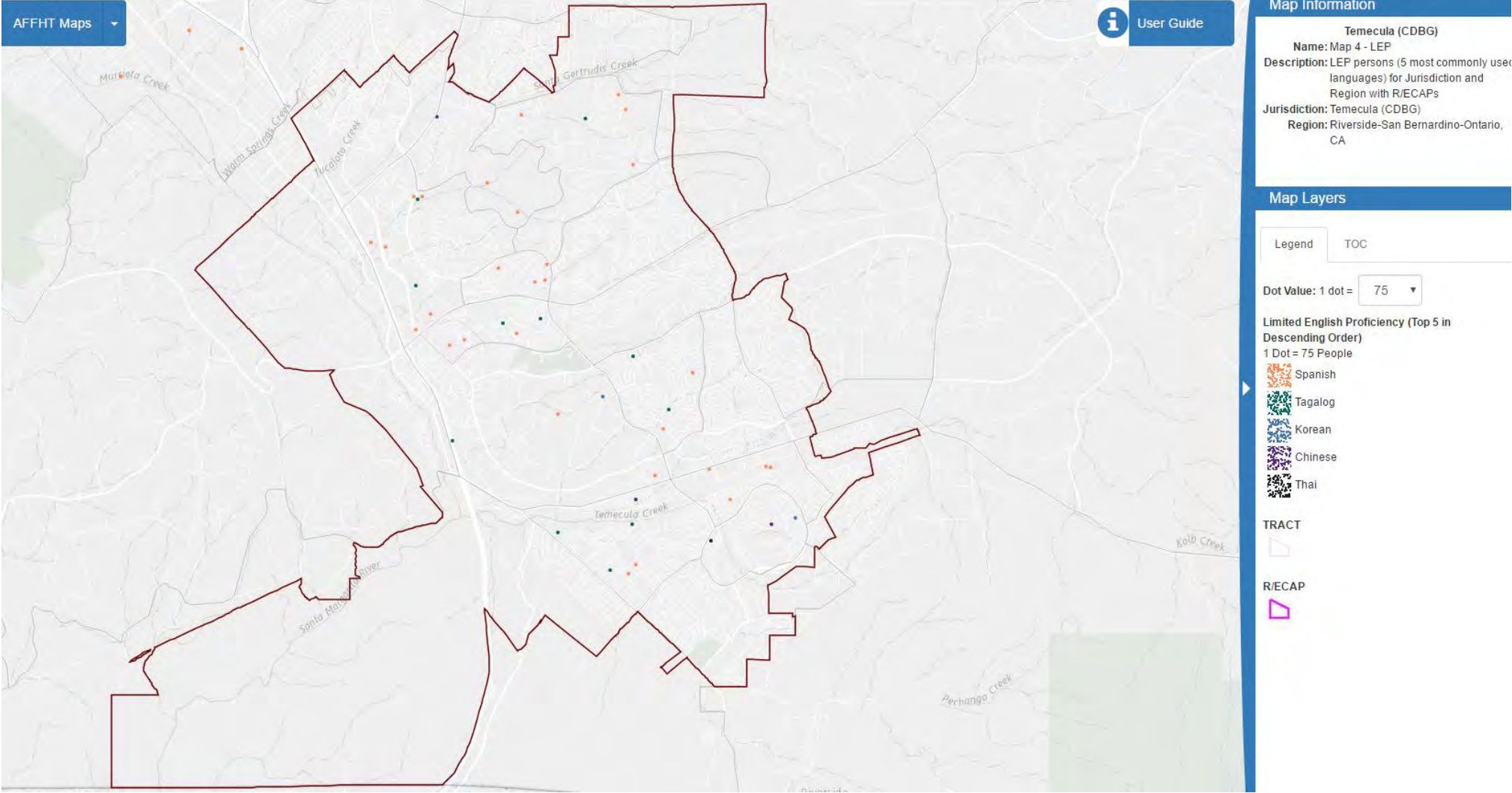
### Map 3 - National Origin (National Origin)

Current national origin (5 most populous) dot density map for Jurisdiction and Region with R/ECAPs

Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 4 – Limited English Proficiency (LEP) with Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

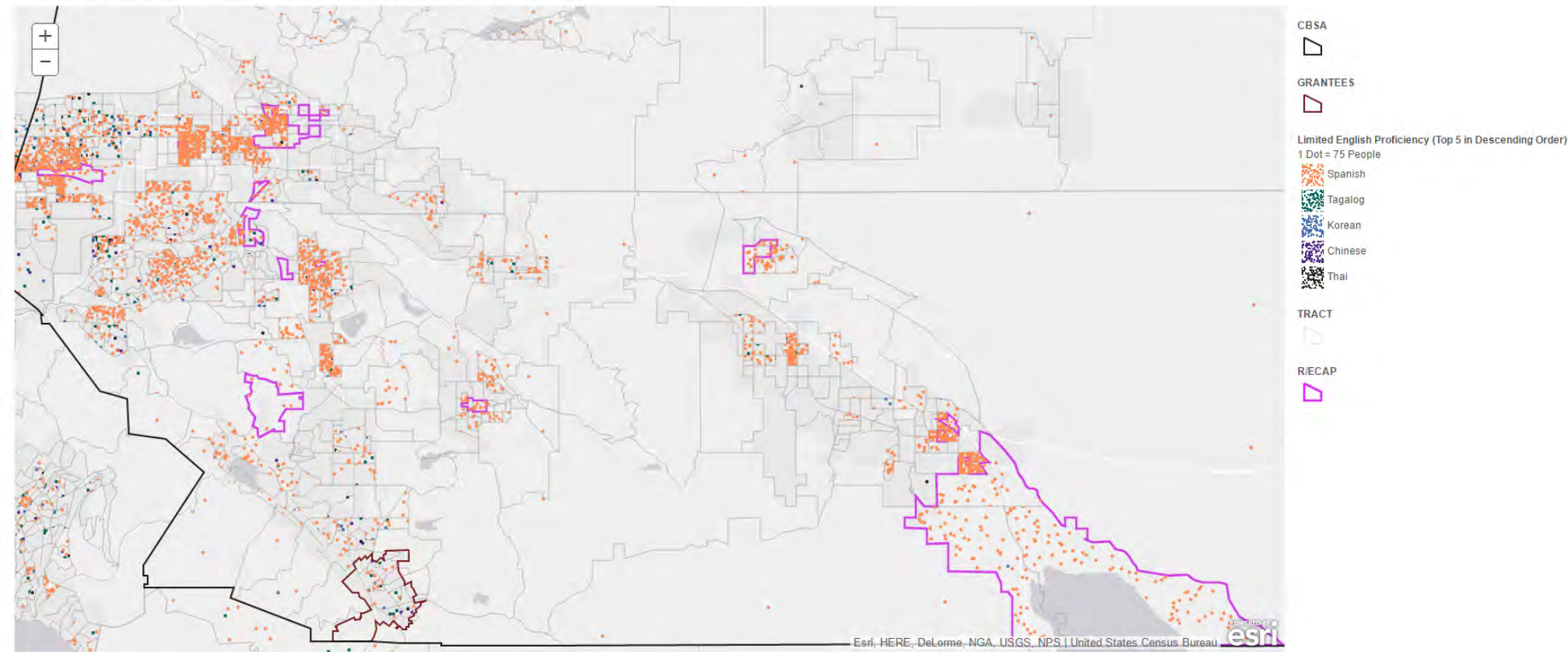


Map 4 demonstrates where persons with limited English proficiency live, based on ACS data provided by HUD (2006-2010). There are no significant concentrations of persons with limited English proficiency within the City. They are spread evenly throughout the community.



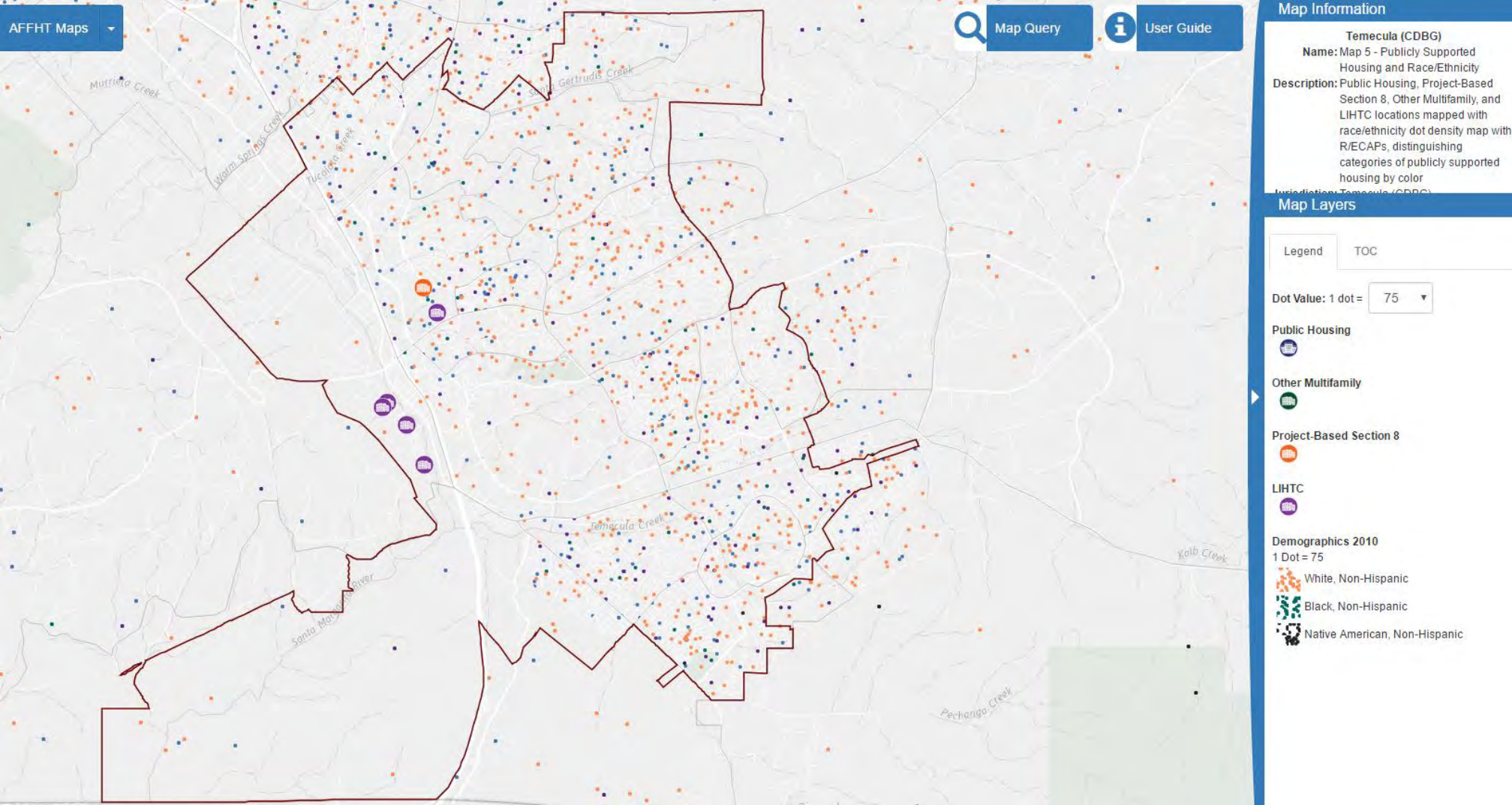
Map 4 - LEP (Limited English Proficiency)

LEP persons (5 most commonly used languages) for Jurisdiction and Region with R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 4 demonstrates where those with Limited English Proficiency (LEP) lived throughout the region in 2010. They were concentrated in the population centers to the north. The City has some limited English proficiency residents, but they are not concentrated in one section of the City.

Map 5 – Publicly Supported Housing and Race/Ethnicity

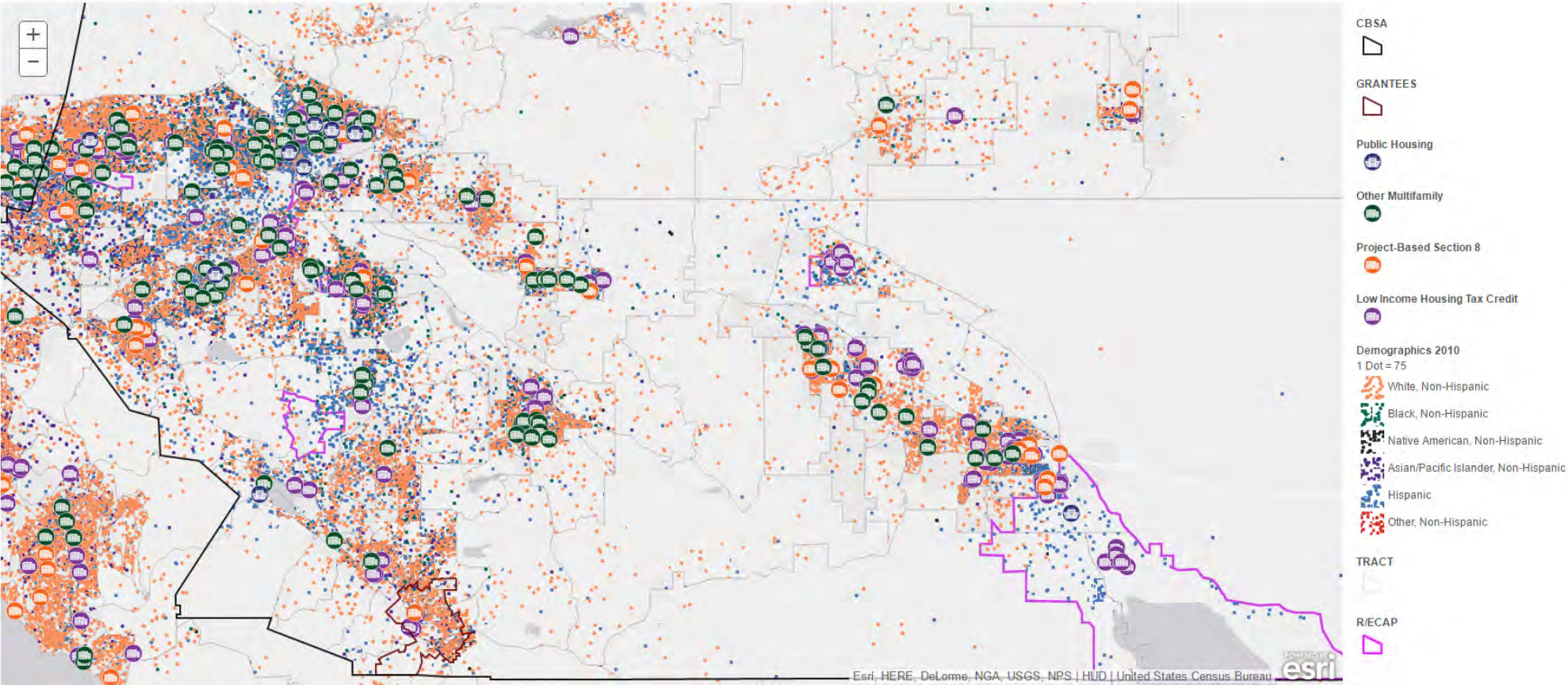


Map 5 demonstrates where subsidized housing is located throughout the City, based on the 2010 Census. Subsidized housing is primarily located near major employment centers and transportation systems.



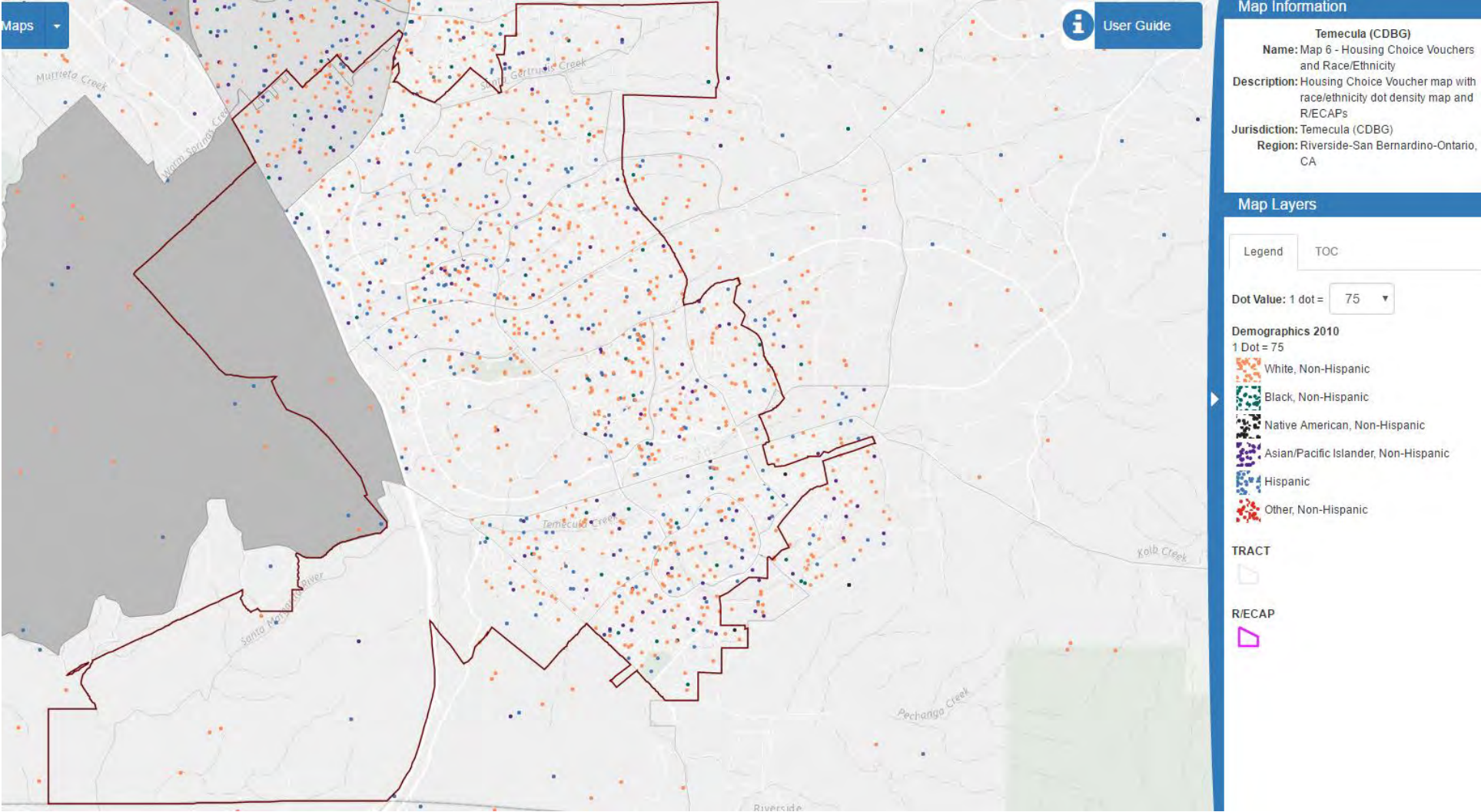
Map 5 - Publicly Supported Housing and Race/Ethnicity (Publicly Supported Housing and Race/Ethnicity)

Public Housing, Project-Based Section 8, Other Multifamily, and LIHTC locations mapped with race/ethnicity dot density map with R/ECAPs, distinguishing categories of publicly supported housing by color  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 5 shows the locations of publicly supportive housing throughout the region. The City has some publicly supported housing units, mostly located in the western central portion of the City. The City also has a number of developments assisted by redevelopment funds. These can be found in Appendix J.

Map 6 – Housing Choice Vouchers and Race/Ethnicity

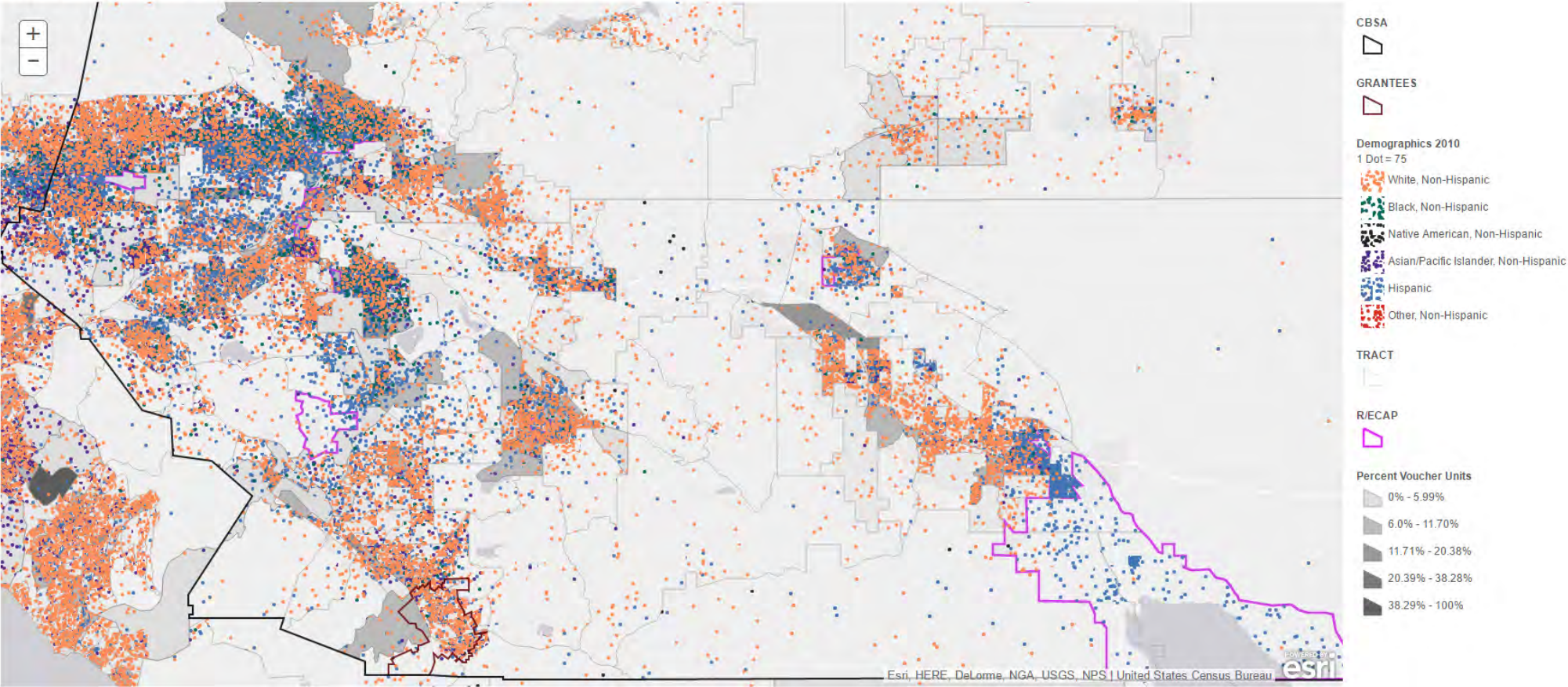


Map 6 demonstrates that there are no racially and ethnically concentrated areas with Housing Choice Vouchers in the City. There are no RE/CAPs in the City.



Map 6 - Housing Choice Vouchers and Race/Ethnicity (Housing Choice Vouchers and Race/Ethnicity)

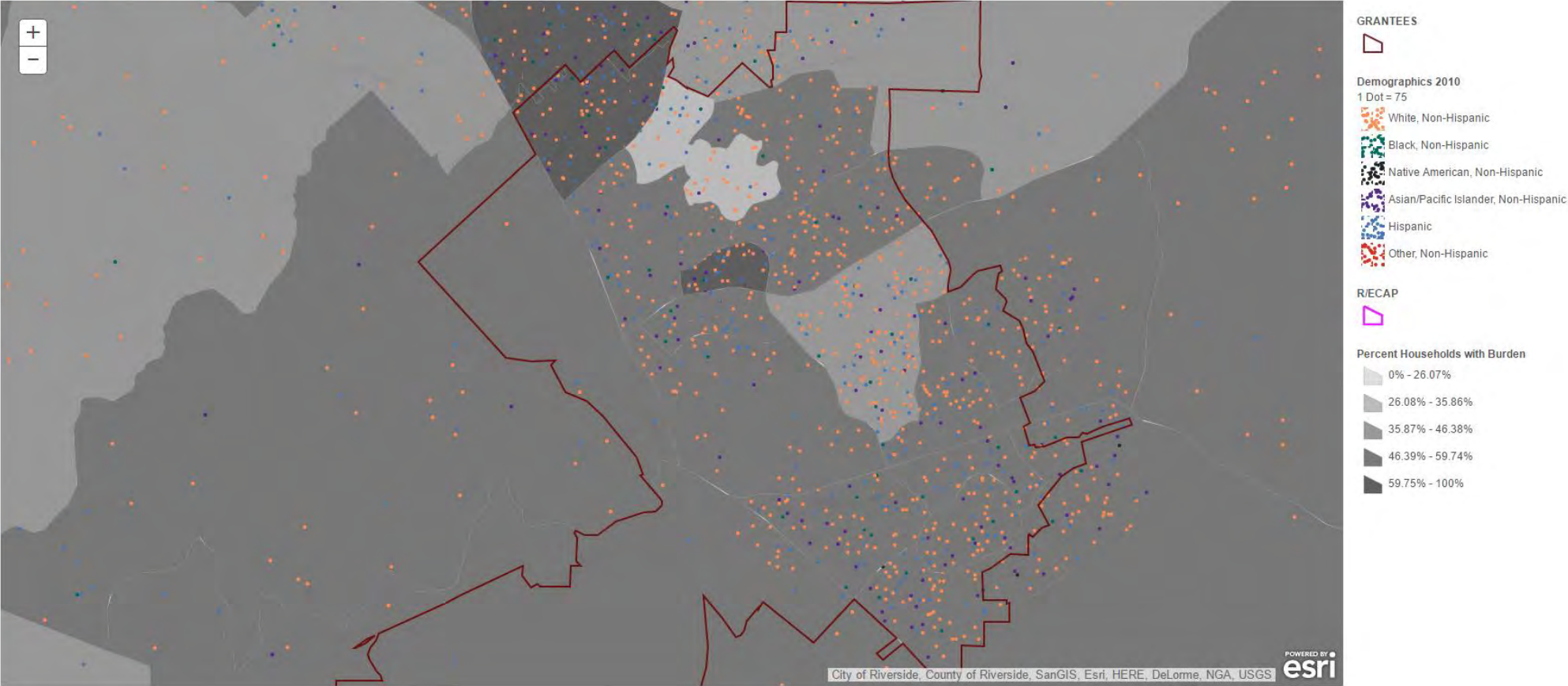
Housing Choice Voucher map with race/ethnicity dot density map and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 6 shows that there are few concentrations of housing choice vouchers in the region, mostly in the northern part of the region. Temecula has some housing choice vouchers located in the western central portions of the City.

## Map 7 - Housing Burden and Race/Ethnicity (Housing Burden and Race/Ethnicity)

Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and race/ethnicity dot density  
Temecula, CA (063712) Jurisdiction



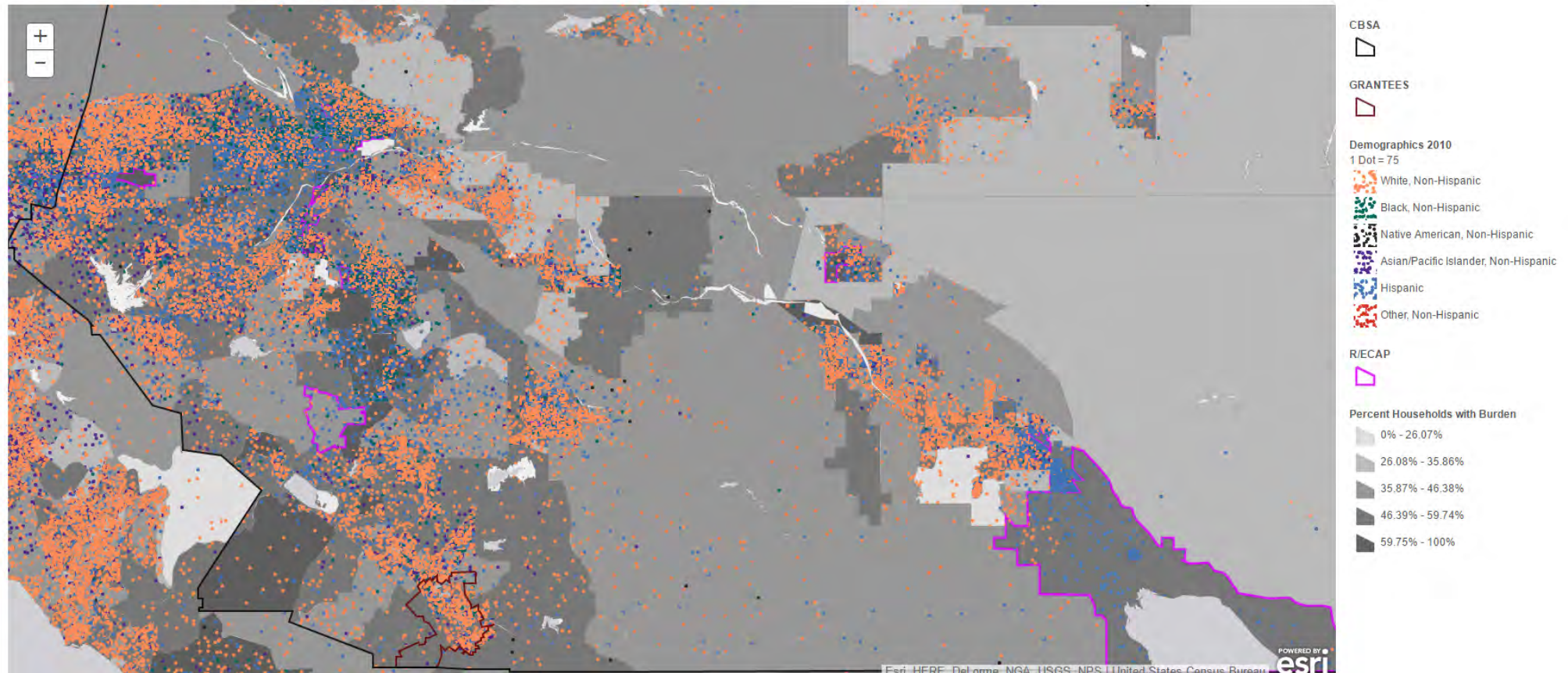
Map 7 shows geographic patterns of racial and ethnic concentrations in 2010. The shading indicates where households are experiencing one or more housing burdens. The darker the shading, the greater the prevalence of homes experiencing cost burdens. Cost burden means that rent plus utility costs exceed 30% of the resident's monthly income. The area with the greatest burden is located in the Temecula Elementary School neighborhood where there is a high concentration of market-rate apartments. This would indicate the need for additional affordable rental housing. The older established single-family neighborhoods in the City have the least cost burden.



## Map 7 - Housing Burden and Race/Ethnicity (Housing Burden and Race/Ethnicity)

Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and race/ethnicity dot density

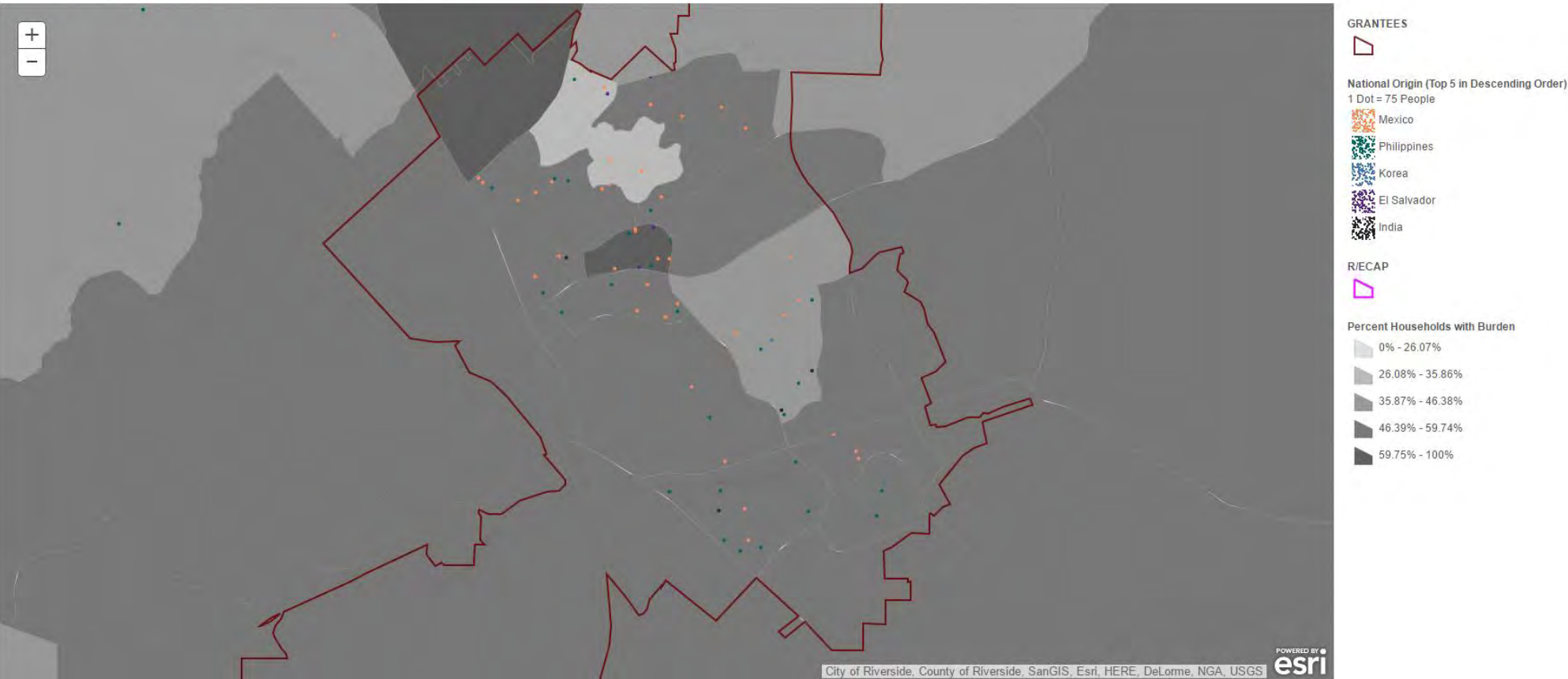
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 7 shows areas with housing burden, something that Temecula shares with most of the region and all of Southern California. The darker the shading, the greater the percentage of households experiencing housing cost burdens.

### Map 8 - Housing Burden and National Origin (Housing Burden and National Origin)

Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and national origin dot density  
Temecula, CA (063712) Jurisdiction

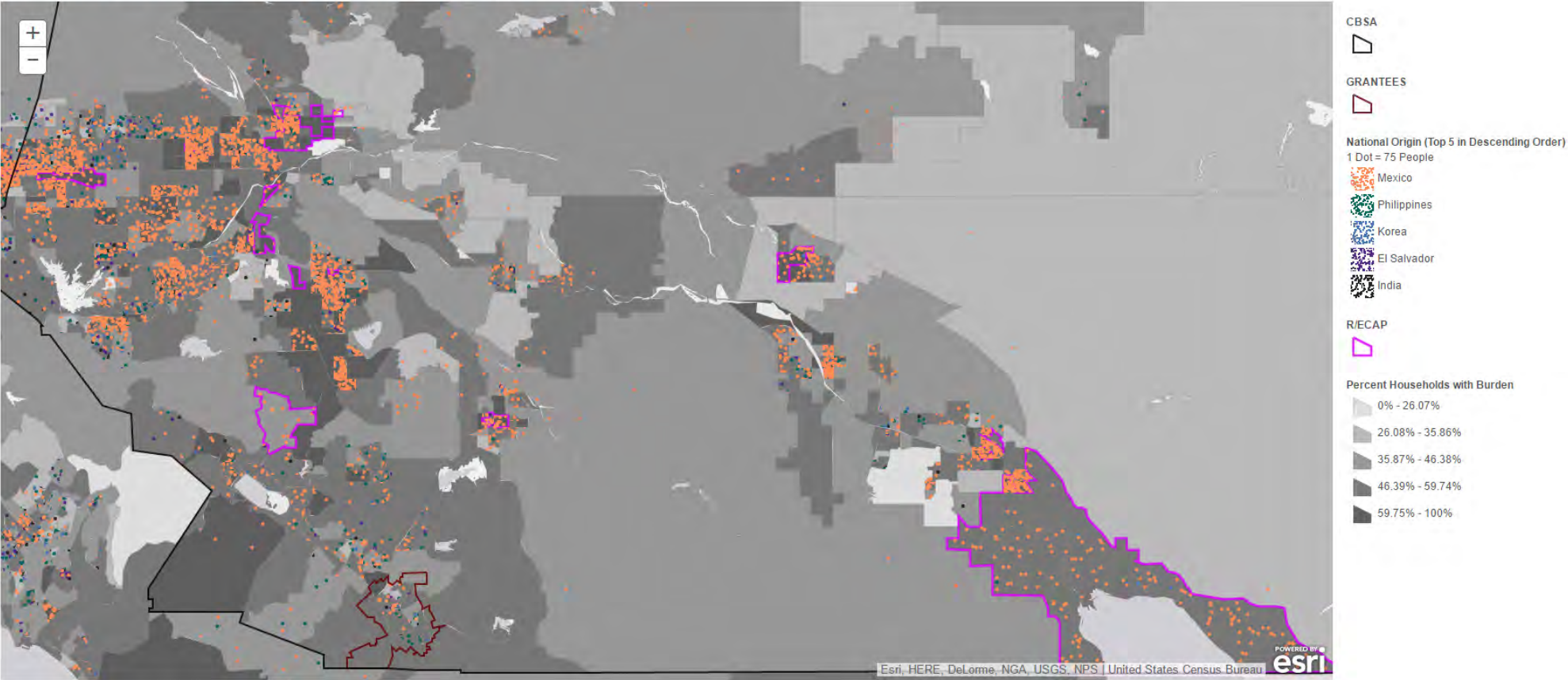


Map 8 shows geographic patterns of national origin concentrations in 2010. The shading indicates where households are experiencing one or more housing burdens. The darker shading represents a greater prevalence of housing units with cost burdens. Cost burden means that rent plus utility costs exceed 30% of the resident’s monthly income. While the greatest concentrations of households with housing costs burdens are located in two areas of the City, there is not a concentration in those areas of persons based on national origin.



Map 8 - Housing Burden and National Origin (Housing Burden and National Origin)

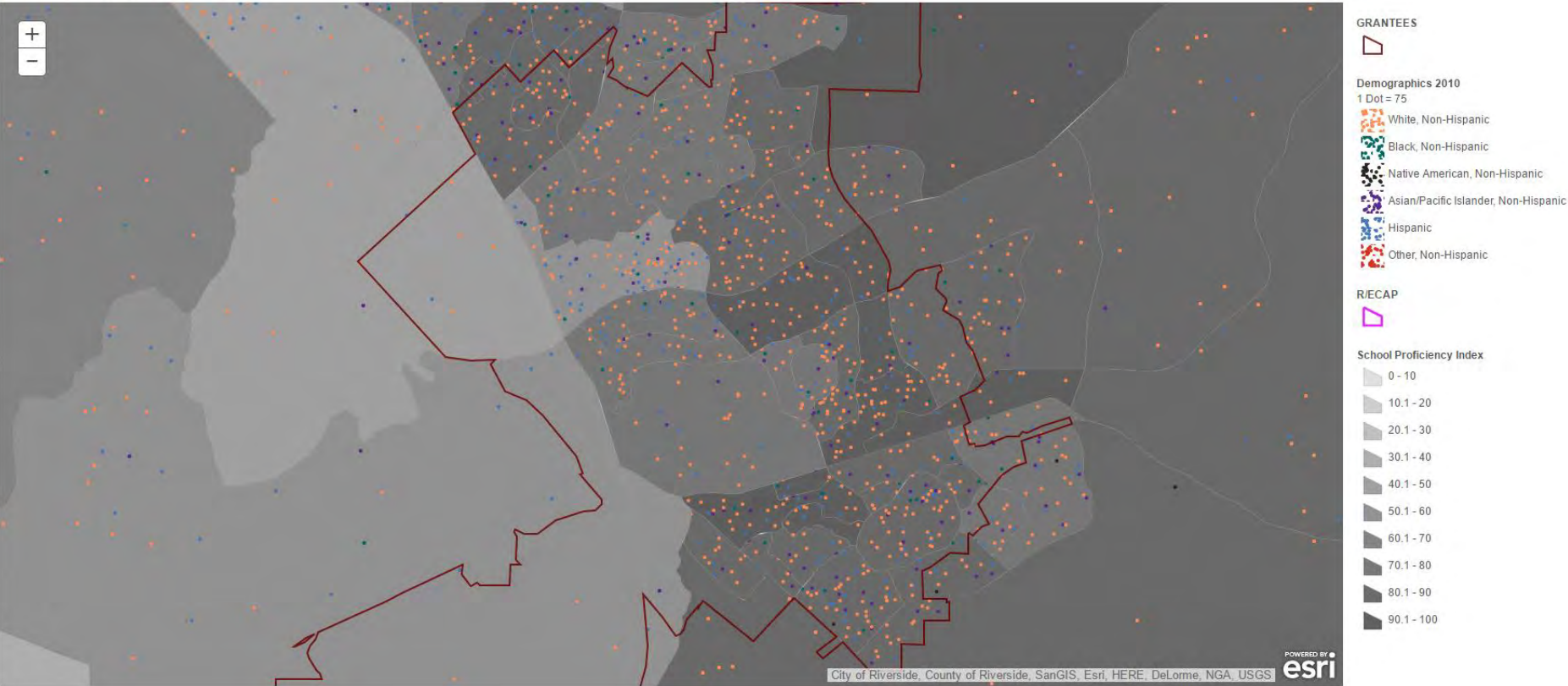
Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and national origin dot density  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 8 shows housing cost burden by national origin. The City does not have any concentrations of immigrants; they are spread throughout the City. The regions to the north and east do have concentrations and many immigrants are experiencing higher than average cost burdens in the region. The housing burdens are felt equally by all racial and ethnic groups in Temecula.

# Map 9 - Demographics and School Proficiency (School Proficiency and Race/Ethnicity)

School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs  
Temecula, CA (063712) Jurisdiction

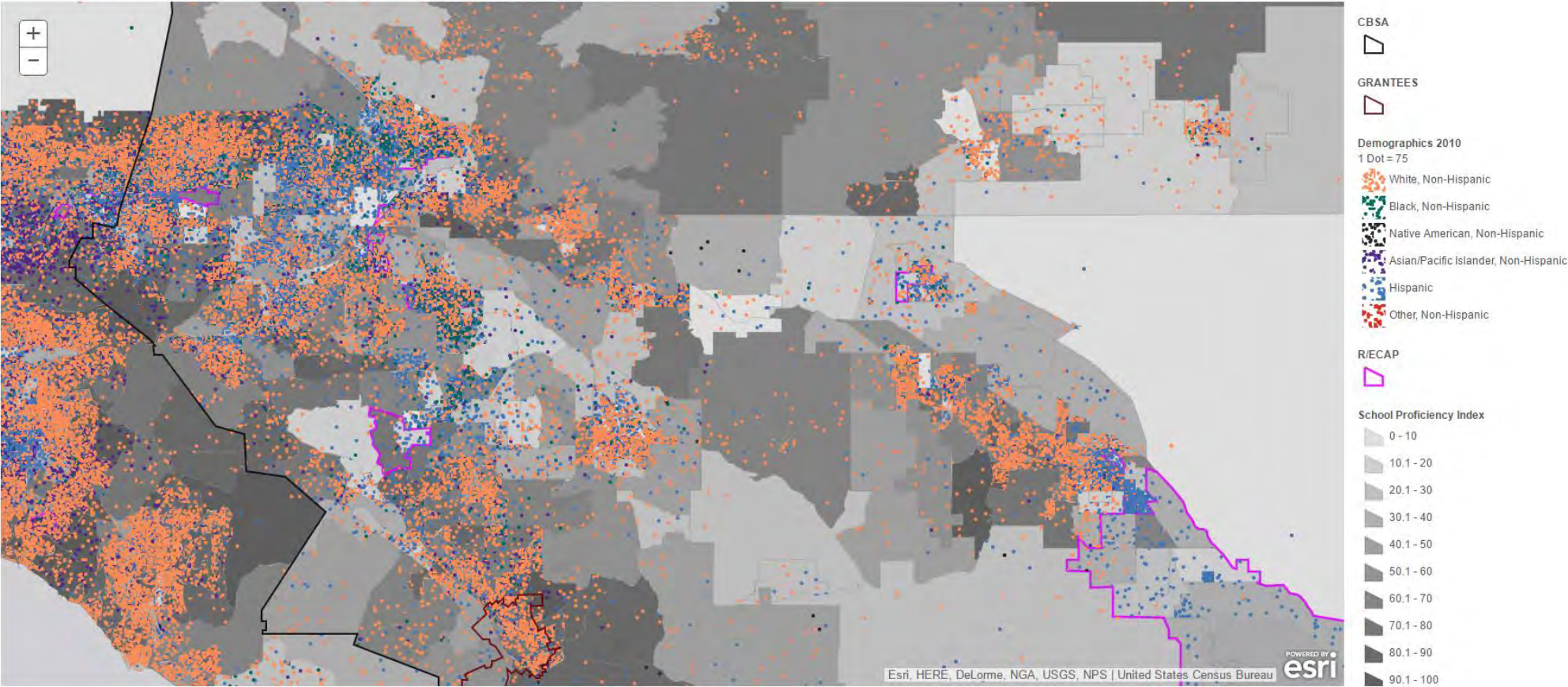


There are three versions for Map 9 for school proficiency. This first map shows geographic patterns school proficiency with an overlay of racial and ethnic concentrations in 2010. The shading indicates the performance of 4<sup>th</sup> graders on State exams in 2012. The darker the shadowing, the higher the performance. The area with the lowest school proficiency is in an area with a large number of apartments. The area with the lowest school proficiency in the northwest is sparsely populated and is comprised of mostly industrial uses. There is no significant concentration of racial/ethnic groups in the low performing tracts.



Map 9 - Demographics and School Proficiency (School Proficiency and Race/Ethnicity)

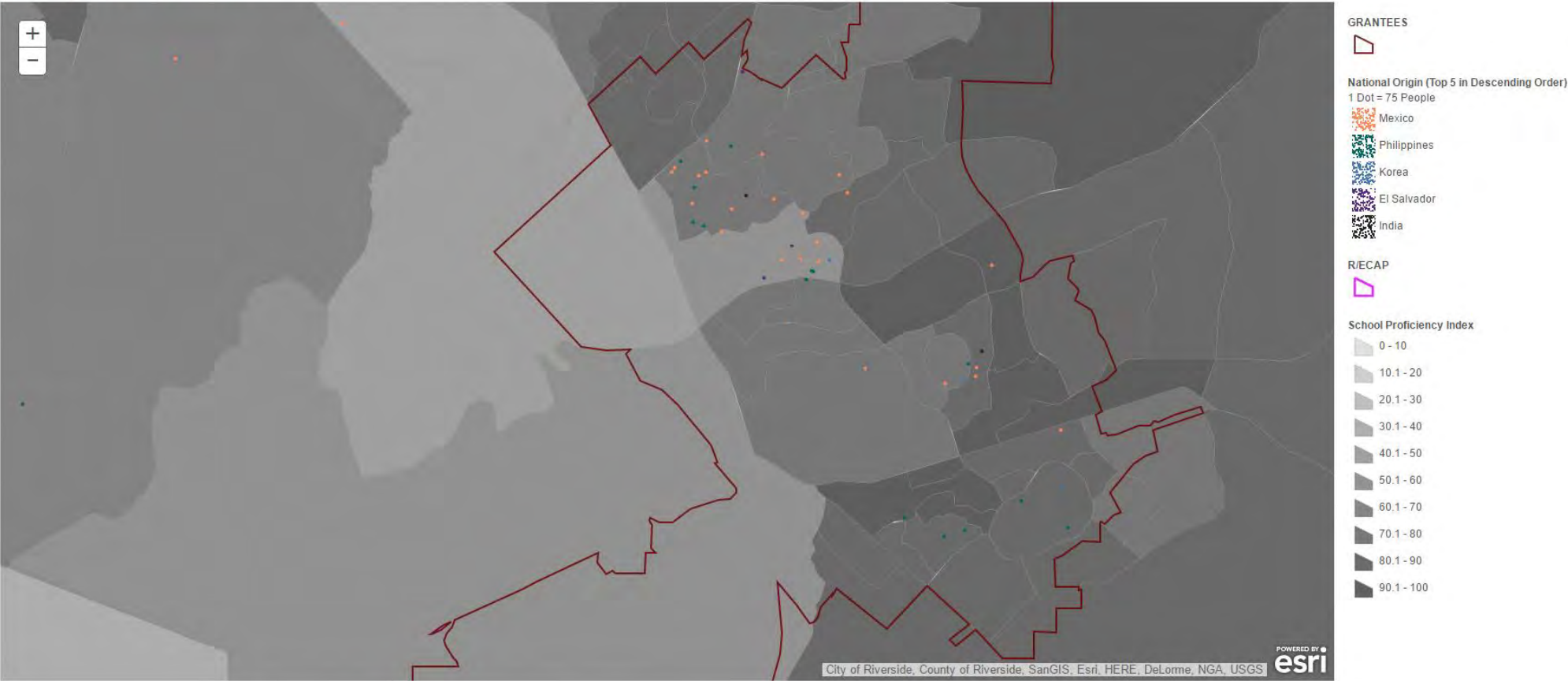
School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



This version of Map 9 is difficult to analyze the detail because of the breadth of the region; however, the following map with national origin provides more detailed data in comparing school proficiency in Temecula.

Map 9 - Demographics and School Proficiency (School Proficiency and National Origin)

School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs  
Temecula, CA (063712) Jurisdiction

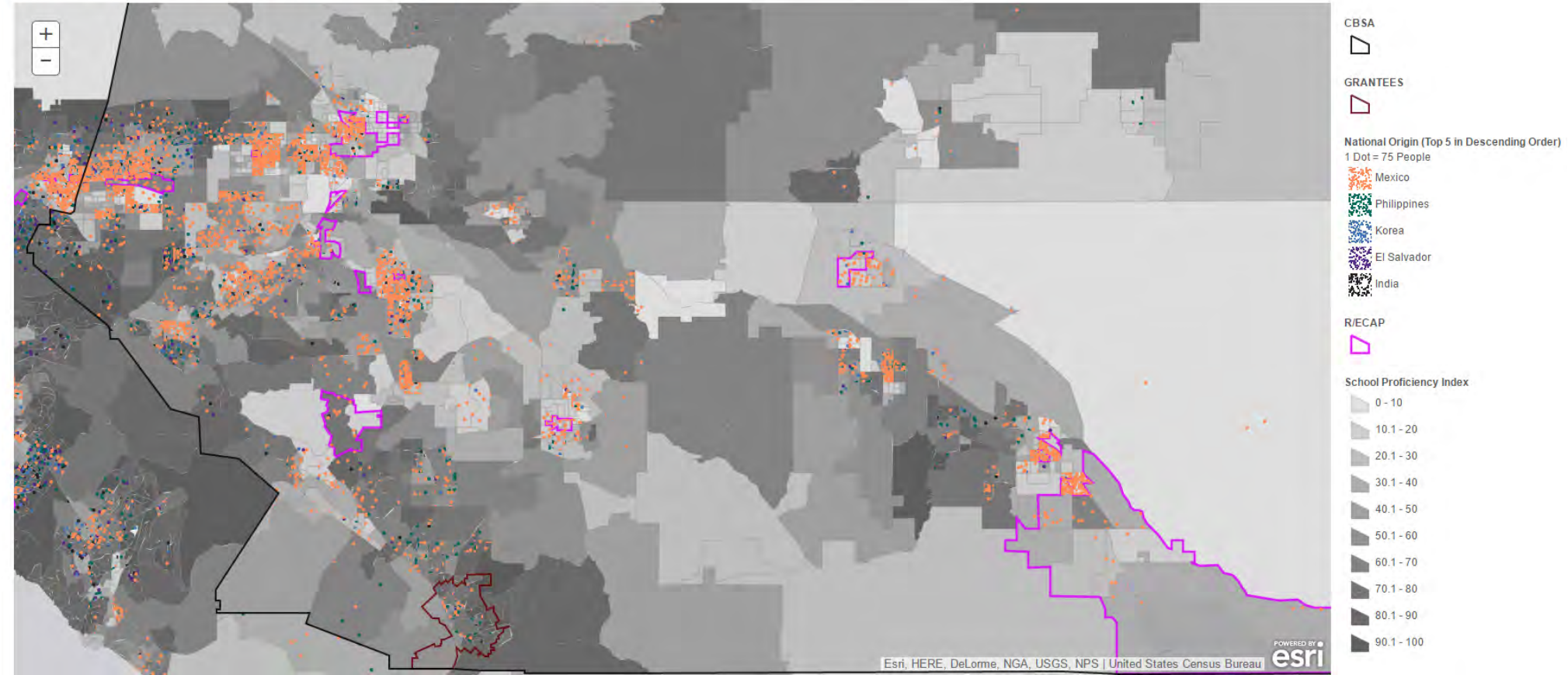


This version of Map 9 shows geographic patterns school proficiency with an overlay of national origin concentrations in Temecula in 2010. The shading indicates the performance of 4<sup>th</sup> graders on State exams in 2012. The darker colors indicate higher performance on exams. There is no significant concentration of a particular group in the lower performing schools.



Map 9 - Demographics and School Proficiency (School Proficiency and National Origin)

School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction

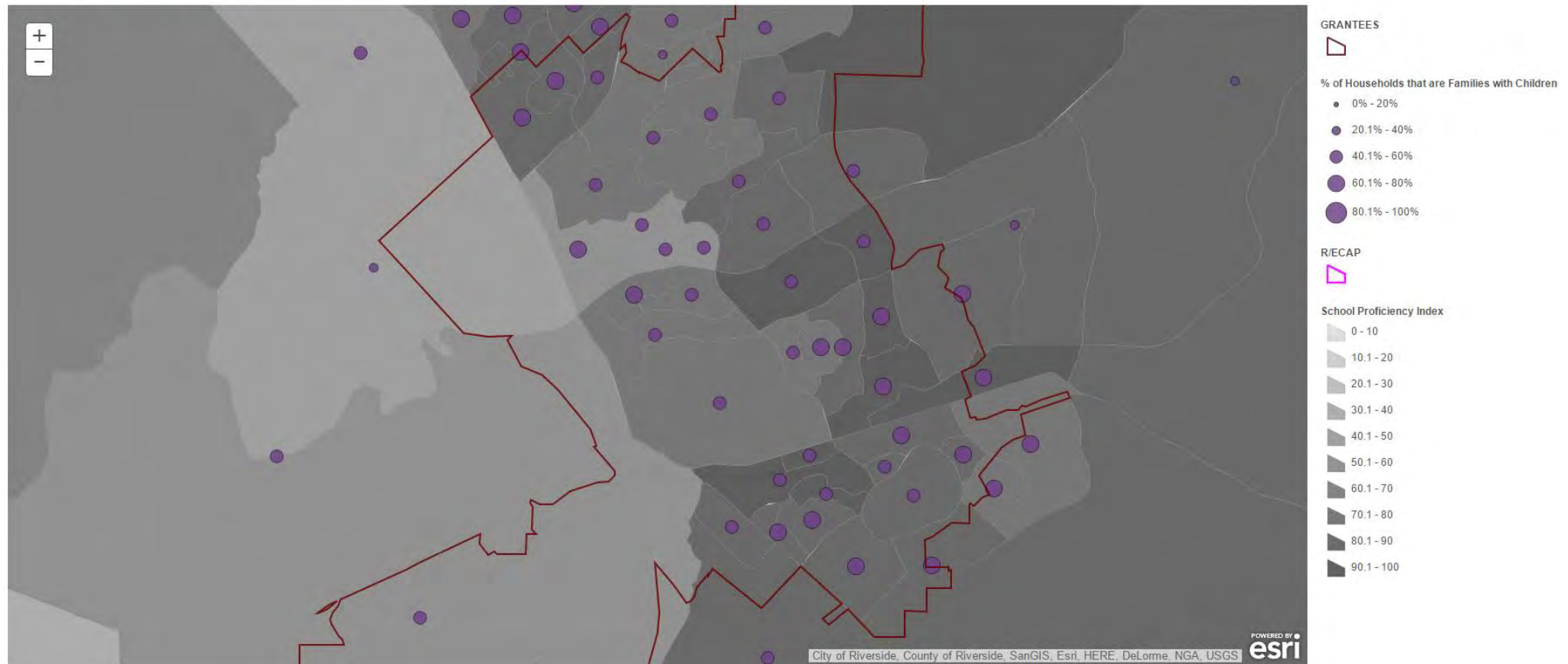


This version of Map 9 for National Origin data demonstrates that school proficiency is much higher in the City than in most of the region. As indicated in the narrative, all racial and ethnic groups benefit from the good schools in the City.

## Map 9 - Demographics and School Proficiency (School Proficiency and Family Status)

School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs

Temecula, CA (063712) Jurisdiction

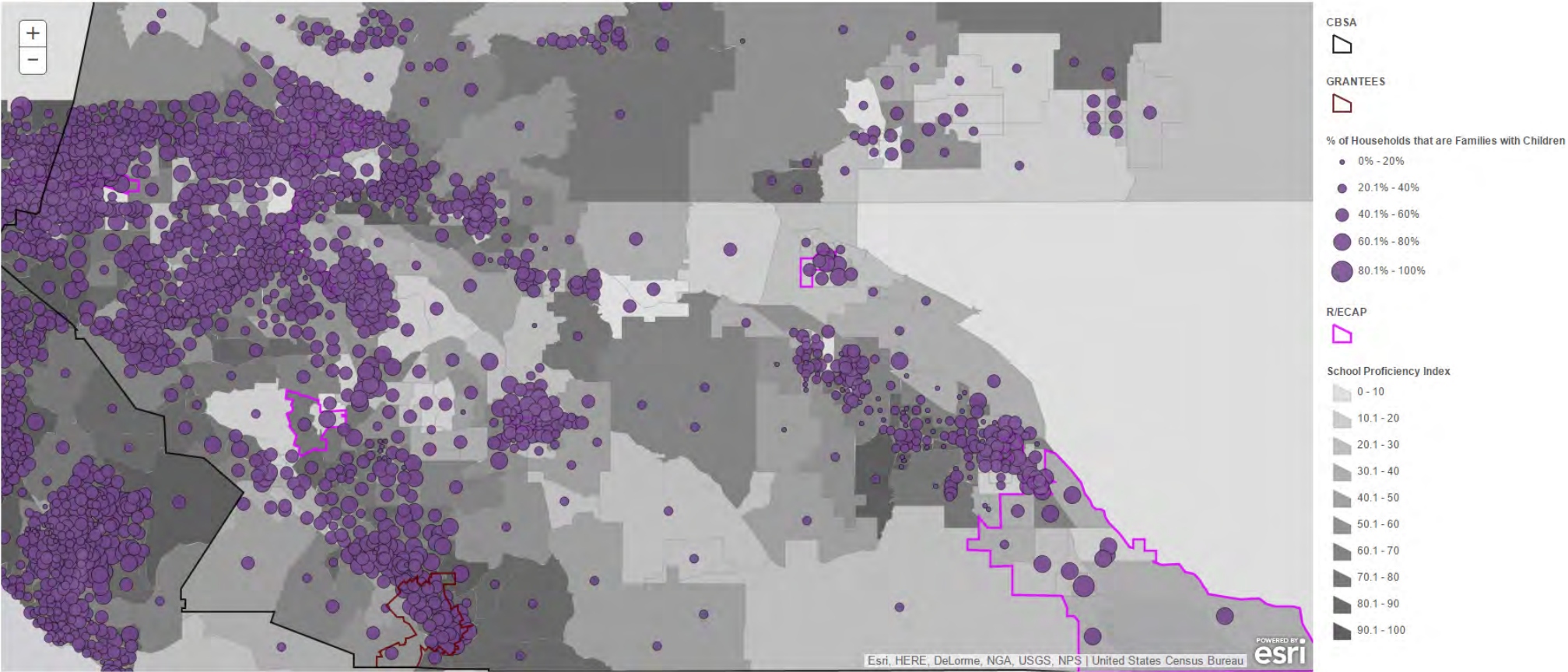


This version of Map 9 displays where households with children are located within the City. The shading indicates the performance of 4<sup>th</sup> graders on State exams in 2012. The darker shading represents higher performance. While there are families living in the low proficiency areas, there is not a high concentration of families living there. The City's scores on standardized tests are substantially better than the region as a whole and almost all schools perform better than the national average.



Map 9 - Demographics and School Proficiency (School Proficiency and Family Status)

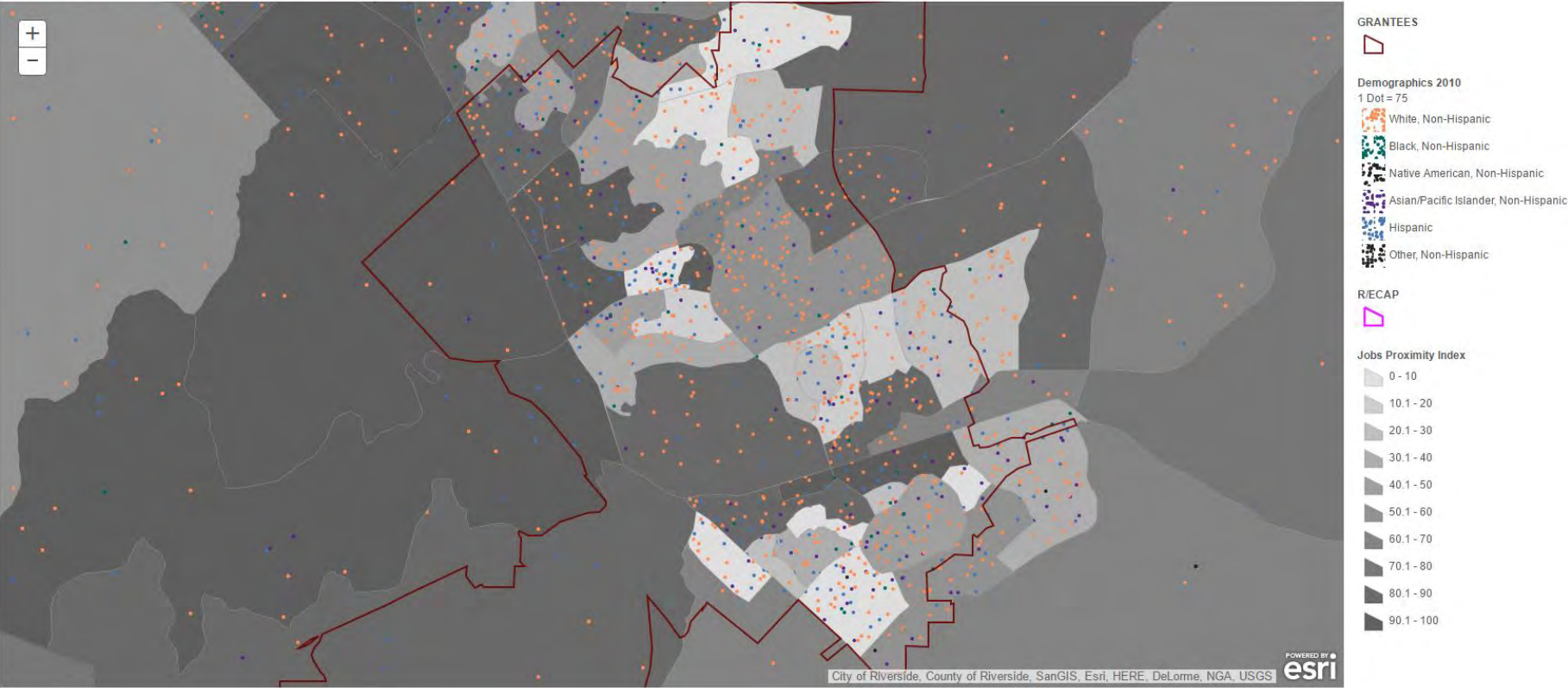
School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Because of the scale of Map 9, regional details are difficult to analyze without referring to the previous map. Coupled with other maps and tables in the Assessment of Fair Housing, families in Temecula have access to higher proficiency schools than much of the region.

Map 10 - Demographics and Job Proximity (Job Proximity and Race/Ethnicity)

Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction



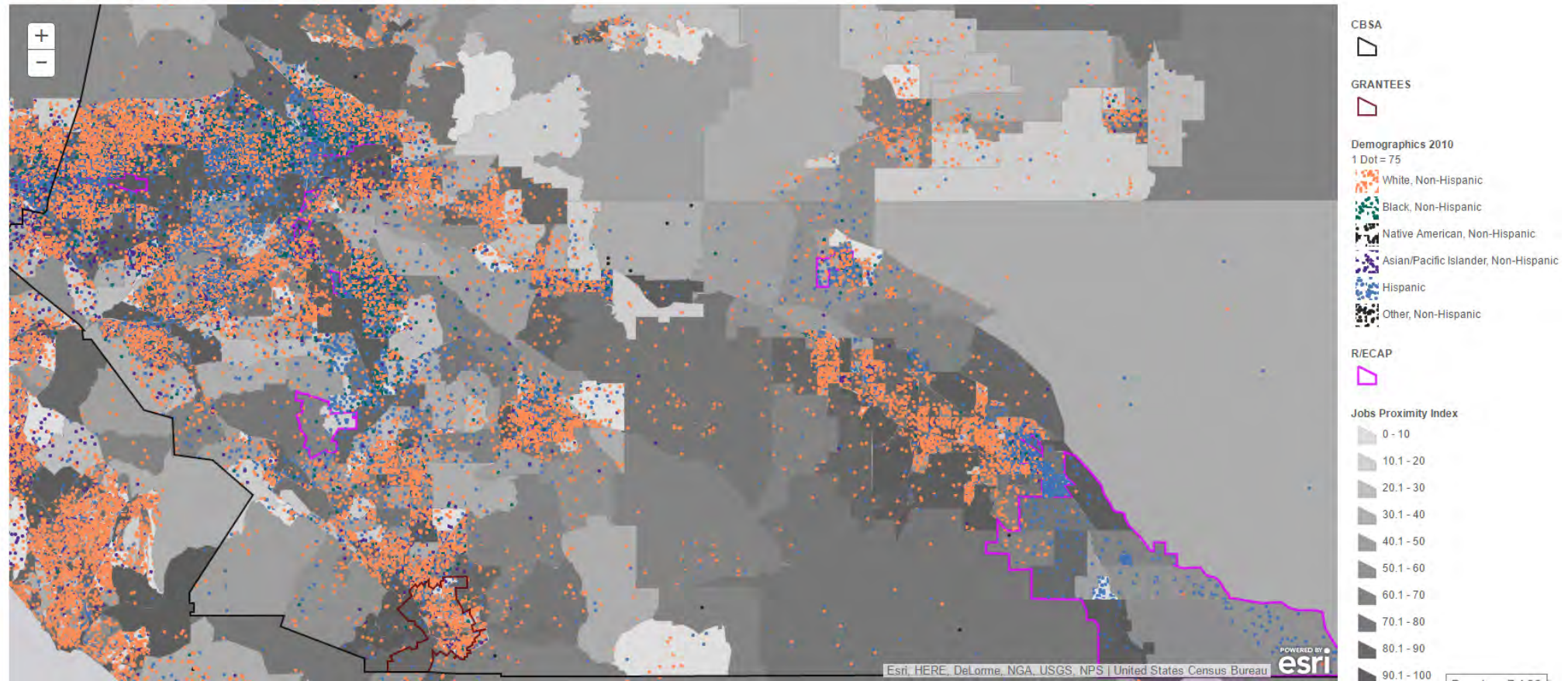
There are two versions for Map 10 for job proximity. The map above demonstrates a geographic overlay of racial and ethnic concentrations in 2010, coupled with an index for the distance residents have between home and work. In this case, the darker shading represents better access to employment opportunities for residents in a neighborhood. There are no patterns of racial/ethnic concentrations with respect to job proximity in Temecula. The disadvantaged areas have the greatest proximity to jobs. The rest of the community has variable patterns in access, with the corridors along I-15, west of I-15, and commercial arteries along Temecula Parkway having the greatest proximity to jobs. The lower density residential areas have the least proximity to jobs, which may indicate a higher concentration of commuters.



## Map 10 - Demographics and Job Proximity (Job Proximity and Race/Ethnicity)

Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



The scale of the map above displays the enormous land area of the Riverside-San Bernardino MSA, while also demonstrating an overlay of racial and ethnic groups over a measurement of job proximity. There is wide variation in this factor throughout the region. The darker shading represents access to closer job opportunities. Generally the City's diverse neighborhood scores are representative of the region. More detail can be found in the following map.

Map 10 - Demographics and Job Proximity (Job Proximity and National Origin)

Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction

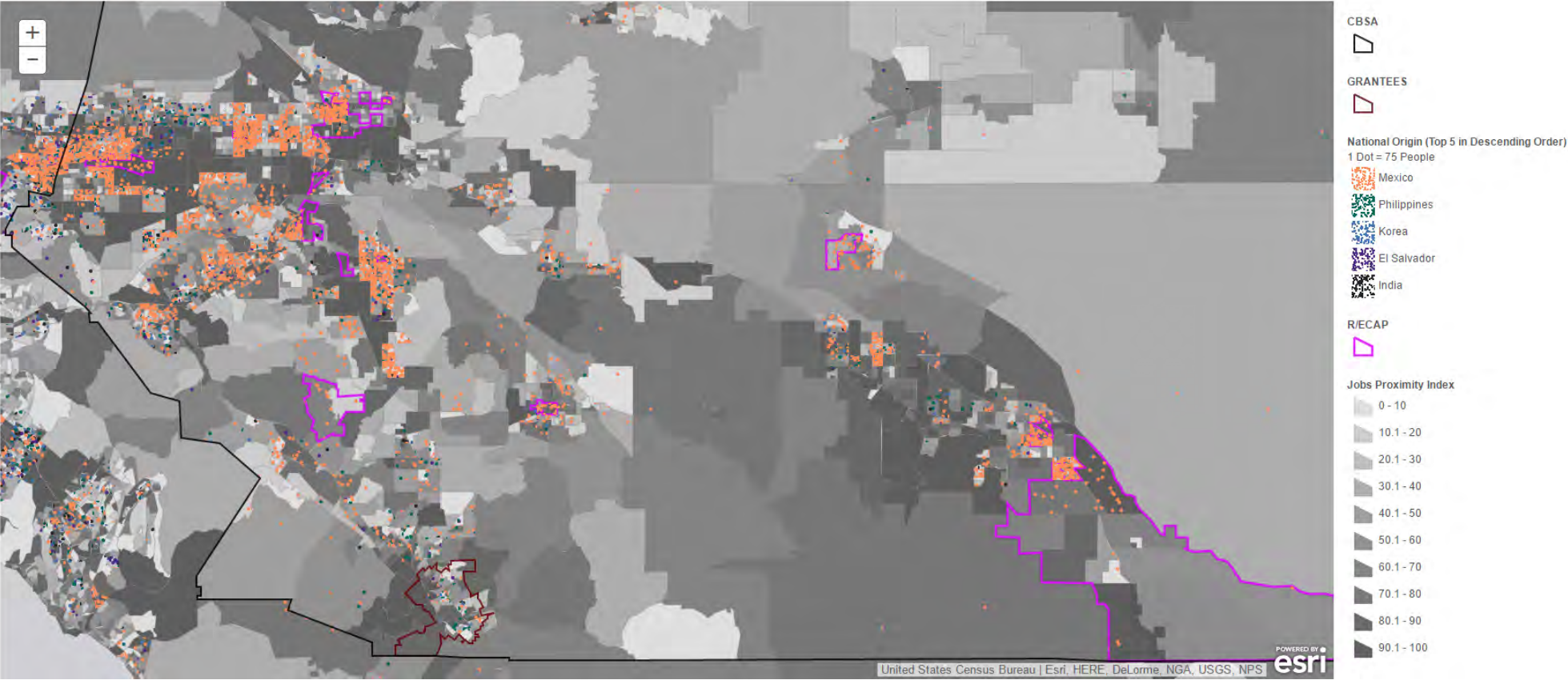


This version of Map 10 shows geographic patterns based on the top 5 national origin concentrations in Temecula in 2010 and provides an index for physical distances between home and work. In this case, the darker shading represents better the access to employment opportunities for residents in a neighborhood. There are no concentrations based on national origin in Temecula. Access is equal for all groups.



Map 10 - Demographics and Job Proximity (Job Proximity and National Origin)

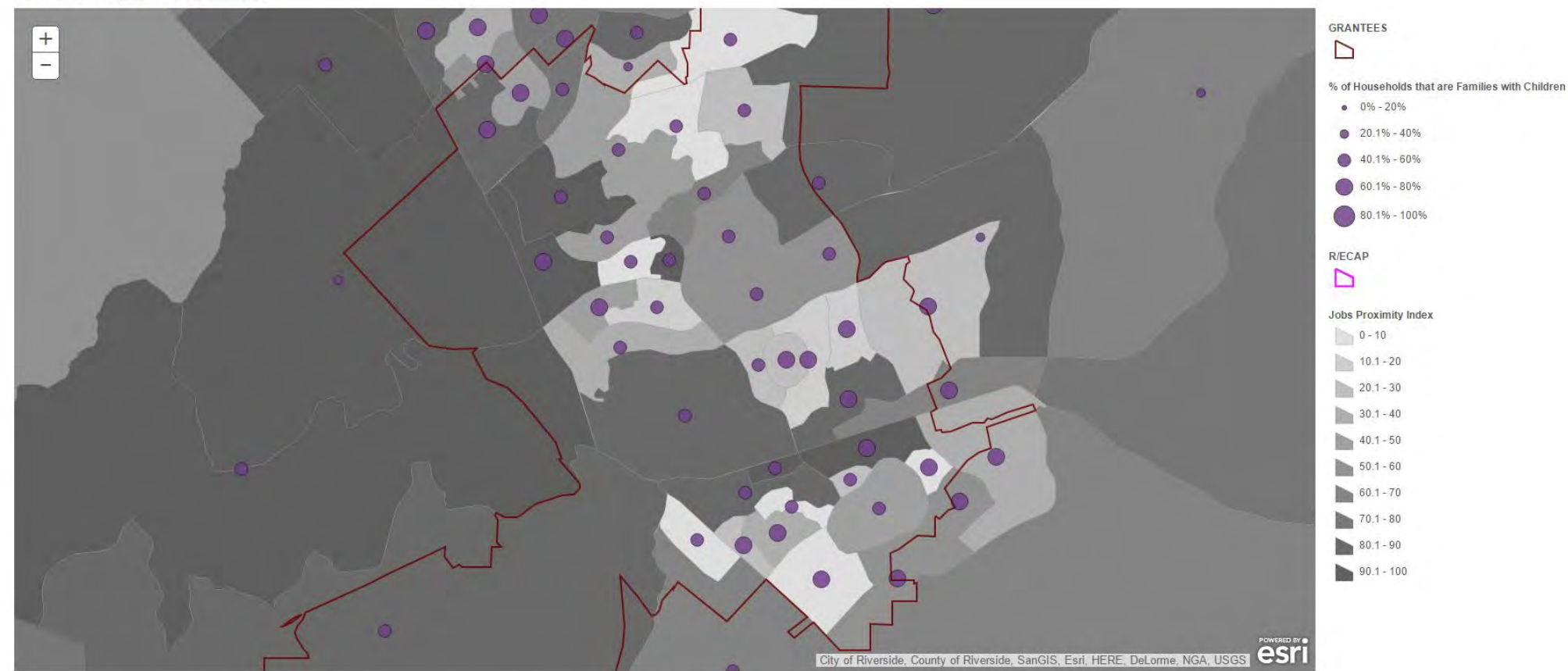
Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



This regional version of Map 10 shows that much greater job proximity within the population centers to the north where there are extensive industrial complexes, and in the desert communities in the east, where many residents are retired or working in agriculture.

Map 10 - Demographics and Job Proximity (Job Proximity and Family Status)

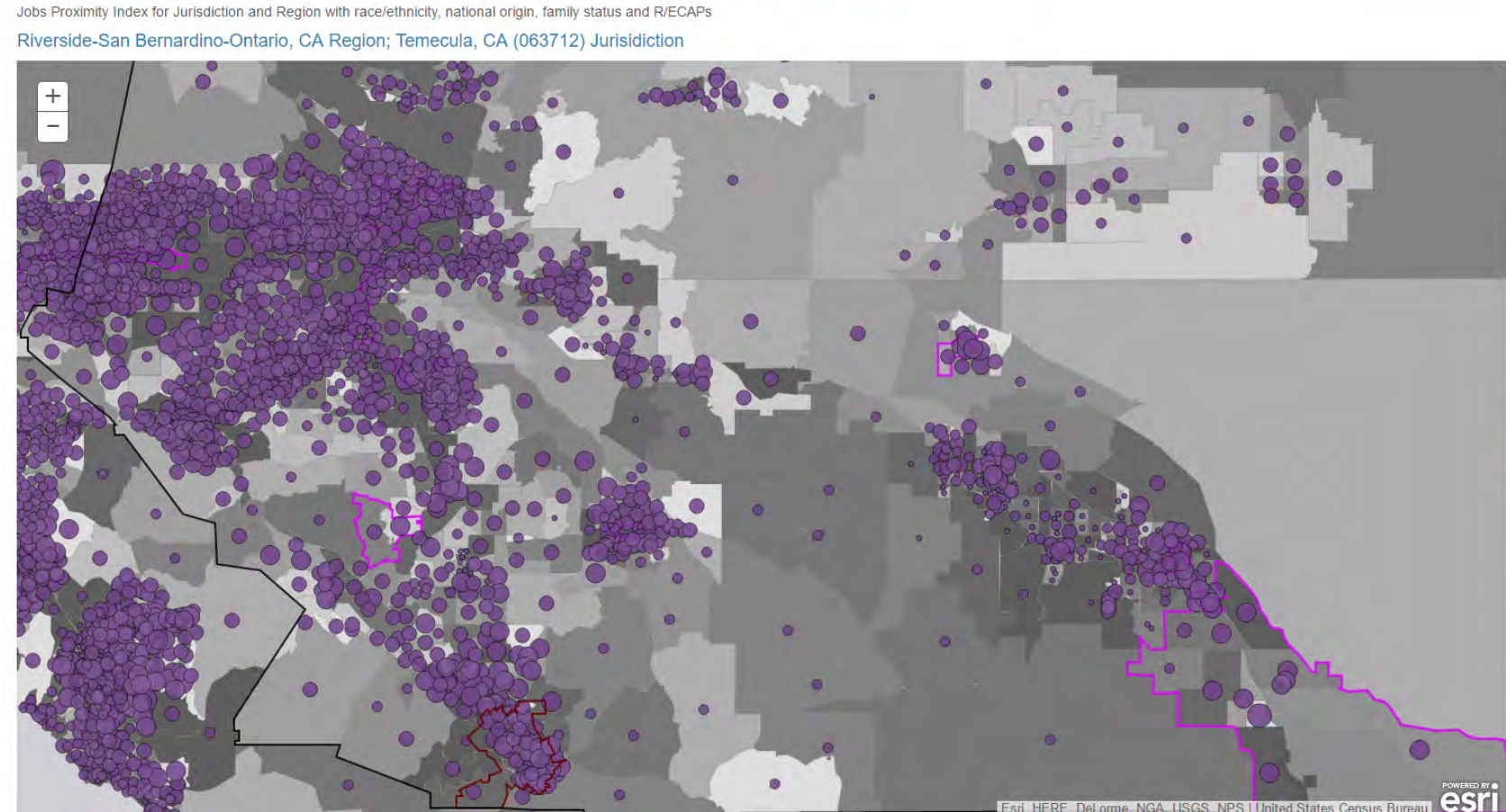
Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction



This version of Map 10 displays the geographic patterns based an overlay of families with children in 2010 with an indicator of the physical distances between home and work for households with children. In the case the darker shading represents better the access to employment opportunities for residents in a neighborhood. Families are scattered throughout the City and not necessarily concentrated in areas with close proximity to jobs.



Map 10 - Demographics and Job Proximity (Job Proximity and Family Status)

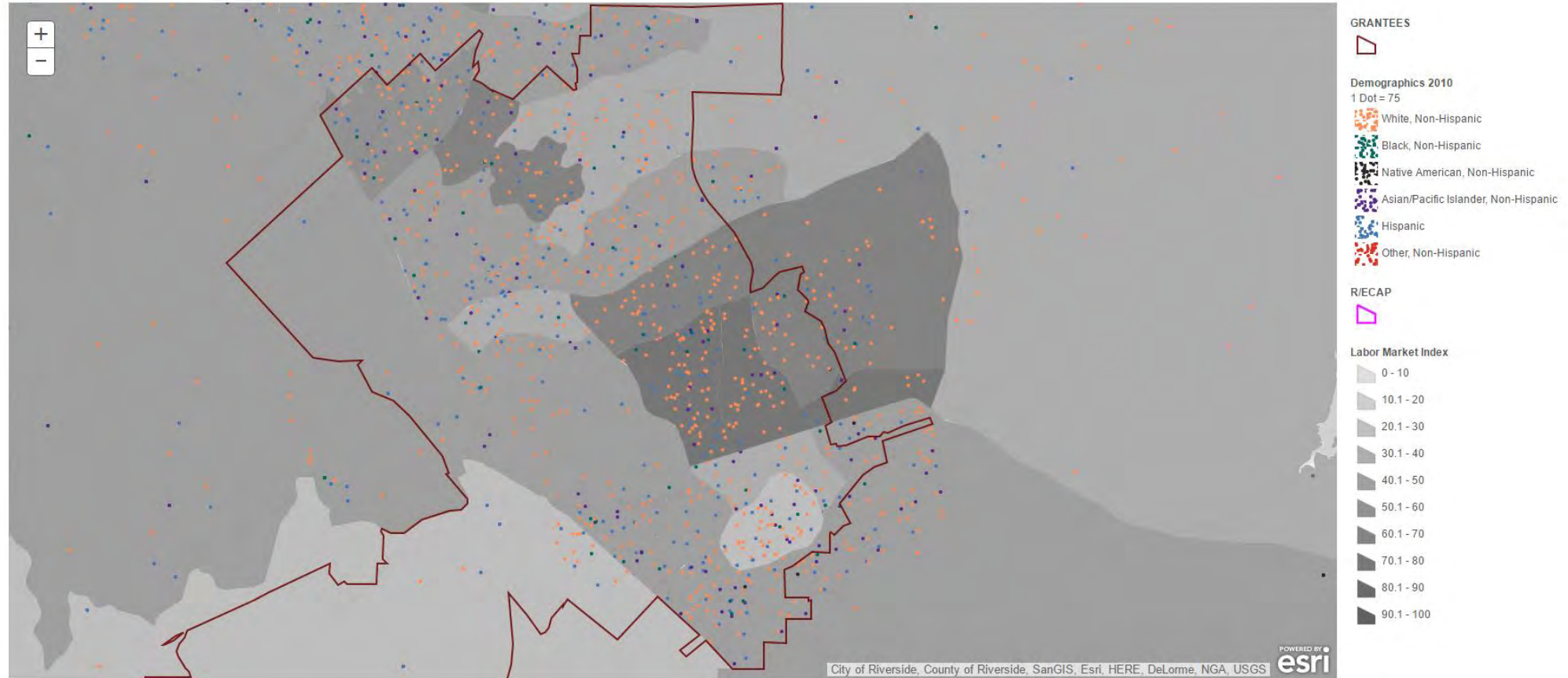


This version of Map 10 shows the relationship of families with job proximity in the region. Because of the scale of the map, patterns are difficult to identify, however Temecula does have a high concentration of households with children.

## Map 11 - Demographics and Labor Market (Labor Market and Race/Ethnicity)

Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs

Temecula, CA (063712) Jurisdiction

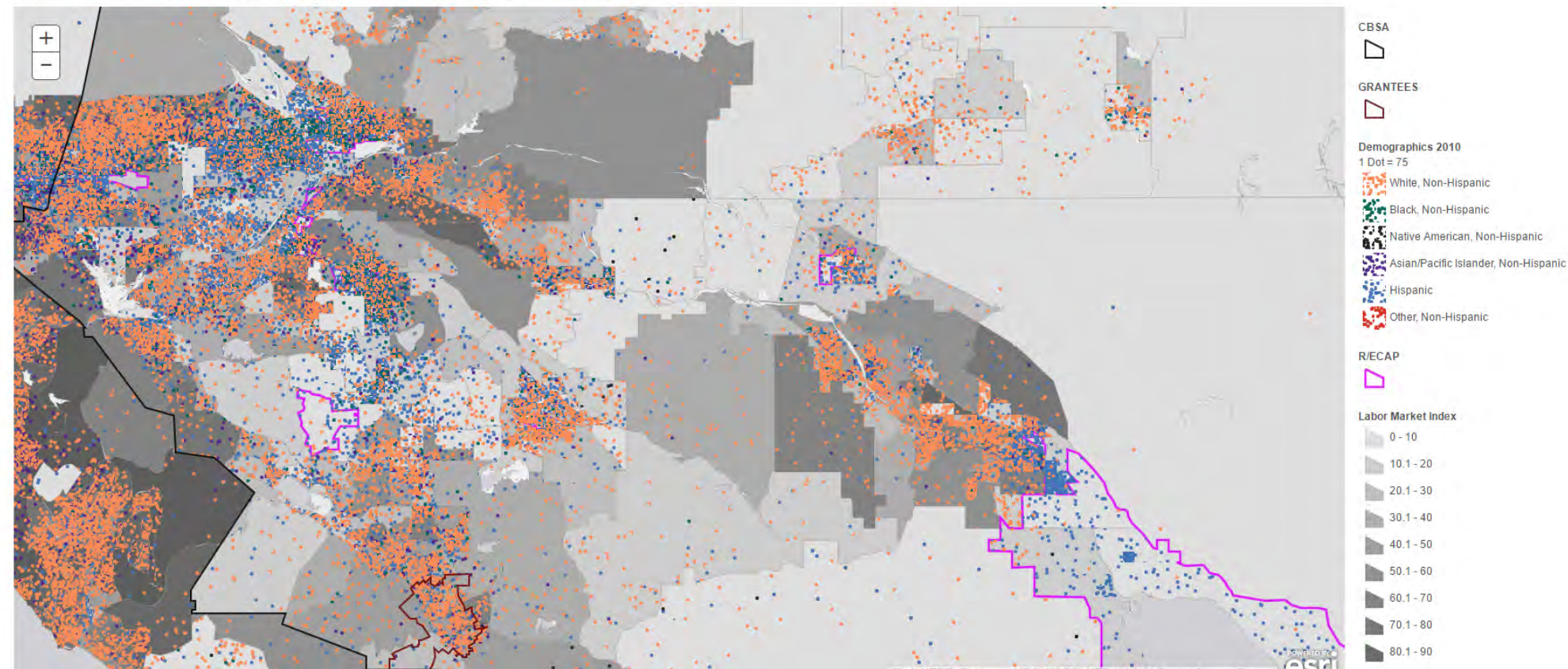


There are three versions for Map 11 for labor market. The map above shows geographic patterns of racial and ethnic concentrations in 2010 and provides an index on unemployment rate, labor-force participation rate, and percent of the population ages 25 and above with at least a bachelor's degree, by neighborhood. The darker shading represents greater labor engagement. Higher income areas have the greatest job readiness in the City. The lowest labor market index is in the southern portion of the City near the Pechanga Resort and Casino. However, since 2010, several campuses have opened in Temecula including Cal State San Marcos at Temecula, University of Redlands, Concordia University, and Mount San Jacinto. More recent data would likely show an improvement in job readiness of the labor market. There is no significant concentration of racial/ethnic groups in the City, based on labor market readiness.



Map 11 - Demographics and Labor Market (Labor Market and Race/Ethnicity)

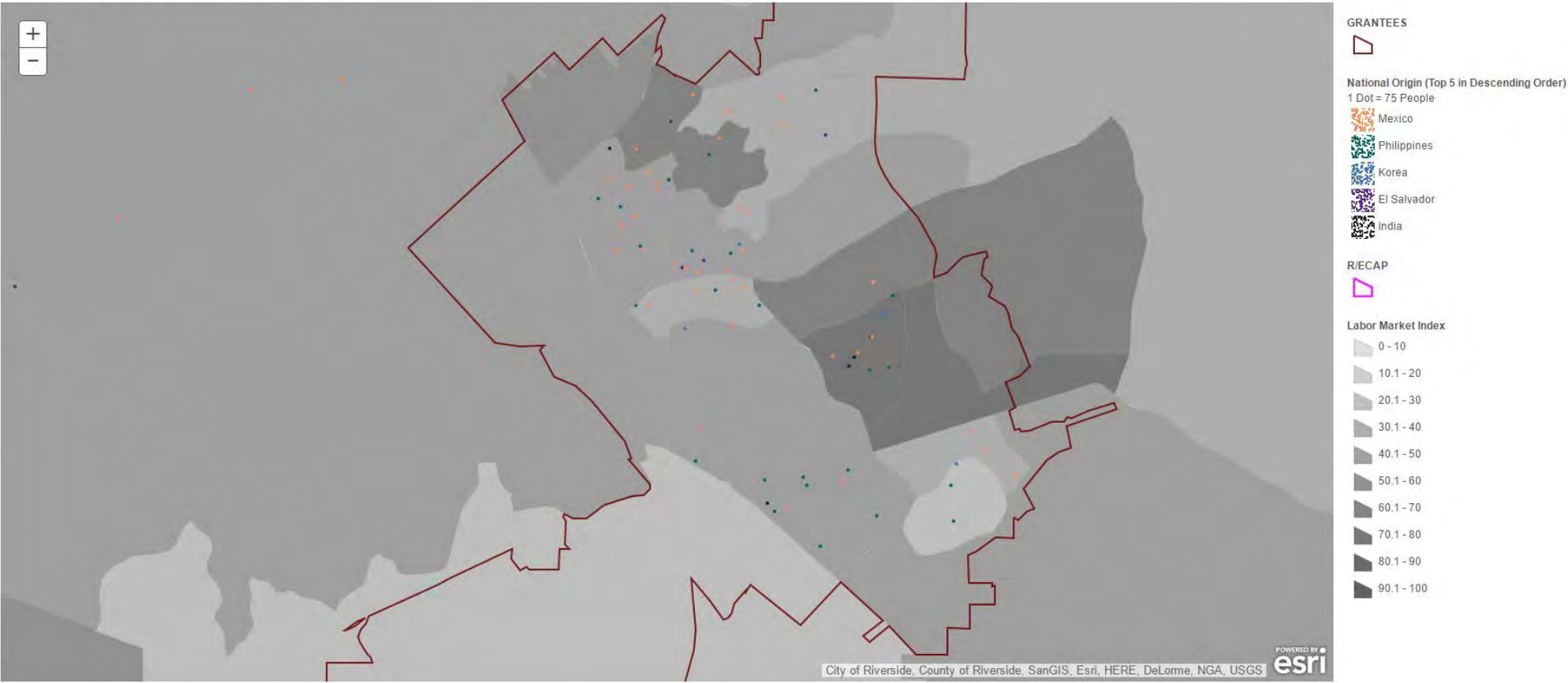
Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 11 shows that much of the region is lacking in labor engagement. Although some classes are available locally, the lack of community college in Temecula in 2010 is probably part of the reason for this deficiency. However, since 2010, several campuses have opened in Temecula including Cal State San Marcos at Temecula, University of Redlands, Concordia University, and Mount San Jacinto. More recent data would likely show an improvement in job readiness of the labor market. Other areas have notably higher ratings such in the vicinity of UC Riverside, Cal State San Bernardino and Redlands College in the north and in Orange County to the west.

# Map 11 - Demographics and Labor Market (Labor Market and National Origin)

Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction

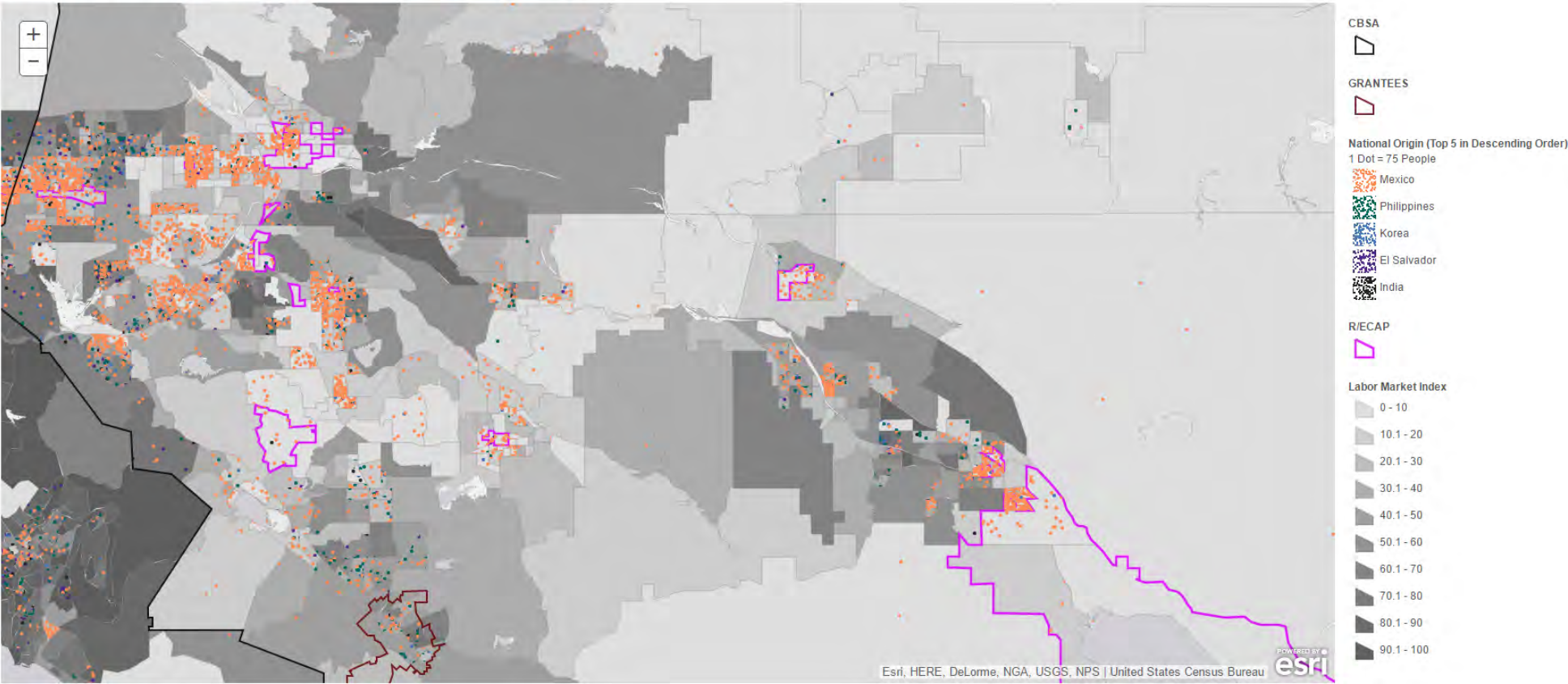


This version shows geographic patterns based on national origin in 2010 and measures unemployment rate, labor-force participation rate, and percent of the population ages 25 and above with at least a bachelor’s degree, by neighborhood. The darker the shading represents greater labor market engagement. All groups have relatively equal labor engagement opportunities.



### Map 11 - Demographics and Labor Market (Labor Market and National Origin)

Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction

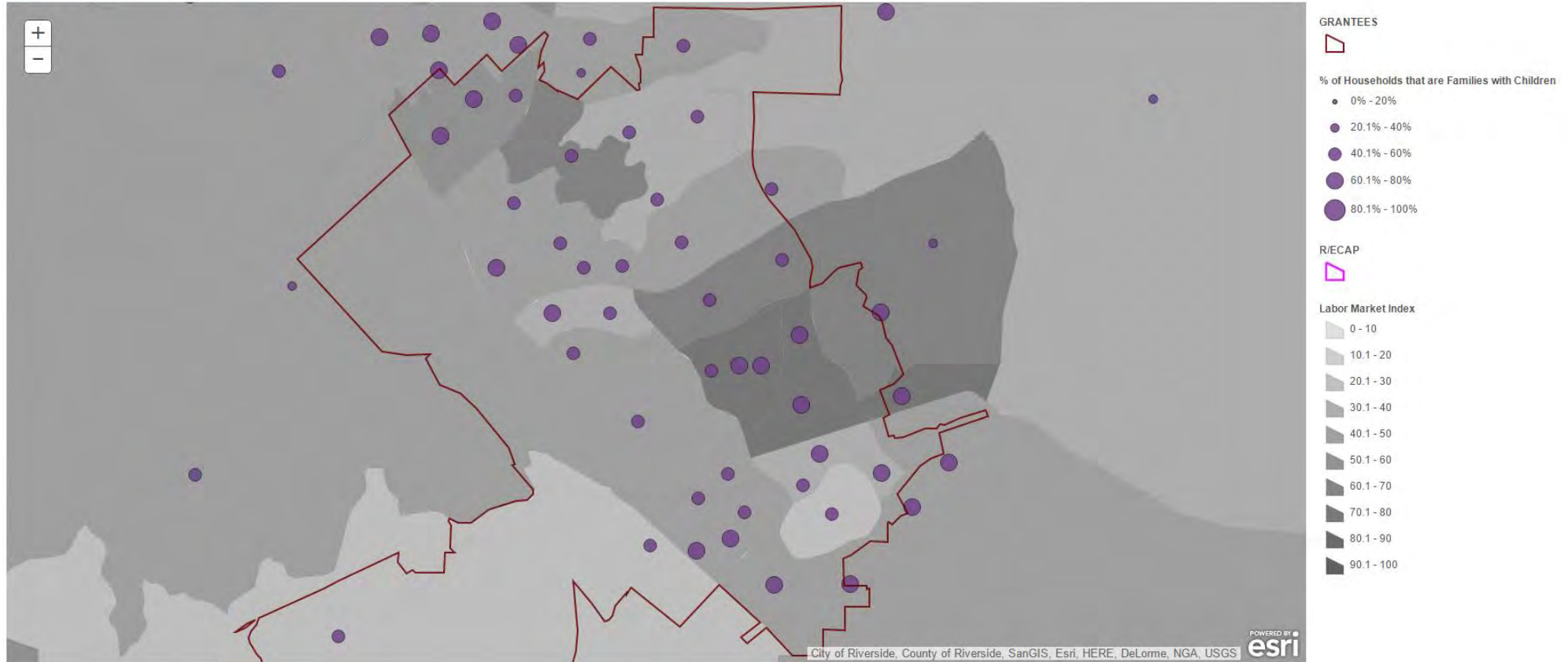


This version of Map 11 shows the low labor force readiness throughout the region in 2010. The Temecula area has better scores than the region, but lags behind Orange County to the west. It is important to consider the number of local college campuses that have added Temecula locations in the past several years. It is important to note that a mountain range separates Orange County from Temecula.

## Map 11 - Demographics and Labor Market (Labor Market and Family Status)

Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs

Temecula, CA (063712) Jurisdiction

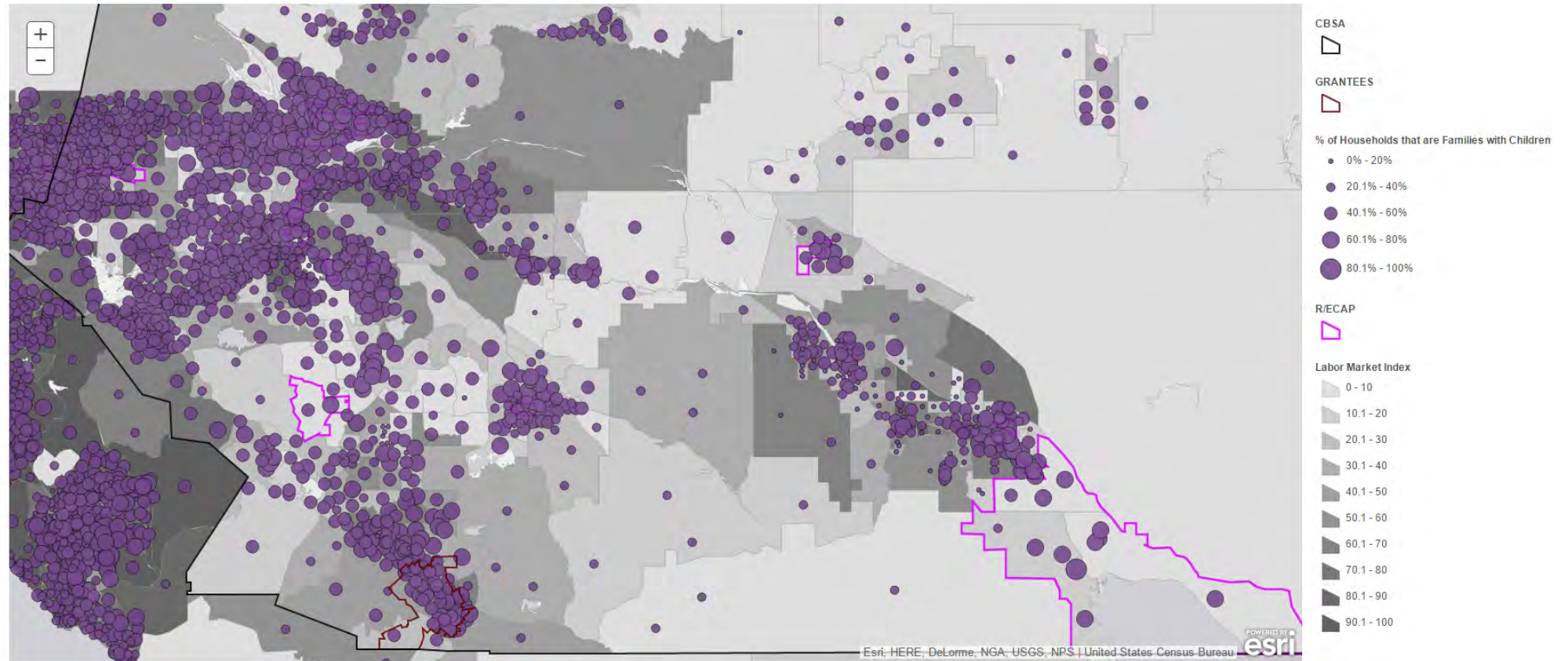


This version shows geographic patterns based households with families in 2010 and provides an index regarding unemployment rate, labor-force participation rate, and percent of the population ages 25 and above with at least a bachelor's degree, by neighborhood. The darker the shading represents greater labor market engagement. Families are spread throughout the City, although there is a concentration of families in areas with greater labor market engagement. The area with the lowest labor market index had the least concentration of families.

## Map 11 - Demographics and Labor Market (Labor Market and Family Status)

Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs

Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



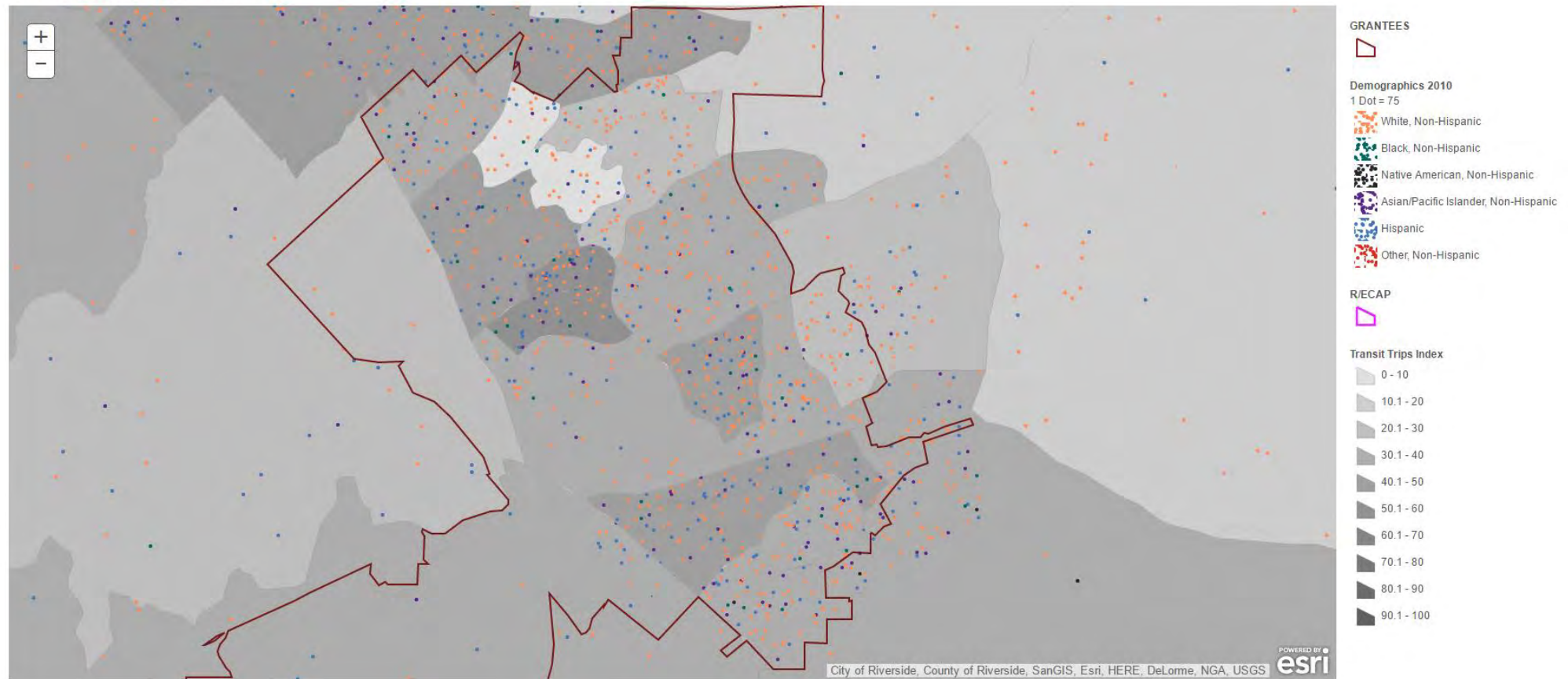
This version of Map 11 shows familial status in relationship with the labor market in the region. The map clearly demonstrates the familial centric area of the Temecula Valley. More detailed data for Temecula can be found in the previous versions of Map 11.



## Map 12 - Demographics and Transit Trips (Transit Trips and Race/Ethnicity)

Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

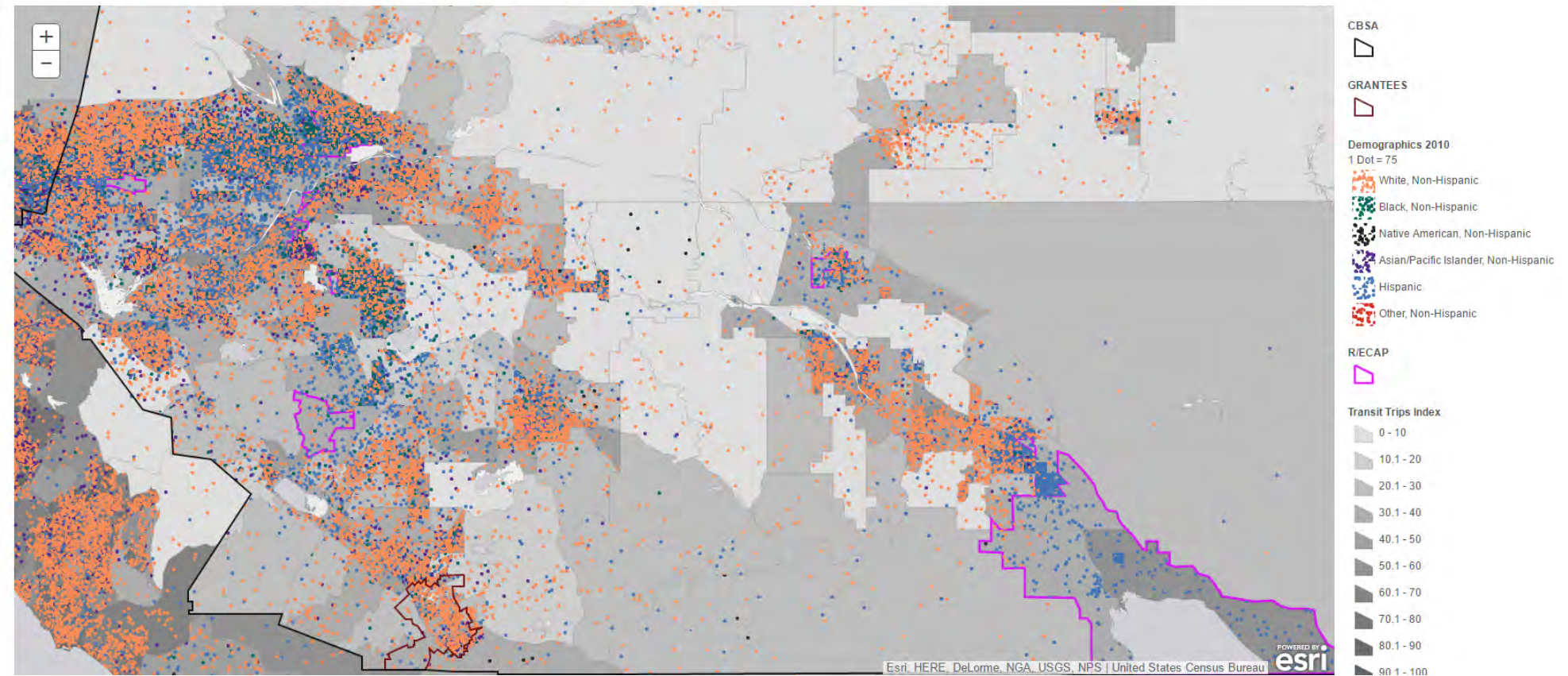
Temecula, CA (063712) Jurisdiction



There are three versions to Map 12, which provides an index on the number of transit trips a neighborhood uses public transportation, with an overlay of the top five race and ethnicity groups in the City. The darker the shading, the greater the transportation access at the neighborhood level. There is one area in the north that has a low use of public transportation. This is Census Tract 432.17, which includes the Meadowview neighborhood. It is not an eligible CDBG area, because its median income is too high. (See map of CDBG-eligible areas in Appendix G.) It is also an area, as shown in Map 11, with a higher than average market engagement. This would indicate that there is not a great need for public transportation in that particular area. Racial/ethnicity is not a factor since they are spread evenly throughout the City.

Map 12 - Demographics and Transit Trips (Transit Trips and Race/Ethnicity)

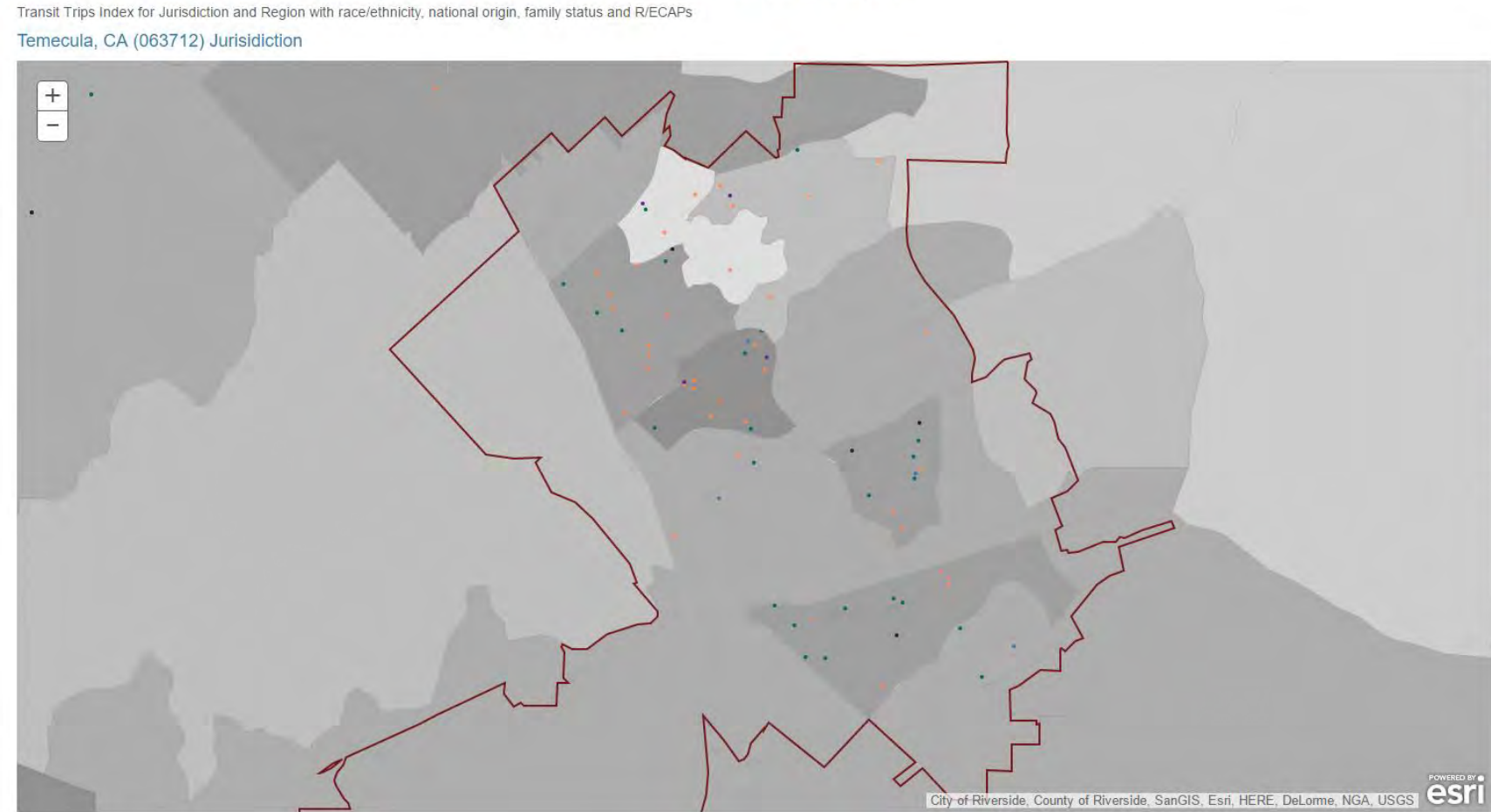
Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 12 shows that access to public transportation is a challenge to the scattered population centers in this large region. Compare this map with the following version of the same map.



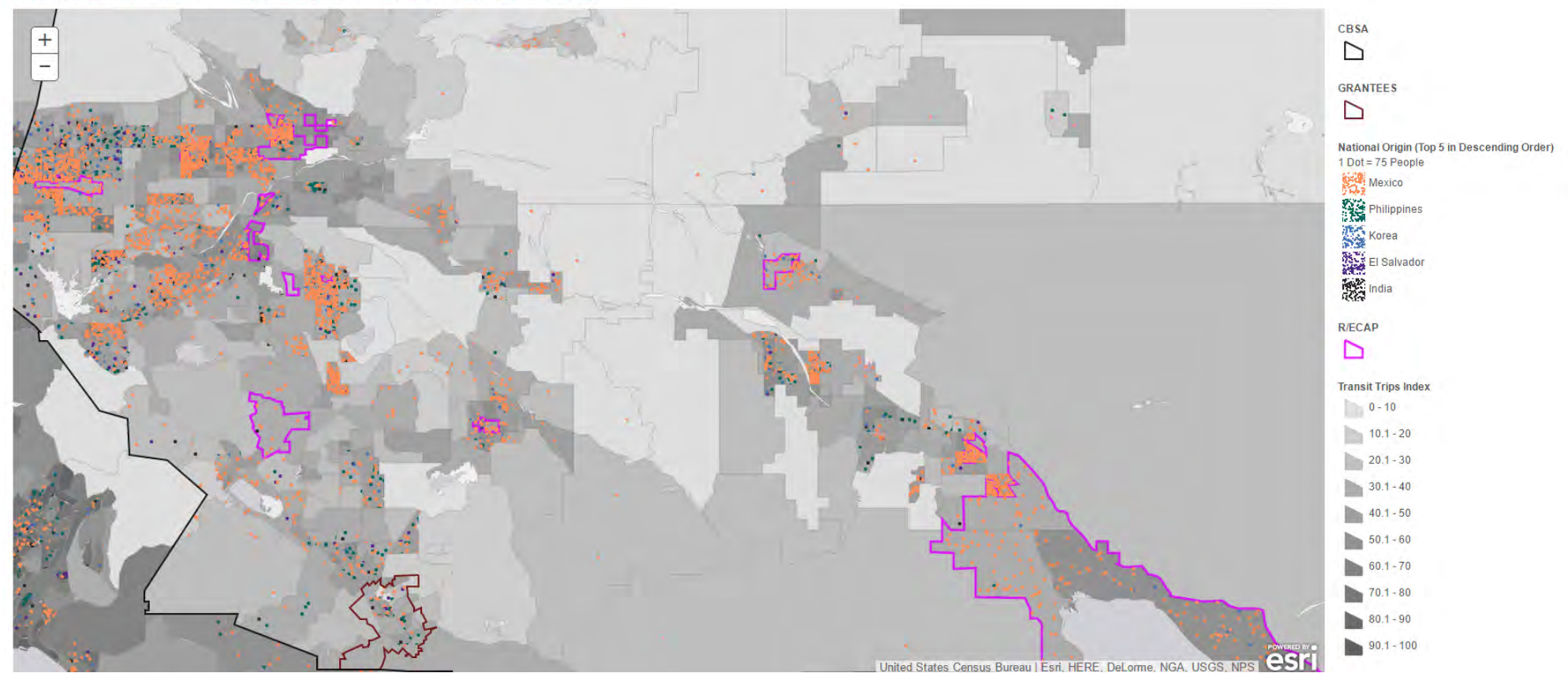
Map 12 - Demographics and Transit Trips (Transit Trips and National Origin)



This version of Map 12 provides an index on the number of transit trips in a particular neighborhood, with an overlay of residents by national origin. The darker shading represents a greater public transportation usage at the neighborhood level. There is one area known as the Meadowview neighborhood in the northern portion of the City with a low transportation index; however, there are few immigrants in that particular census tract. There are no concentrations of groups that have significantly lower access to public transportation than other groups.

Map 12 - Demographics and Transit Trips (Transit Trips and National Origin)

Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction

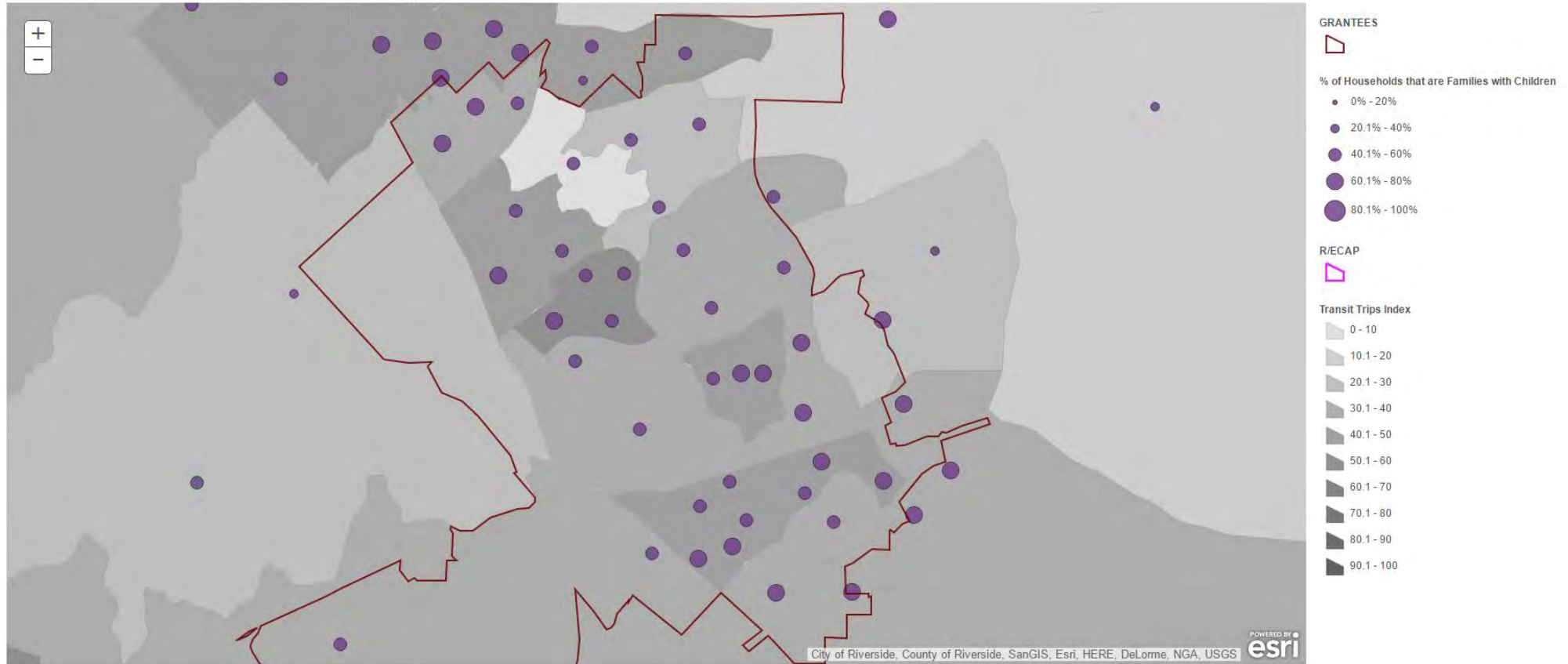


This regional version of Map 12 demonstrates the challenges of providing public transportation. Temecula’s access to public transportation is above average in the region; however, it is still a local challenge that can be improved upon.

## Map 12 - Demographics and Transit Trips (Transit Trips and Family Status)

Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Temecula, CA (063712) Jurisdiction

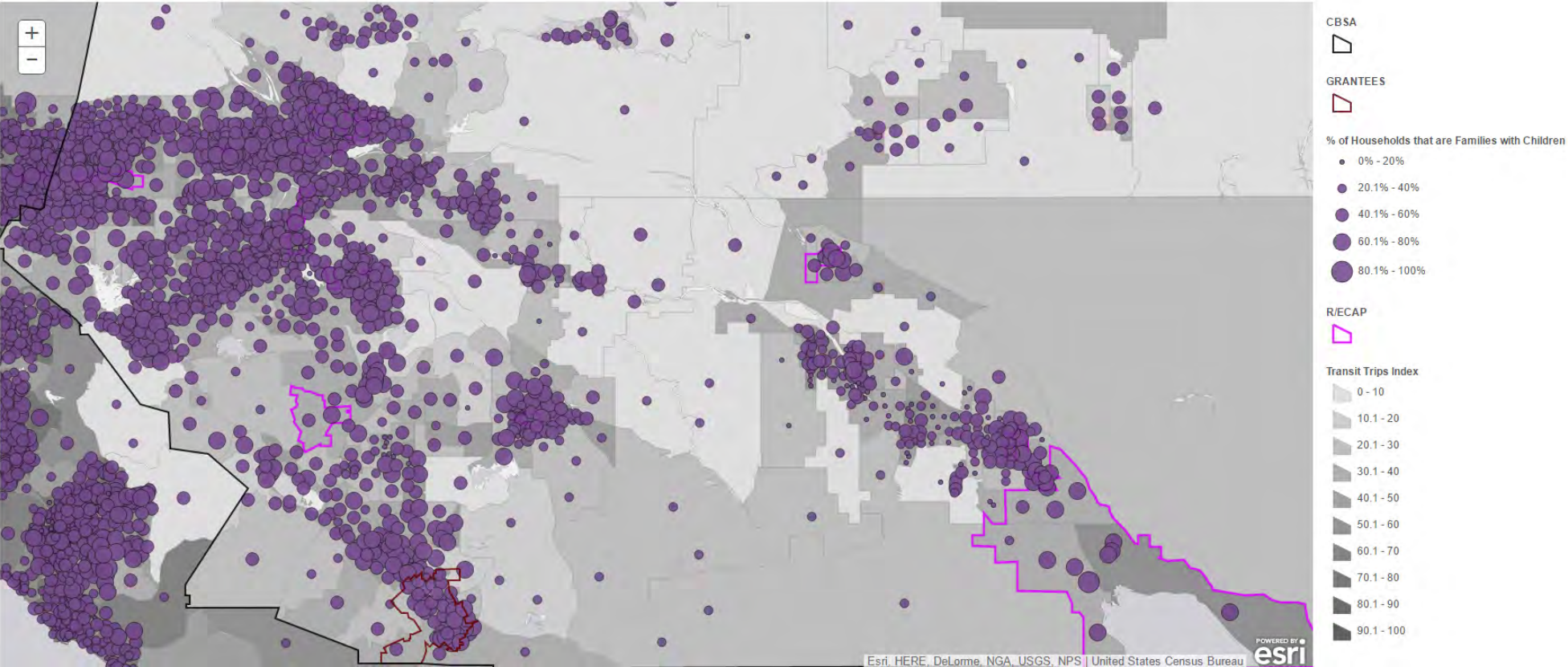


This version of Map 12, demonstrates how often families with children in a particular census tract use public transportation. The darker shading indicates greater usage at the neighborhood level. In the lightly shaded census tract in the northern portion of the City, there are fewer families that reside in that area.



Map 12 - Demographics and Transit Trips (Transit Trips and Family Status)

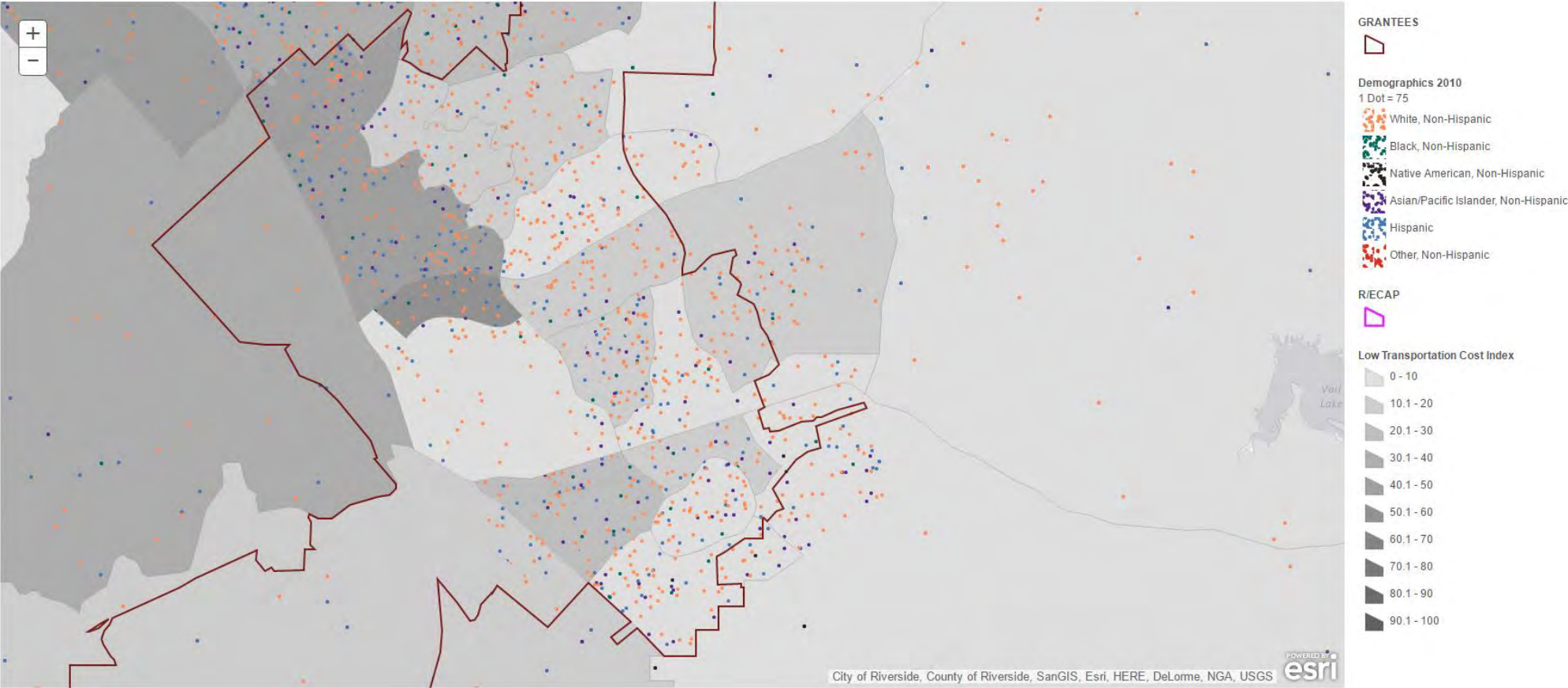
Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



This version of Map 12 provided by HUD shows regional that there are high concentrations of families with children in the regional population centers.

Map 13 - Demographics and Low Transportation Cost (Low Transportation Cost and Race/Ethnicity)

Low Transportation Cost Index with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction



There are three versions to Map 13, which provides an index on the cost of transportation by census tract. The darker shading represents lower cost of transportation at the neighborhood level. The lower income census tracts have lower transportation costs due to usage of public transportation. All races and ethnicities are equally affected by the cost of transportation.

### Map 13 - Demographics and Low Transportation Cost (Low Transportation Cost and National Origin)

Low Transportation Cost with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction



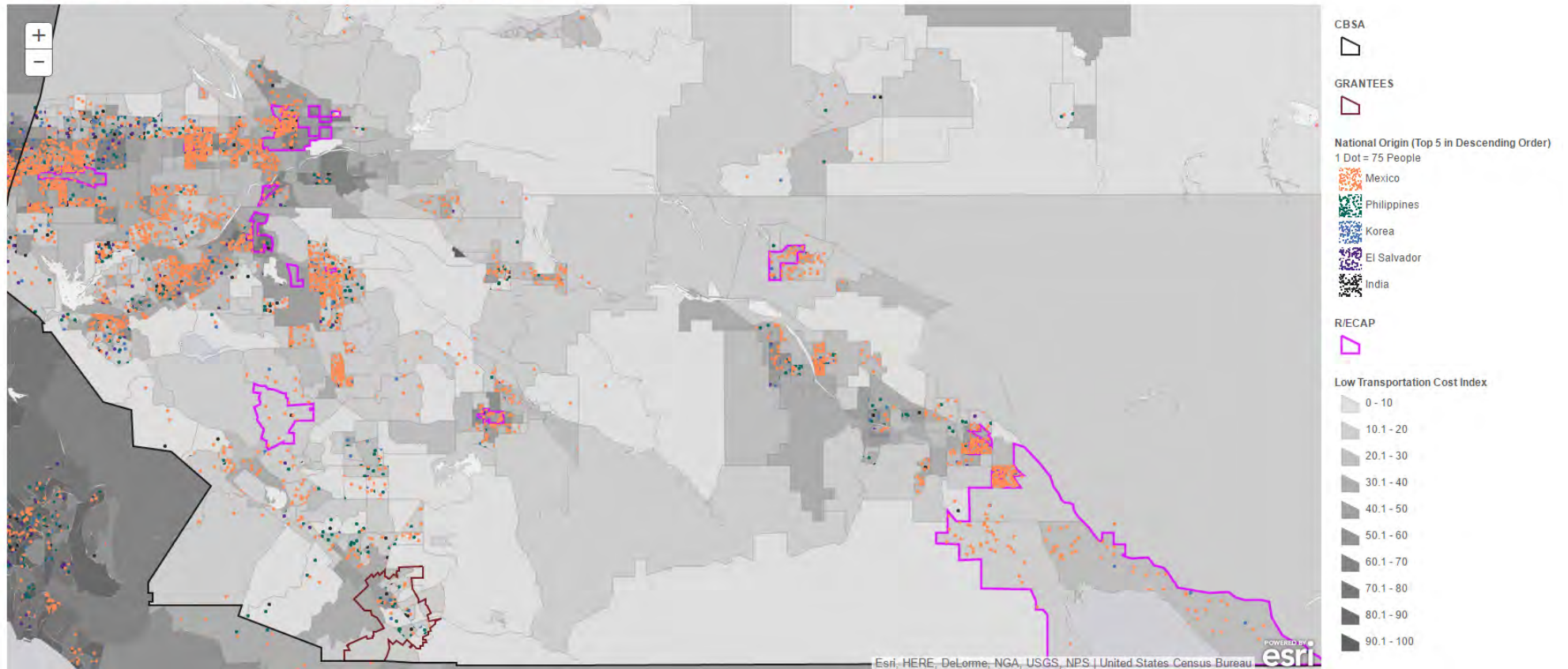
This version of Map 13 measures cost of transportation by neighborhood by national origin. The darker shading represents lower cost of transportation at the neighborhood level. The lower income census tracts have lower transportation costs due to usage of public transportation. Racial and ethnic groups are spread evenly throughout the City, but the map above shows that most have lower than average costs for transportation.



## Map 13 - Demographics and Low Transportation Cost (Low Transportation Cost and National Origin)

Low Transportation Cost with race/ethnicity, national origin, family status and R/ECAPs

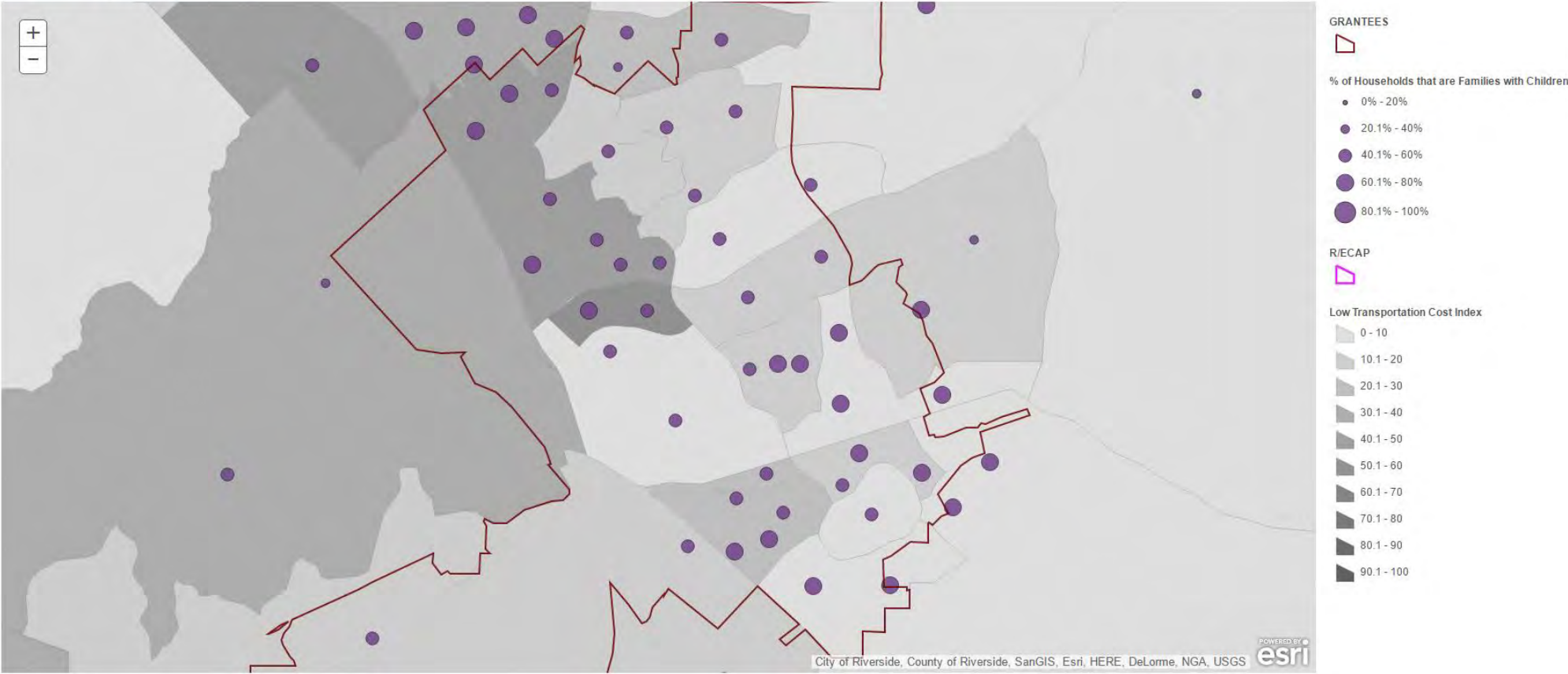
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



This version of Map 13 shows more clearly that transportation costs are lower along freeway arteries in the northern portion of the region and in Temecula. However, it is still a major challenge to provide low cost transportation in the entire region.

Map 13 - Demographics and Low Transportation Cost (Low Transportation Cost and Family Status)

Low Transportation Cost Index with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction

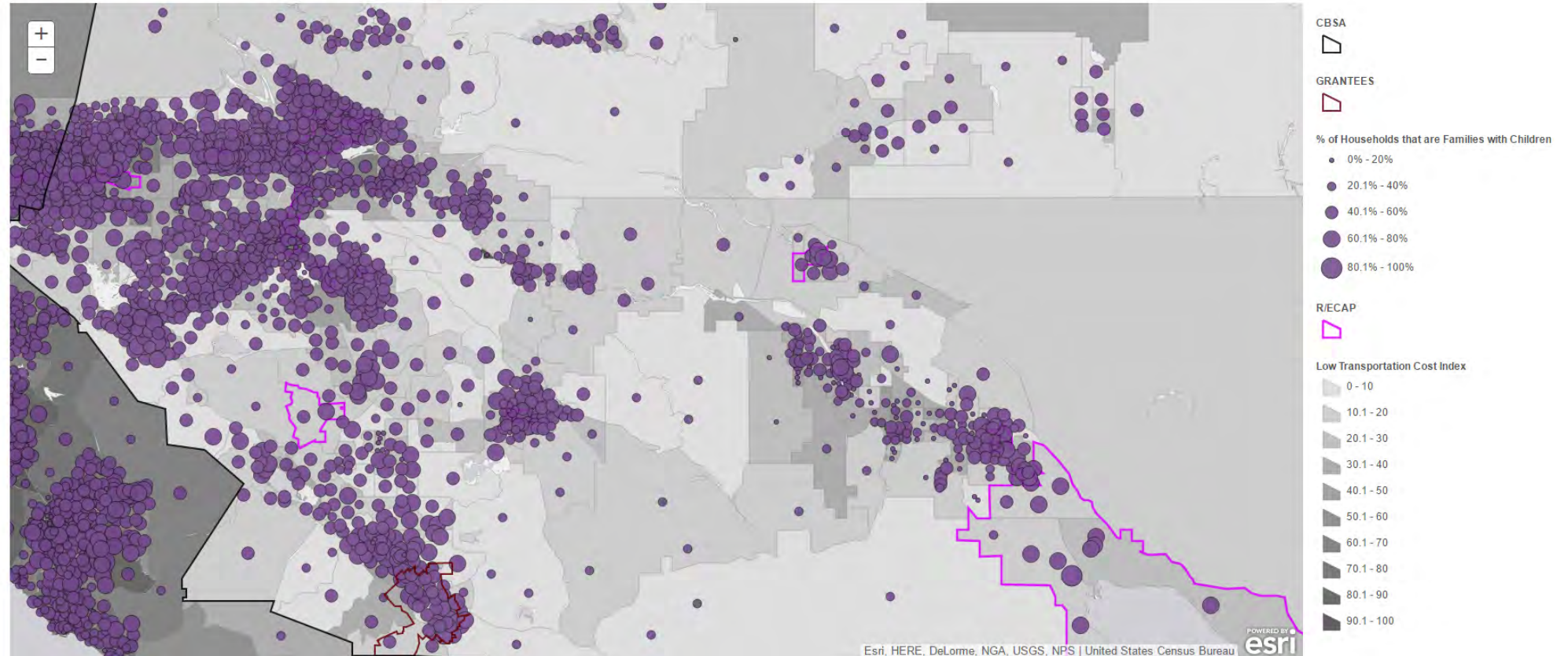


This version of Map 13 provides an index for the cost of transportation and proximity to public transportation by neighborhood by families with children. The darker shading represents lower cost of transportation at the neighborhood level. Families are spread throughout the City, but areas with the highest cost for transportation tend to have fewer families.

## Map 13 - Demographics and Low Transportation Cost (Low Transportation Cost and Family Status)

Low Transportation Cost Index with race/ethnicity, national origin, family status and R/ECAPs

Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction

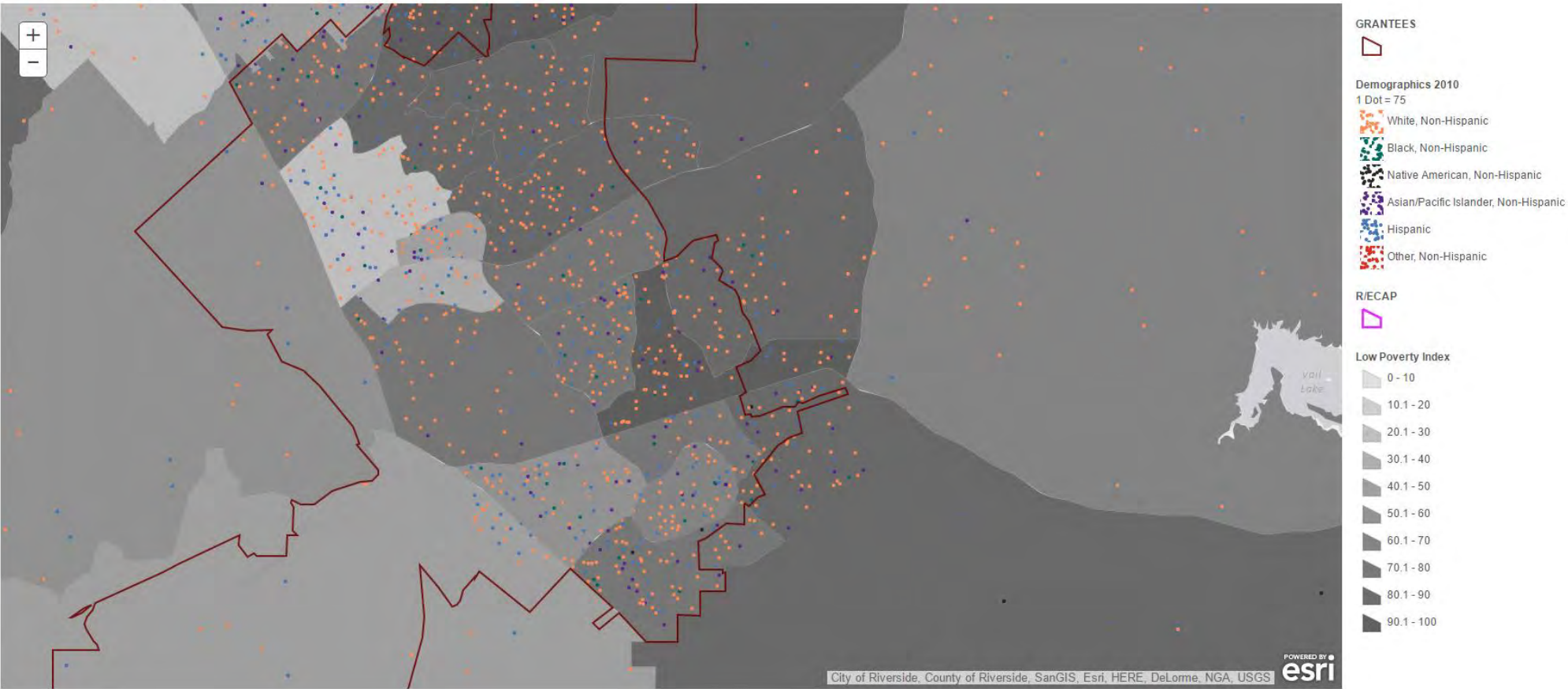


This version of Map 13 demonstrates the households with families and low transportation cost for the entire region. The families with children tend to be clustered around the regional population centers. While Temecula fares better than many other communities in the region for transportation costs, public transportation is a challenge for the entire region.



# Map 14 - Demographics and Poverty (Poverty and Race/Ethnicity)

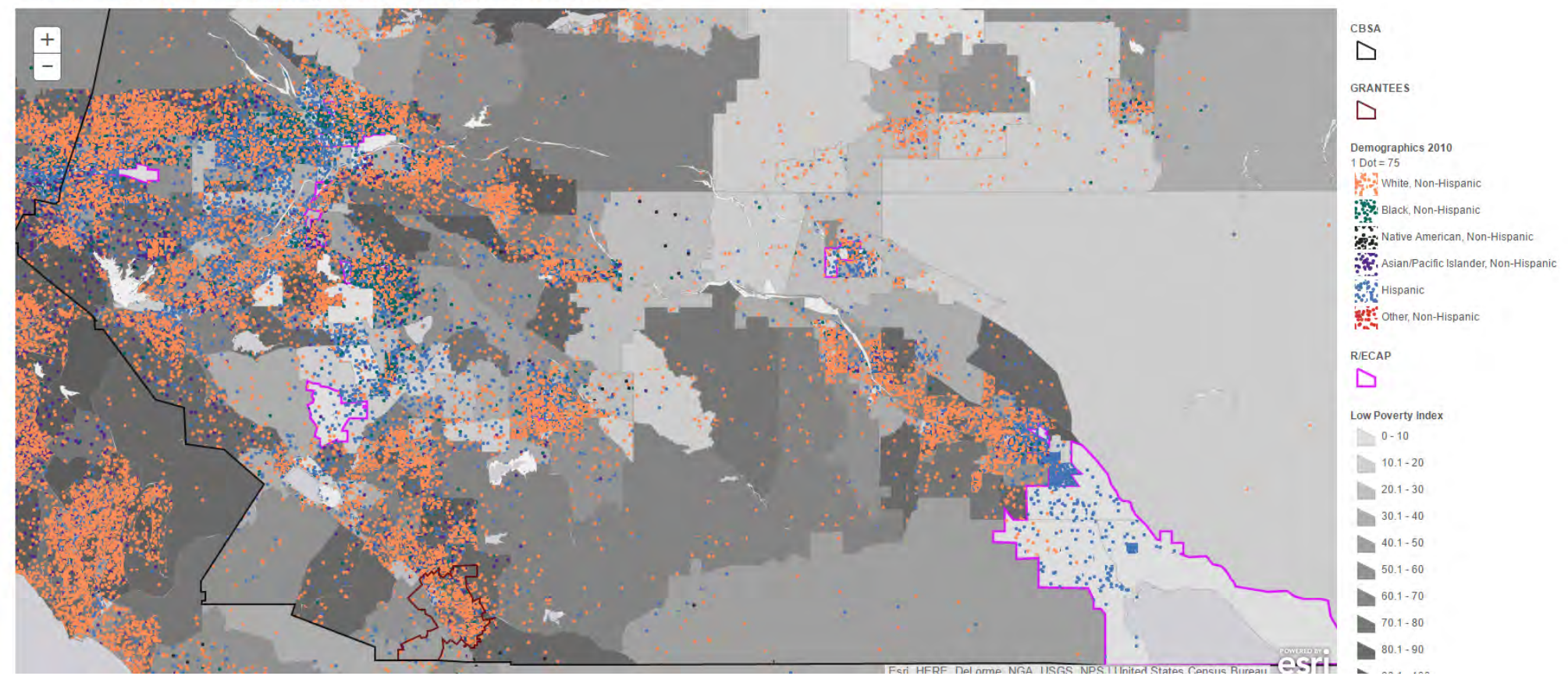
Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction



There are three versions of Map 14, which provides an index regarding exposure to poverty by census tract, with an overlay of race and ethnicity. The darker shading represents less exposure to poverty. The factor is based on the number of persons in poverty in a census block group in 2010 based on an ACS data provided by HUD (2006-2010). The north central part of the City has the greatest exposure to poverty. Many commercial shopping centers are located in this census tract, along with a mix of affordable housing units, and market-rate apartments. This census tract also contains Temecula Elementary, the City’s only Title I School. When compared to data in Table 12 in the Assessment, Temecula fares better than the national average for exposure to poverty with all race and ethnicities.

Map 14 - Demographics and Poverty (Poverty and Race/Ethnicity)

Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



The regional Map 14 provides a low poverty index with an overlay of race and ethnicity. The exposure to poverty varies widely throughout the region, as to be expected with a large area.



Map 14 - Demographics and Poverty (Poverty and National Origin)

Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction



This version of Map 14 measures exposure to poverty by census tract by national origin. The darker shading represents less exposure to poverty. The factor is based on the number of persons in poverty in a census block group in 2010 based on an ACS data provided by HUD (2006-2010). While persons from other nations live in the area with the highest exposure to poverty, populations based on national origin are spread evenly throughout the City. This census tract also contains Temecula Elementary, the City’s only Title I School. When compared to data in Table 12 in the Assessment, Temecula fares better than the national average for exposure to poverty with all race and ethnicities.

Map 14 - Demographics and Poverty (Poverty and National Origin)

Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs

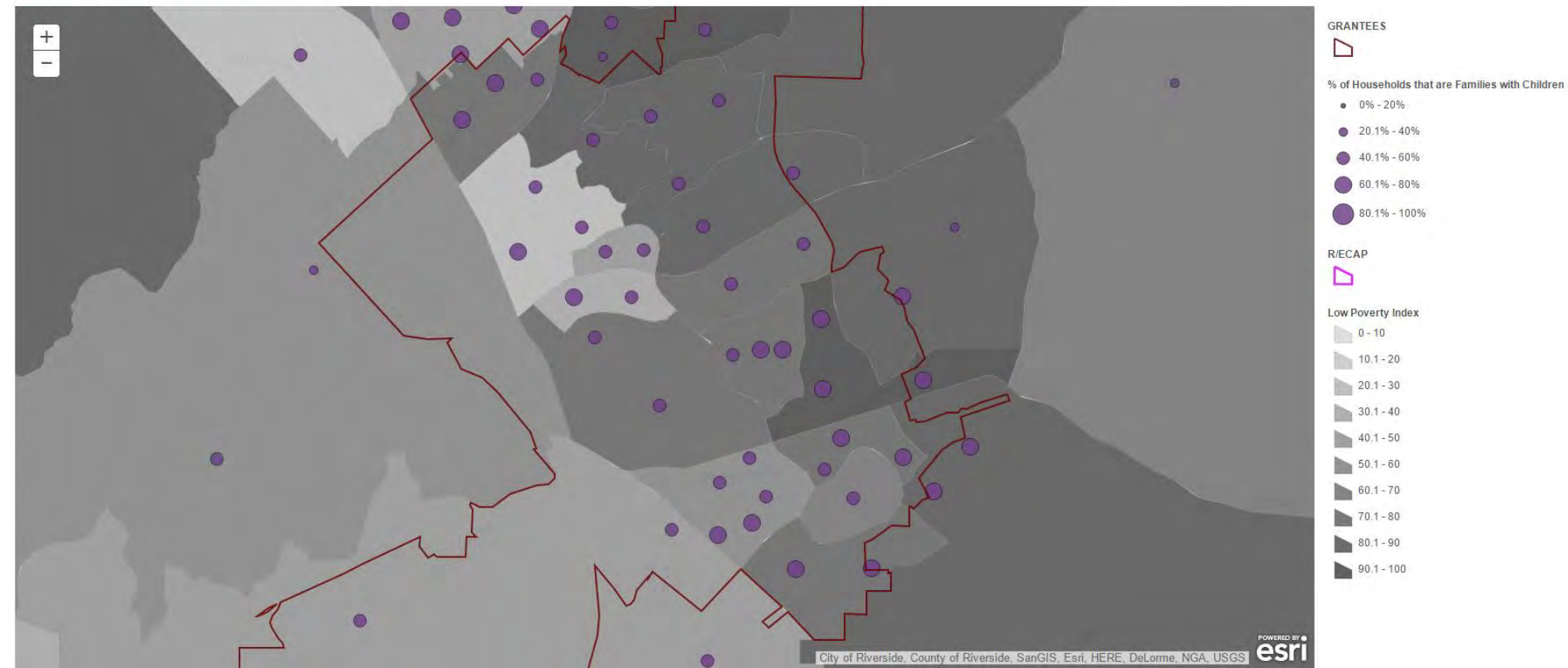
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



This version of Map 14 demonstrates that the region has large variations in exposure to poverty, as seen in the checkboard pattern. It is greater in the northern portions of the region and the agricultural areas to the east than in Temecula.

Map 14 - Demographics and Poverty (Poverty and Family Status)

Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction

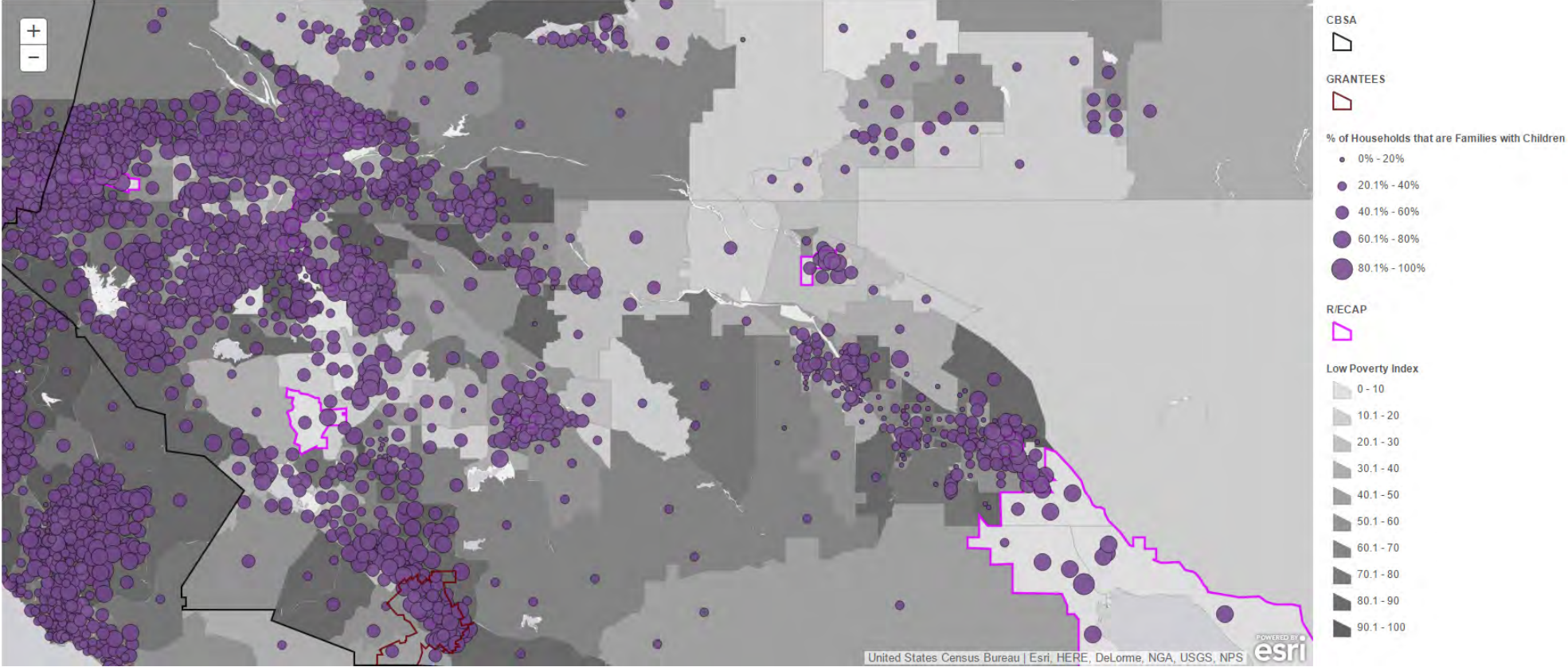


This version of Map 14 provides an index on the exposure to poverty by for families with children, broken down by census tract. The darker the shading represents less exposure to poverty at the neighborhood level. The factor is based on the number of persons in poverty in a census block group in 2010 based on an ACS data provided by HUD (2006-2010). There is not a concentration of families in the census tracts with the greatest exposure to poverty in the City.



Map 14 - Demographics and Poverty (Poverty and Family Status)

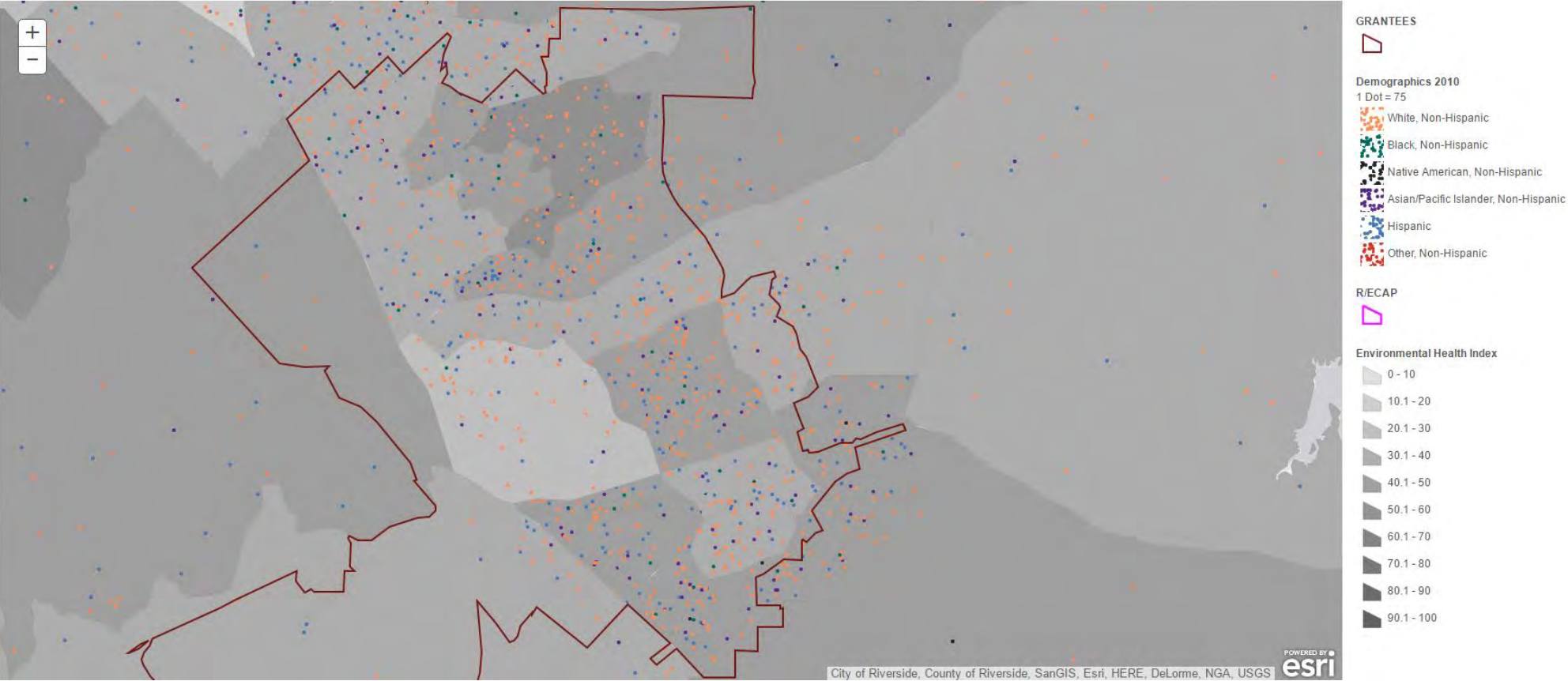
Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



The regional version of Map 14 demonstrates high variation rates in exposure to poverty for families with children throughout the region. As demonstrated by the previous map, there is less variation in exposure to poverty in Temecula than the region as a whole.

Map 15 - Demographics and Environmental Health (Environmental Health and Race/Ethnicity)

Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction

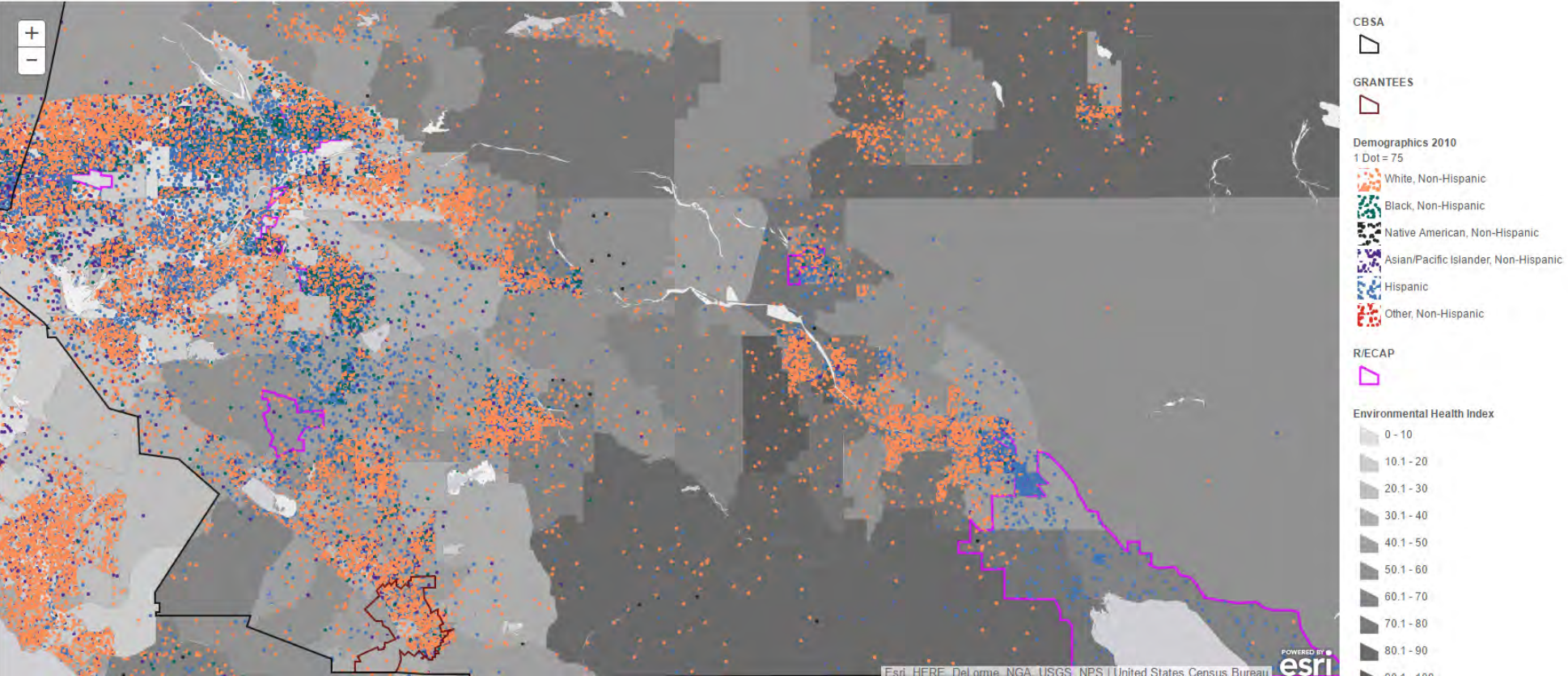


There are three versions of Map 15, which provides an index on environmental health, based on EPA estimates of air quality, carcinogenic, respiratory, and neurological toxins by census tract, with an overlay of race and ethnicity. The darker shading represents less exposure to air quality issues at the neighborhood level. The areas with the greatest exposure to environmental health concerns are located along the freeway. Temecula’s exposure to environmental health issues is lower than the region’s average.



Map 15 - Demographics and Environmental Health (Environmental Health and Race/Ethnicity)

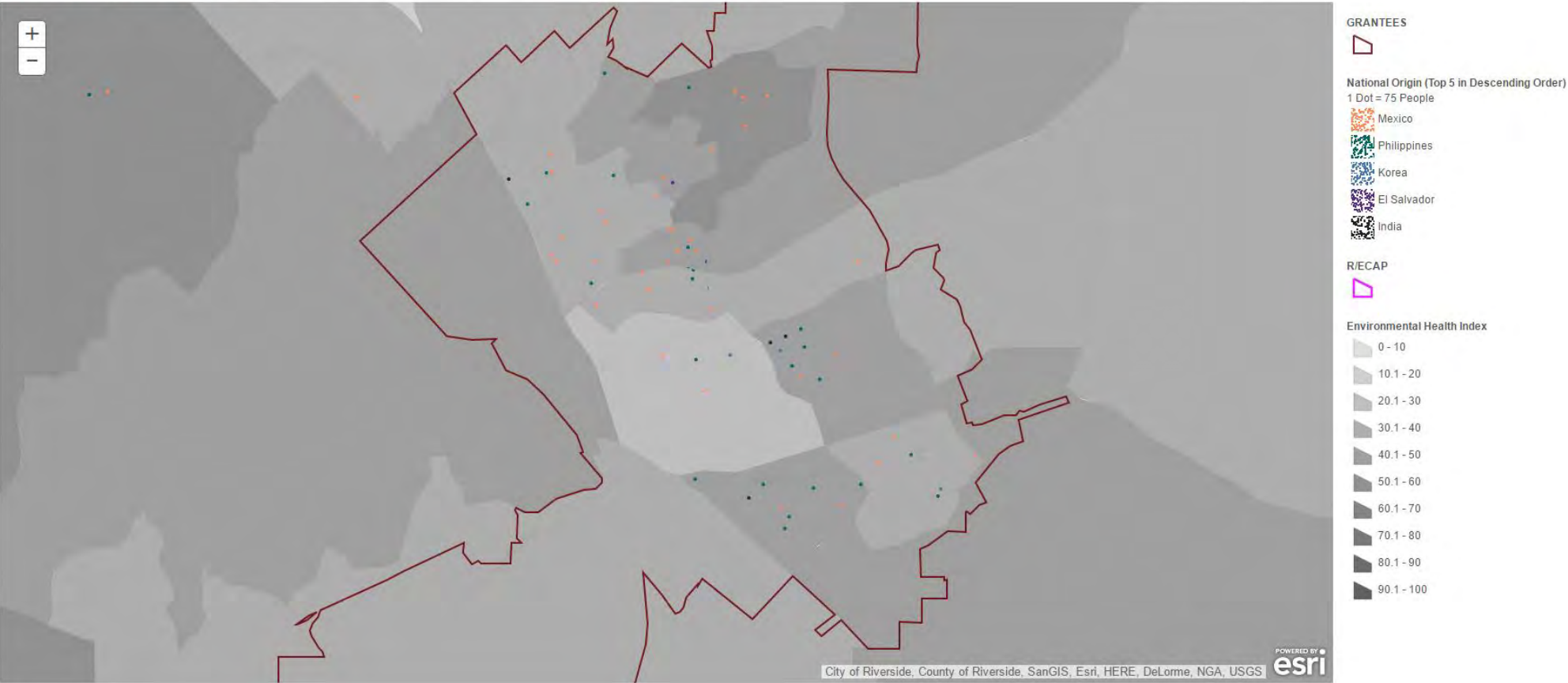
Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Regional Map 15 demonstrates that Temecula has better environmental health than other population centers in Riverside and San Bernardino Counties, however does not fare as well as the less populous and less dense areas of the region.

Map 15 - Demographics and Environmental Health (Environmental Health and National Origin)

Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction



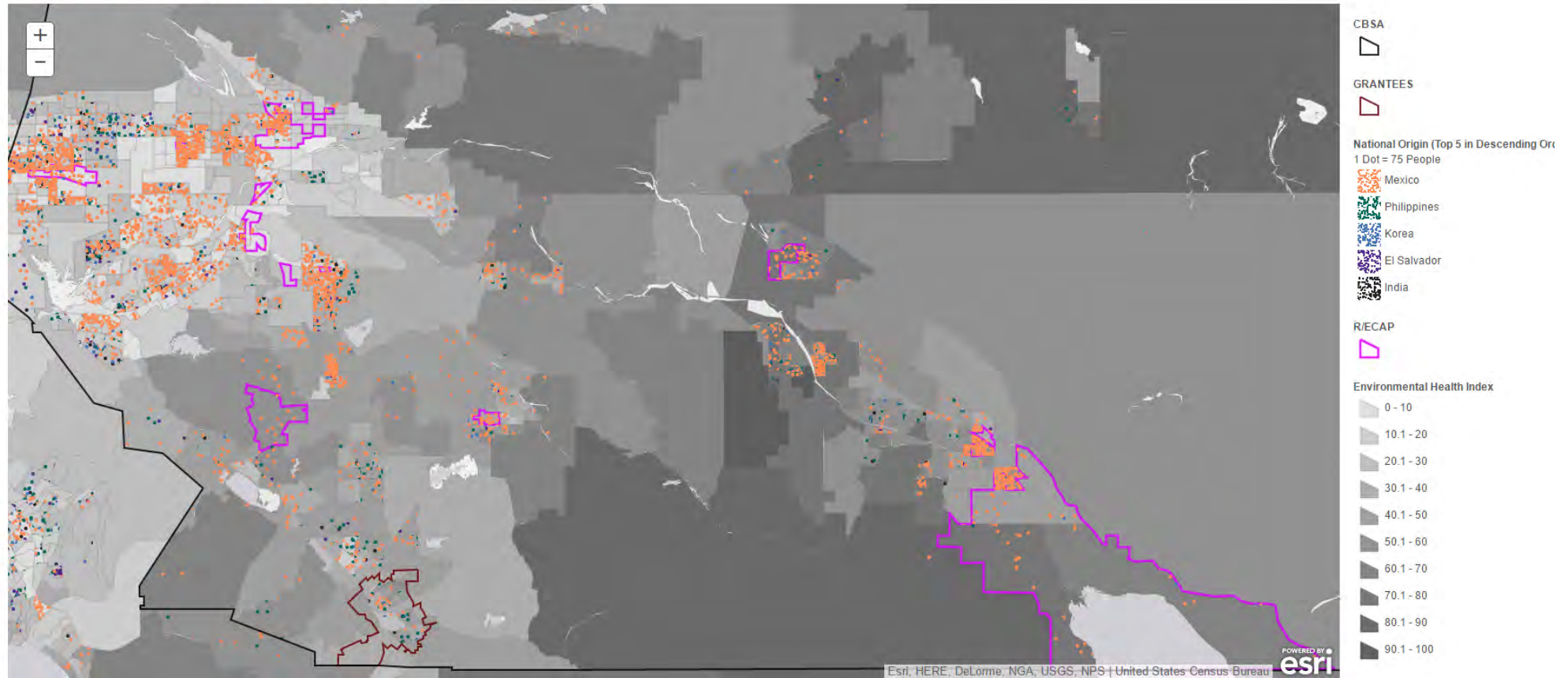
This version of Map 15 provides an index on environmental health, based on EPA estimates of air quality, carcinogenic, respiratory, and neurological toxins by census tract, with an overlay of households by the top five national origins. The darker shading represents less exposure to air quality and toxicity issues at the neighborhood level. The areas with the highest exposure are closest to the freeway.



## Map 15 - Demographics and Environmental Health (Environmental Health and National Origin)

Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs

Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction

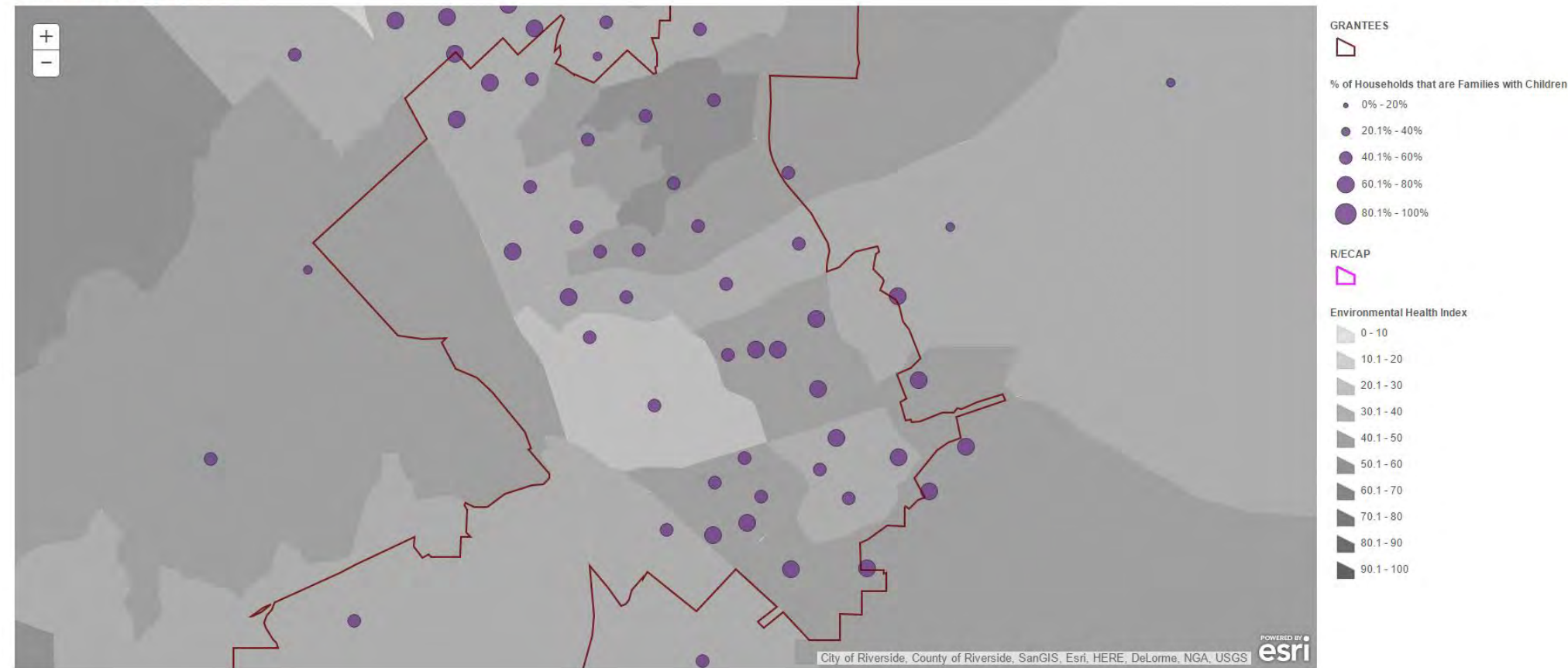


Regional Map 15, with an overlay of top five national origins, demonstrates that Temecula has better environmental health than other population centers in Riverside and San Bernardino Counties, however does not fare as well as the less populous and less dense areas of the region.



Map 15 - Demographics and Environmental Health (Environmental Health and Family Status)

Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs  
Temecula, CA (063712) Jurisdiction

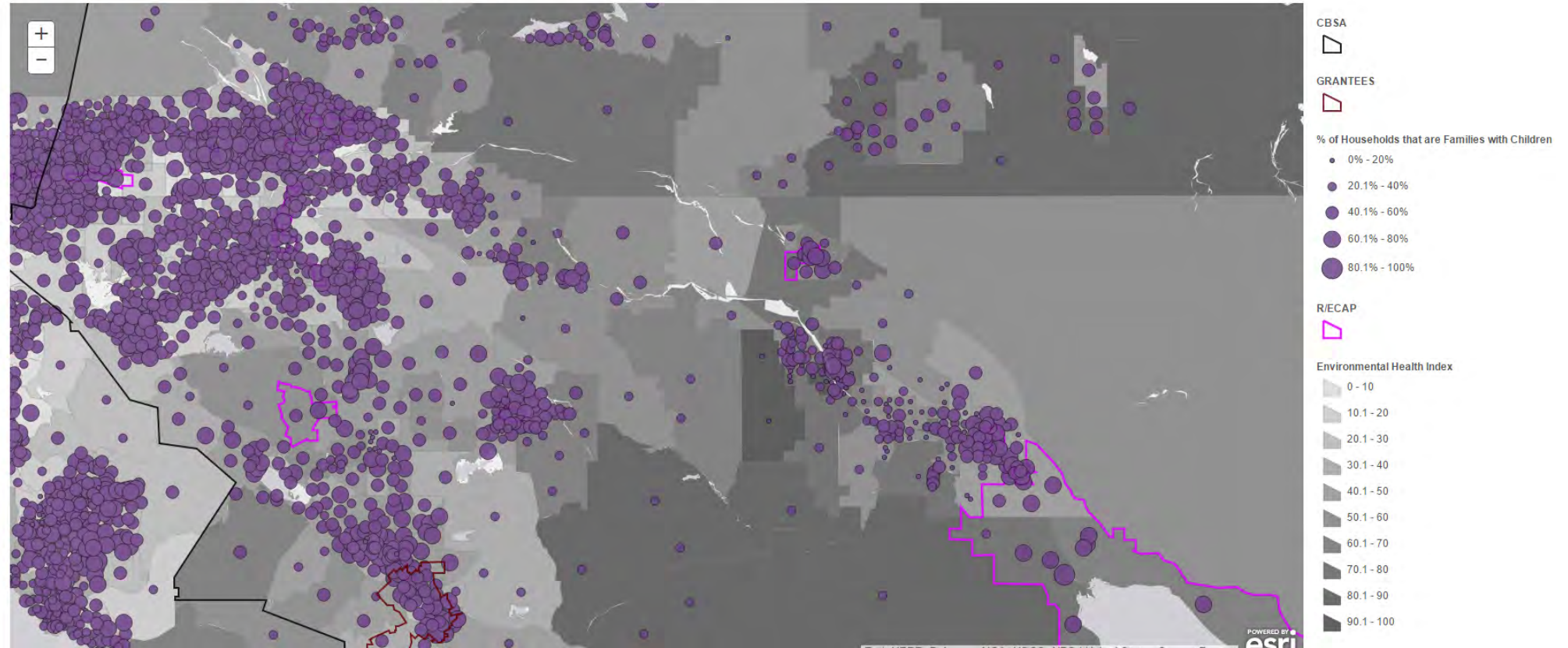


This version of Map 15 provides an index on environmental health, based on EPA estimates of air quality, carcinogenic, respiratory, and neurological toxins by census tract, with an overlay of households with families. The darker shading represents less exposure to air quality and toxicity issues at the neighborhood level. The areas with the highest exposure are closest to the freeway.

## Map 15 - Demographics and Environmental Health (Environmental Health and Family Status)

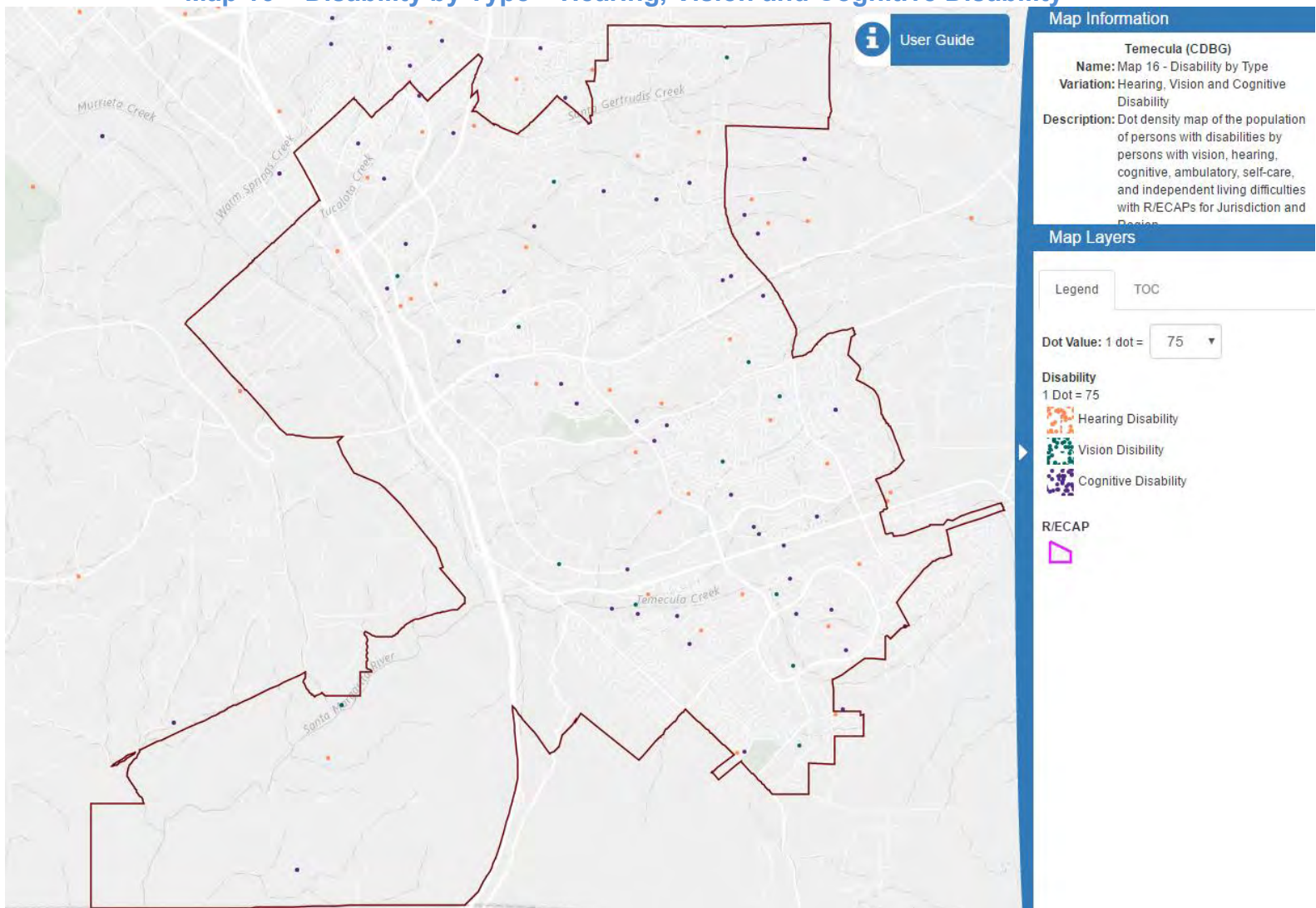
Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs

Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



This regional version of Regional Map 15, with an overlay of households with children, demonstrates that Temecula has better environmental health than other population centers in Riverside and San Bernardino Counties, however does not fare as well as the less populous and less dense areas of the region.

**Map 16 – Disability by Type – Hearing, Vision and Cognitive Disability**

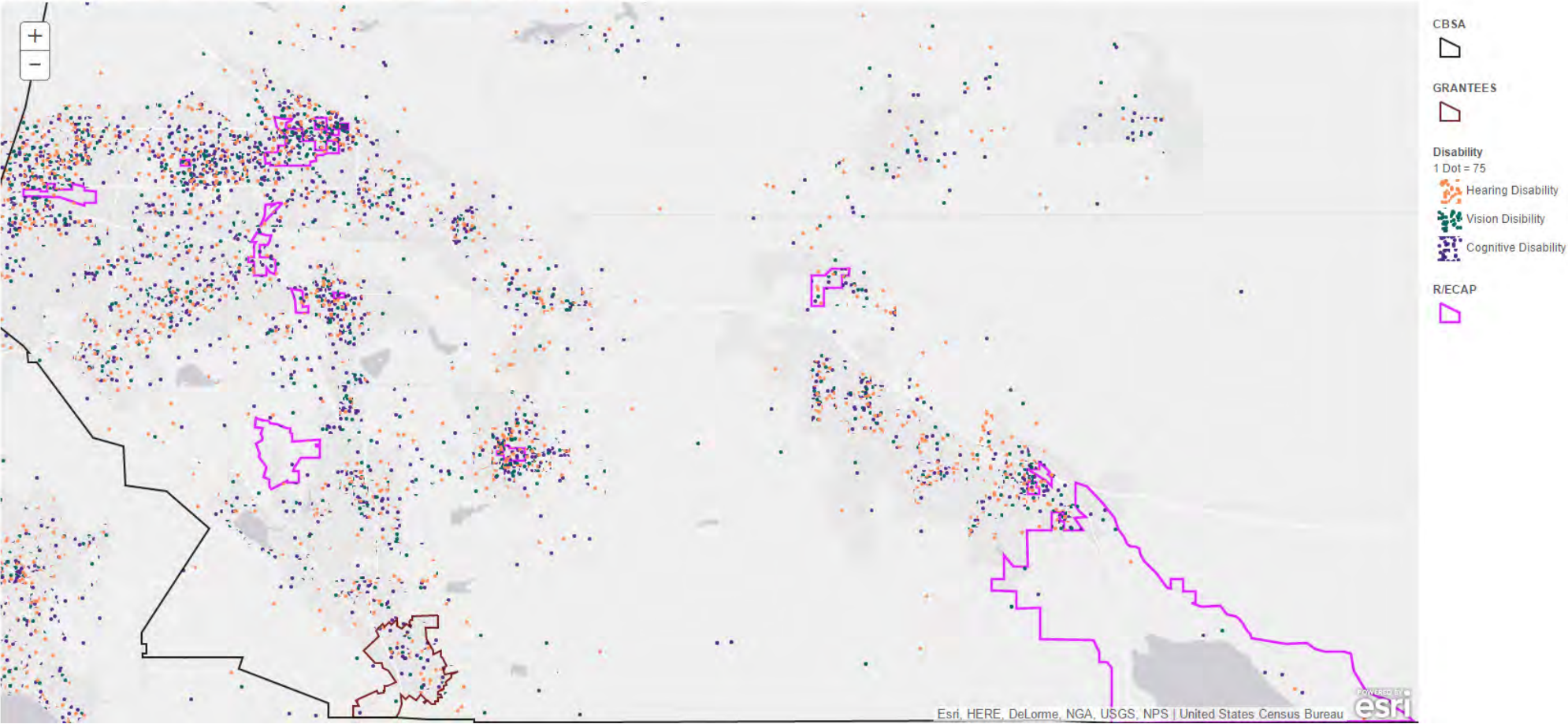


There are two versions of Map 16. This version depicts a dot density distribution by disability type (hearing, vision, cognition). Persons with disabilities are evenly distributed throughout the City. Data was supplied by HUD based on ACS data (2008-2012).



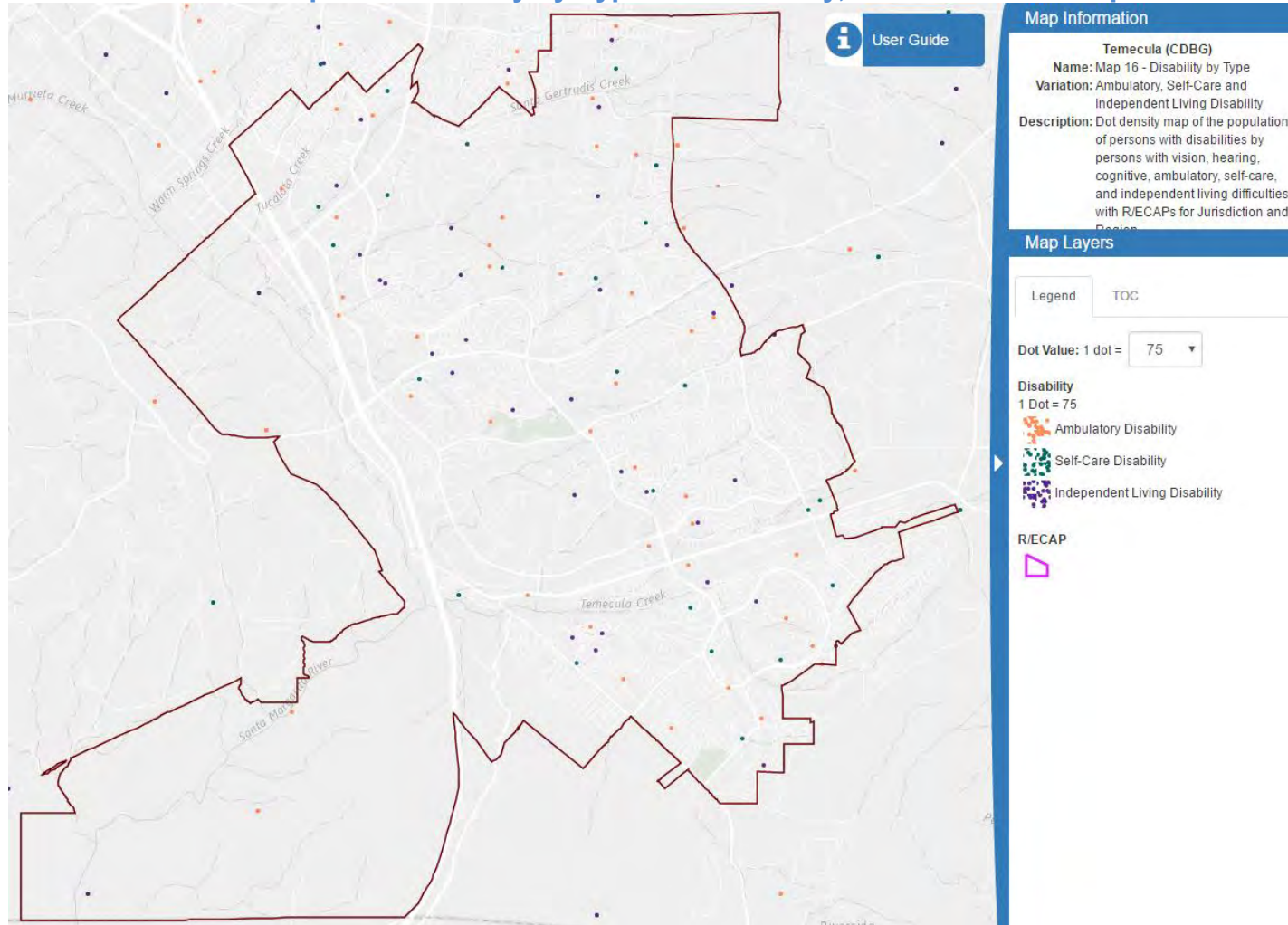
### Map 16 - Disability by Type (Hearing, Vision and Cognitive Disability)

Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 16 shows the locations where persons with hearing, vision and cognitive disabilities live throughout the region. The map demonstrates that they are concentrated in the northern urban areas of Riverside County, Hemet, and in the desert communities.

## Map 16 – Disability by Type – Ambulatory, Self-Care and Independent Living Disability

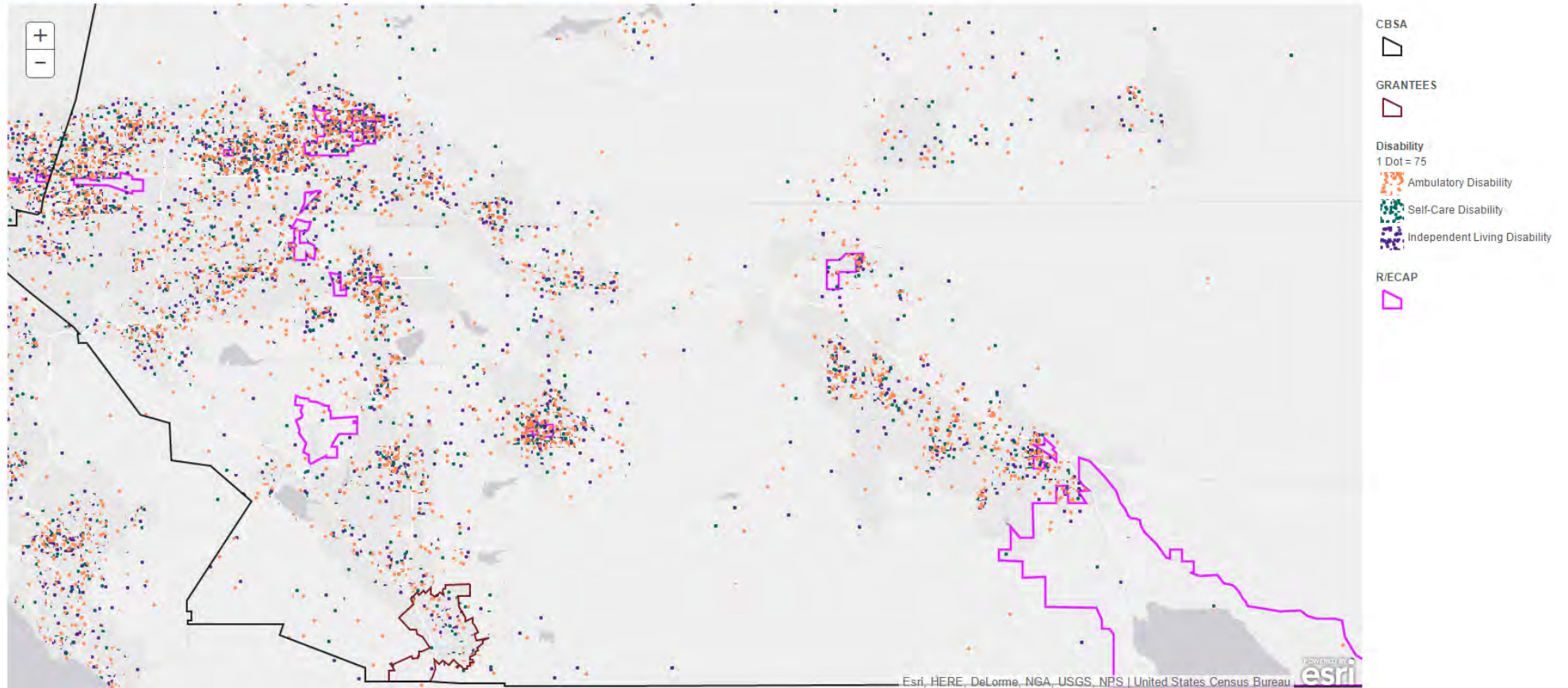


This version of Map 16 depicts a dot density distribution by disability type (ambulatory, self-care, independent living). Persons with disabilities are evenly distributed throughout the City. Data was supplied by HUD based on ACS data (2008-2012).



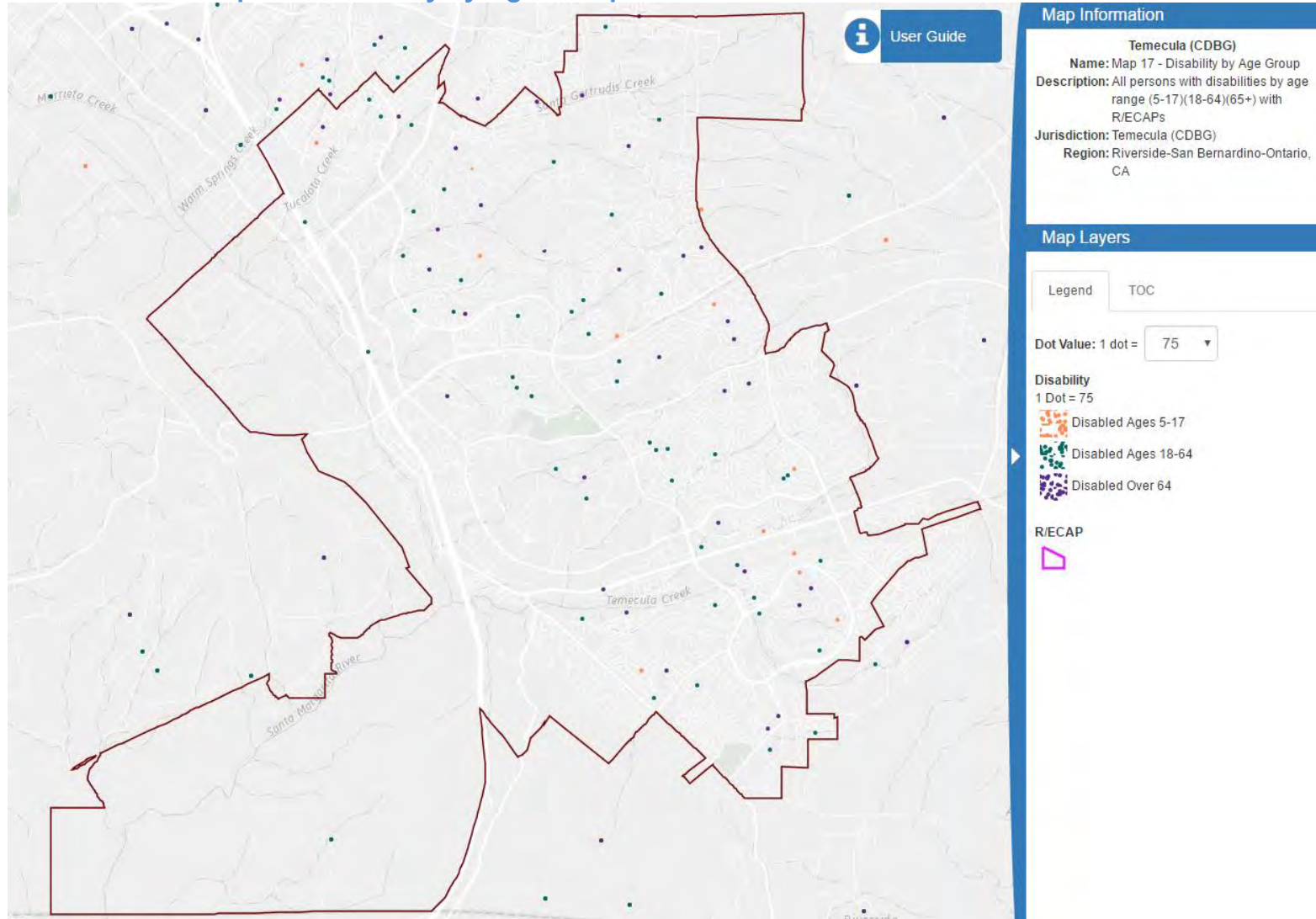
## Map 16 - Disability by Type (Ambulatory, Self-Care and Independent Living Disability)

Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region  
Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 16 shows where persons with ambulatory, self-care and independent living disabilities are located throughout the region. While the City has some residents with disabilities, the greatest concentrations are in the north, closer to County services.

## Map 17 – Disability by Age Group



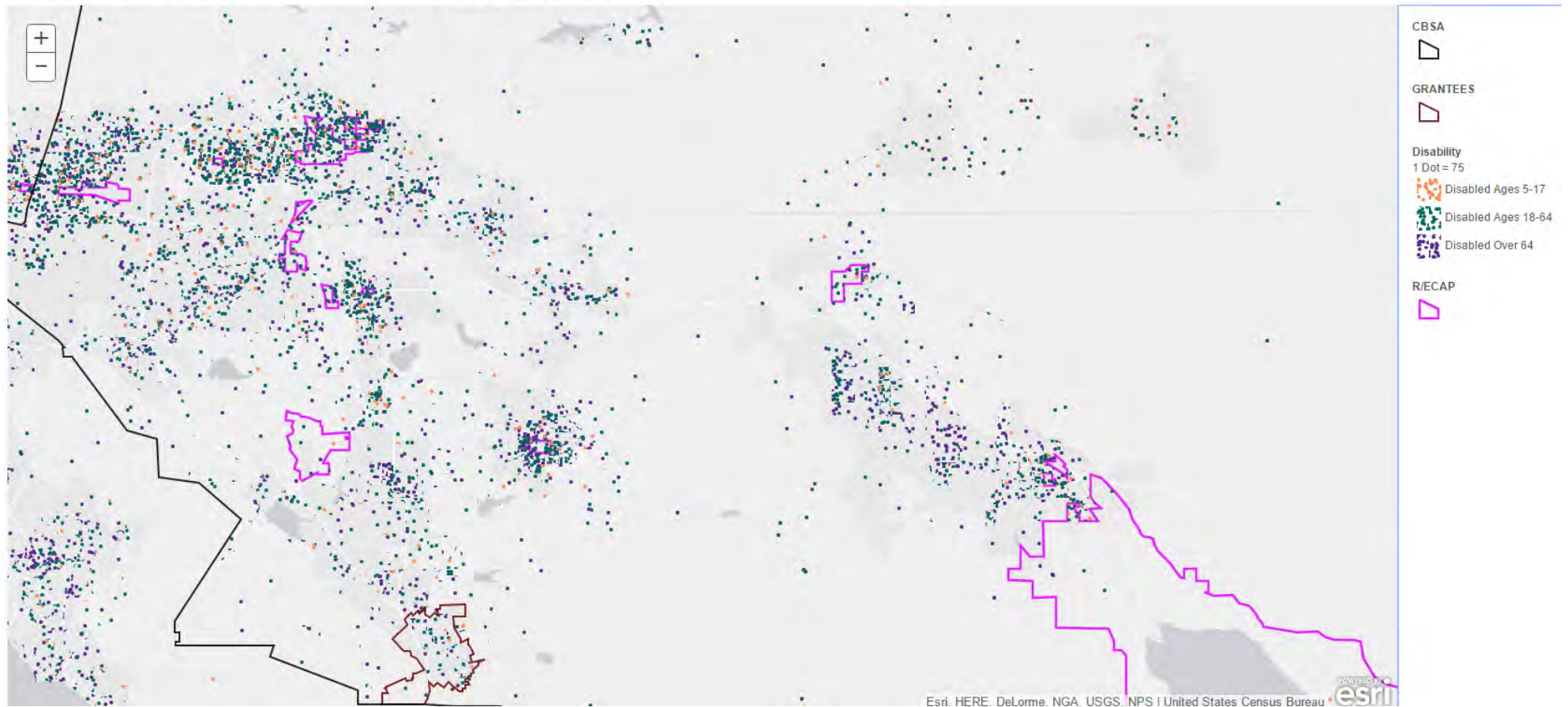
Map 17 shows the location of people with disabilities by age. Persons with disabilities are evenly distributed throughout the City. Data was supplied by HUD based on ACS data (2008-2012).



## Map 17 - Disability by Age Group (Disability by Age Group)

All persons with disabilities by age range (5-17)(18-64)(65+) with R/ECAPs

Riverside-San Bernardino-Ontario, CA Region; Temecula, CA (063712) Jurisdiction



Map 17 shows the ages of those with disabilities from a regional perspective. As common for other persons with disabilities, these persons have located near where County services can be easily accessed.



**APPENDIX B**  
**HUD-Provided Tables**

## APPENDIX B

### HUD-Provided Tables

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**Table 1** provides a comparison in the demographic data for the City with the region including total population, the number and percentage of persons by race/ethnicity, national origin (10 most populous), Limited English Proficiency populations (LEP) (10 most populous), disability by type, sex, age range (under 18, 18-64, 65+), and households with children. The City is diverse in its racial/ethnic composition, national origin, LEP, and persons with disabilities. However, the region as a whole is even more diverse than the City. The region is the largest region in the United States and is home to many immigrant households. Demographic data is based on sample questions from the 2010 Census and may not reflect official data released by the Census Bureau.

<b>Table 1 - Demographics</b>					
	<b>(Temecula, CA CDBG) Jurisdiction</b>			<b>(Riverside-San Bernardino-Ontario, CA CBSA) Region</b>	
<b>Race/Ethnicity</b>		<b>#</b>	<b>%</b>		
White, Non-Hispanic		47,973	57.00	1,546,666	36.61
Black, Non-Hispanic		3,265	3.88	301,523	7.14
Hispanic		20,991	24.94	1,996,402	47.25
Asian or Pacific Islander, Non-Hispanic		8,172	9.71	261,593	6.19
Native American, Non-Hispanic		527	0.63	19,454	0.46
Other, Non-Hispanic		143	0.17	7,737	0.18
<b>National Origin</b>	<b>Country</b>			<b>Country</b>	
#1 country of origin	Mexico	4,702	4.68	Mexico	553,493
#2 country of origin	Philippines	3,254	3.24	Philippines	62,019
#3 country of origin	Korea	658	0.65	El Salvador	30,455
#4 country of origin	El Salvador	526	0.52	Guatemala	19,549
#5 country of origin	India	467	0.46	Vietnam	19,525
#6 country of origin	Canada	361	0.36	Korea	18,565
#7 country of origin	Trinidad & Tobago	355	0.35	India	15,522
#8 country of origin	China excl. Hong Kong & Taiwan	327	0.33	Canada	14,763
#9 country of origin	Vietnam	309	0.31	China excl. Hong Kong & Taiwan	14,055
#10 country of origin	England	258	0.26	Taiwan	9,245
<b>Limited English Proficiency (LEP)</b>	<b>Language</b>			<b>Language</b>	
#1 LEP Language	Spanish	4,208	4.44	Spanish	533,544
#2 LEP Language	Tagalog	1,304	1.38	Chinese	20,495
#3 LEP Language	Korean	422	0.45	Tagalog	16,986
#4 LEP Language	Chinese	317	0.33	Vietnamese	12,570
#5 LEP Language	Thai	163	0.17	Korean	11,883
#6 LEP Language	Hindi	115	0.12	Arabic	6,835
#7 LEP Language	Other Pacific Island Language	107	0.11	Other Pacific Island	5,360
#8 LEP Language	Persian	102	0.11	Other Indic language	3,125
#9 LEP Language	Other Indic Language	100	0.11	Cambodian	3,117
#10 LEP Language	Vietnamese	97	0.10	Thai	2,576
<b>Disability Type</b>					
Hearing difficulty		2,501	2.67		126,641
Vision difficulty		1,057	1.13		88,400
Cognitive difficulty		3,312	3.54		170,114
Ambulatory difficulty		3,579	3.83		241,262
Self-care difficulty		1,873	2.00		102,841
Independent living difficulty		2,710	2.90		170,490
<b>Sex</b>					
Male		41,260	49.03		2,101,083
Female		42,898	50.97		2,123,768
<b>Age</b>					
Under 18		25,351	30.12		1,214,696
18-64		52,110	61.92		2,570,221
65+		6,697	7.96		439,934
<b>Family Type</b>					
Families with children		12,274	56.35		500,062

Note 1: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total families.

Note 2: 10 most populous places of birth and languages at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.

**Table 2** shows demographic trends from 1990 through 2010. Tabular demographic trend data for the City and region, including the number and percentage of persons by race/ethnicity, total national origin (foreign born), total LEP, sex, age range (under 18, 18-64, 65+), and households with children. The City has experienced tremendous growth in the last twenty years. While all racial and ethnic groups except Native Americans have increased numerically, Hispanics and Asians have far exceeded other racial and ethnic groups proportionately. Whites are continuing to increase, but at a slower rate. This is true for the region as a whole. This is also reflected in the percentage of persons from other nations. However, those with limited English proficiency have not increased as dramatically. The number families with children, in proportion to the general population, (and correspondingly those under the age of 18) have decreased in the last ten years for both the City and region.

**Table 2 - Demographic Trends**

	<b>(Temecula, CA CDBG) Jurisdiction</b>						<b>(Riverside-San Bernardino-Ontario, CA CBSA) Region</b>					
	<b>1990</b>		<b>2000</b>		<b>2010</b>		<b>1990</b>		<b>2000</b>		<b>2010</b>	
<b>Race/Ethnicity</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
White, Non-Hispanic	19,580	80.23	46,367	69.26	47,973	57.00	1,615,830	62.41	1,540,776	47.33	1,546,666	36.61
Black, Non-Hispanic	309	1.27	2,784	4.16	3,265	3.88	168,731	6.52	263,322	8.09	301,523	7.14
Hispanic	3,545	14.53	12,197	18.22	20,991	24.94	685,672	26.48	1,228,683	37.75	1,996,402	47.25
Asian or Pacific Islander, Non-Hispanic	586	2.40	4,310	6.44	8,172	9.71	93,331	3.60	164,035	5.04	261,593	6.19
Native American, Non-Hispanic	300	1.23	956	1.43	527	0.63	18,007	0.70	36,061	1.11	19,454	0.46
<b>National Origin</b>												
Foreign-born	2,388	9.83	7,839	11.71	15,573	15.50	360,666	13.93	612,354	18.81	920,860	21.80
<b>LEP</b>												
Limited English Proficiency	1,560	6.42	3,903	5.83	7,613	7.57	252,012	9.73	462,538	14.21	640,802	15.17
<b>Sex</b>												
Male	12,299	50.61	33,228	49.63	41,260	49.03	1,294,274	50.00	1,618,466	49.73	2,101,083	49.73
Female	12,001	49.39	33,727	50.37	42,898	50.97	1,294,518	50.00	1,636,316	50.27	2,123,768	50.27
<b>Age</b>												
Under 18	7,614	31.33	23,494	35.09	25,351	30.12	771,845	29.81	1,044,686	32.10	1,214,696	28.75
18-64	14,935	61.46	38,770	57.90	52,110	61.92	1,539,215	59.46	1,869,817	57.45	2,570,221	60.84
65+	1,751	7.21	4,690	7.00	6,697	7.96	277,732	10.73	340,280	10.45	439,934	10.41
<b>Family Type</b>												
Families with children	3,592	54.09	7,042	62.40	12,274	56.35	331,552	50.68	266,840	54.97	500,062	50.99

Note 1: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.

Note 2: Data Sources: Decennial Census; ACS

**Table 3** Racial/Ethnic Dissimilarity – Tabular race/ethnicity dissimilarity index for the City and the region. Dissimilarity index values between 0 and 39 generally indicate high integration (low segregation), values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. Despite its tremendous growth rate, the City continues to have low dissimilarity trends meaning that there is high integration for all populations. On the other hand, the region is experiencing moderate segregation of population groups.

<b>Table 3 - Racial/Ethnic Dissimilarity Trends</b>						
	<b>(Temecula, CA CDBG) Jurisdiction</b>			<b>(Riverside-San Bernardino-Ontario, CA CBSA) Region</b>		
<b>Racial/Ethnic Dissimilarity Index</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Non-White/White	2.17	11.78	18.93	32.92	38.90	41.29
Black/White	6.22	15.02	23.51	43.74	45.48	47.66
Hispanic/White	1.04	14.35	19.40	35.57	42.40	43.96
Asian or Pacific Islander/White	5.26	11.18	26.05	33.17	37.31	43.07
Note 1: Data Sources: Decennial Census						
Note 2: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info">www.hudexchange.info</a> ).						

**Table 4** provides tabular data for the percentage of racial/ethnic groups, families with children, and national origin groups (10 most populous) for the City and region who reside in R/ECAPs (racially and ethnically concentrated areas of poverty). Note: The City does not have an R/ECAPS. As seen in many of the maps in this Assessment of Fair Housing, the region contains several R/ECAP areas, with the closest located approximately thirty miles away in Hemet.

<b>Table 4 - R/ECAP Demographics</b>					
	<b>(Temecula, CA CDBG) Jurisdiction</b>			<b>(Riverside-San Bernardino-Ontario, CA CBSA) Region</b>	
<b>R/ECAP Race/Ethnicity</b>		<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Total Population in R/ECAPs		0	-	216,883	-
White, Non-Hispanic		0		31,772	14.65
Black, Non-Hispanic		0		21,220	9.78
Hispanic		0		150,371	69.33
Asian or Pacific Islander, Non-Hispanic		0		8,676	4.00
Native American, Non-Hispanic		0		938	0.43
Other, Non-Hispanic		0		390	0.18
<b>R/ECAP Family Type</b>					
Total Families in R/ECAPs		0	-	42,614	-
Families with children		0		26,863	63.04
<b>R/ECAP National Origin</b>	<b>Country</b>			<b>Country</b>	
Total Population in R/ECAPs		0	-	216,883	-
#1 country of origin	Null	0	0.00	Mexico	50,507 23.29
#2 country of origin	Null	0	0.00	El Salvador	2,563 1.18
#3 country of origin	Null	0	0.00	Guatemala	1,424 0.66
#4 country of origin	Null	0	0.00	Philippines	775 0.36
#5 country of origin	Null	0	0.00	China excl. Hong Kong & Taiw	750 0.35
#6 country of origin	Null	0	0.00	Vietnam	619 0.29
#7 country of origin	Null	0	0.00	Indonesias	556 0.26
#8 country of origin	Null	0	0.00	Korea	384 0.18
#9 country of origin	Null	0	0.00	Canada	239 0.11
#10 country of origin	Null	0	0.00	Taiwan	239 0.11
Note 1: 10 most populous groups at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.					
Note 2: Data Sources: Decennial Census; ACS					
Note 3: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info">www.hudexchange.info</a> ).					

**Table 5** provides tabular data for total units by four categories of publicly supported housing in the Jurisdiction (Public Housing, Project-Based Section 8, Other Multifamily, Housing Choice Voucher (HCV) Program) for the City. The chart below does not include affordable housing projects funding with former redevelopment funds. See Appendix J for a listing of redevelopment assisted units.

<b>Table 5 - Publicly Supported Housing Units by Program Category</b>		
	<b>(Temecula, CA CDBG) Jurisdiction</b>	
<b>Housing Units</b>	<b>#</b>	<b>%</b>
Total housing units	28,971	-
Public Housing		
Project-based Section 8	55	0.19
Other Multifamily		
HCV Program	97	0.33
Note 1: Data Sources: Decennial Census; APSH		
Note 2: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info">www.hudexchange.info</a> ).		

**Table 6** provides tabular race/ethnicity data for four categories of publicly supported housing (Public Housing, Project-Based Section 8, Other Multifamily, Tenant-Based Section 8 Vouchers (HCV)) in the City, compared to the population as a whole, and to persons earning 30% annual median income (AMI), in the City. Except for Asians, all racial/ethnic groups have similar participation rates in publicly supported housing. Hispanics and Blacks have a greater proportion of participation than Whites for project-based vouchers and Blacks have a greater proportion than the other groups for tenant-based vouchers. However, the programs do not show any patterns of segregation. The chart below does not include units assisted with City redevelopment funds. See Appendix J for a listing of those units.

**Table 6 - Publicly Supported Housing Residents by Race/Ethnicity**

	Race/Ethnicity							
(Temecula, CA CDBG) Jurisdiction	White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%
Public Housing								
Project-Based Section 8	20	37.04	11	20.37	22	40.74	0	0.00
Other Multifamily								
HCV Program	45	56.96	13	16.46	21	26.58	0	0.00
<b>0-30% of AMI</b>	1,119	53.54	120	5.74	544	26.03	145	6.94
<b>0-50% of AMI</b>	2,134	46.90	280	6.15	1,219	26.79	299	6.57
<b>0-80% of AMI</b>	4,564	51.72	409	4.63	2,504	28.37	649	7.35
<b>(Temecula, CA CDBG) Jurisdiction</b>	47,973	57.00	3,265	3.88	20,991	24.94	8,172	9.71
Note 1: Data Sources: Decennial Census; APSH; CHAS								
Note 2: #s presented are numbers of households not individuals.								
<a href="http://www.hudexchange.info">Note 3: Refer to the Data Documentation for details (www.hudexchange.info).</a>								



**Table 7** provides tabular data on publicly supported housing units and R/ECAPs for the City. It is important to note that the City does not have any R/ECAPS (racially and ethnically concentrated areas of poverty). The chart below shows that HCV units mostly include elderly and households with disabilities, some which are families with children present. The chart below does not include units assisted with City redevelopment funds. See Appendix J for a listing of those units.

**Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category**

(Temecula, CA CDBG) Jurisdiction	Total # units (occupied)	% Elderly	% with a disability*	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Families with children
<b>Public Housing</b>								
R/ECAP tracts								
Non R/ECAP tracts								
<b>Project-based Section 8</b>								
R/ECAP tracts								
Non R/ECAP tracts	51	12.73	3.64	37.04	20.37	40.74	0.00	65.45
<b>Other HUD Multifamily</b>								
R/ECAP tracts								
Non R/ECAP tracts								
<b>HCV Program</b>								
R/ECAP tracts								
Non R/ECAP tracts	85	58.24	39.56	56.96	16.46	26.58	0.00	14.29

Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect information on all members of the household.

Note 2: Data Sources: APSH

Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

**Table 8** provides development level demographics by Public Housing, Project-Based Section 8, and Other Multifamily<sup>1</sup> for the City. This corresponds to the information presented in Table 6 for Project- Based Section 8 units. It should be noted that these totals do not reflect the units assisted with City redevelopment funds. Refer to Appendix J lists for redevelopment units.

**Table 8 - Demographics of Publicly Supported Housing Developments, by Program Category**

Project-Based Section 8			
(Temecula, CA CDBG) Jurisdiction	Project-Based Race/Ethnicity (%)	Project-Based Households with Children (%)	
Developments			
Rancho California	White	38	66
	Black	20	
	Hispanic	40	
	Asian	0	

Note 1: For LIHTC properties, this information will be supplied by local knowledge.

Note 2: Percentages may not add to 100 due to rounding error.

Note 3: Data Sources: APSH

[Note 4: Refer to the Data Documentation for details \(www.hudexchange.info\).](#)

**Table 9** provides tabular data of total households in the City and region households experiencing one or more housing burdens by race/ethnicity and family size. For this table, the City's percentages mirror the region and the nation on average, for nearly all categories for households experiencing disproportionate housing needs. Whites have the lowest percentage of problems at 47% with Hispanics having the highest for the major groups at 62%. The Native American percentage may be high, because of Pechanga tribal land that is adjacent to City limits. The same conclusion holds true for those households with severe housing problems. They again reflect the region as a whole.

<b>Table 9 - Demographics of Households with Disproportionate Housing Needs</b>						
<b>Disproportionate Housing Needs</b>	<b>(Temecula, CA CDBG) Jurisdiction</b>			<b>(Riverside-San Bernardino-Ontario, CA CBSA) Region</b>		
<b>Households experiencing any of 4 housing problems*</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>						
White, Non-Hispanic	9,490	20,034	47.37	256,080	620,415	41.28
Black, Non-Hispanic	715	1,299	55.04	56,895	95,260	59.73
Hispanic	3,790	6,089	62.24	277,970	457,795	60.72
Asian or Pacific Islander, Non-Hispanic	1,330	2,449	54.31	37,730	73,754	51.16
Native American, Non-Hispanic	360	445	80.90	3,154	6,294	50.11
Other, Non-Hispanic	235	575	40.87	11,725	22,795	51.44
<i>Total</i>	<i>15,910</i>	<i>30,880</i>	<i>51.52</i>	<i>643,570</i>	<i>1,276,315</i>	<i>50.42</i>
<b>Household Type and Size</b>						
Family households, <5 people	9,755	19,795	49.28	319,120	712,850	44.77
Family households, 5+ people	2,680	4,790	55.95	163,795	245,315	66.77
Non-family households	3,485	6,290	55.41	160,655	318,160	50.50
<b>Households experiencing any of 4 Severe Housing Problems**</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>						
White, Non-Hispanic	4,160	20,034	20.76	126,230	620,415	20.35
Black, Non-Hispanic	375	1,299	28.87	32,105	95,260	33.70
Hispanic	2,165	6,089	35.56	176,935	457,795	38.65
Asian or Pacific Islander, Non-Hispanic	620	2,449	25.32	21,145	73,754	28.67
Native American, Non-Hispanic	150	445	33.71	1,680	6,294	26.69
Other, Non-Hispanic	100	575	17.39	6,650	22,795	29.17
<i>Total</i>	<i>7,555</i>	<i>30,880</i>	<i>24.47</i>	<i>364,730</i>	<i>1,276,315</i>	<i>28.58</i>
<p>Note 1: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.</p> <p>Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.</p> <p>Note 3: Data Sources: CHAS</p> <p>Note 4: Refer to the Data Documentation for details (<a href="http://www.hudexchange.info">www.hudexchange.info</a>).</p>						

**Table 10** provides tabular data of the total number of households in the City and region experiencing severe housing burdens by race/ethnicity. The City's percentages reflect the region but the difference is not statistically significant among races/ethnicities and household types and sizes.

**Table 10 - Demographics of Households with Severe Housing Cost Burden**

Households with Severe Housing Cost Burden*	(Temecula, CA CDBG) Jurisdiction			(Riverside-San Bernardino-Ontario, CA CBSA) Region		
Race/Ethnicity	# with severe cost burden	# households	% with severe cost burden	# with severe cost burden	# households	% with severe cost burden
White, Non-Hispanic	3,960	20,034	19.77	112,395	620,415	18.12
Black, Non-Hispanic	305	1,299	23.48	28,660	95,260	30.09
Hispanic	1,615	6,089	26.52	116,490	457,795	25.45
Asian or Pacific Islander, Non-Hispanic	515	2,449	21.03	17,020	73,754	23.08
Native American, Non-Hispanic	125	445	28.09	1,300	6,294	20.65
Other, Non-Hispanic	85	575	14.78	5,425	22,795	23.80
<i>Total</i>	<i>6,605</i>	<i>30,880</i>	<i>21.39</i>	<i>281,290</i>	<i>1,276,315</i>	<i>22.04</i>
<b>Household Type and Size</b>						
Family households, <5 people	4,005	19,795	20.23	145,390	712,850	20.40
Family households, 5+ people	715	4,790	14.93	51,350	245,315	20.93
Non-family households	1,885	6,290	29.97	84,550	318,160	26.57
<p>Note 1: Severe housing cost burden is defined as greater than 50% of income.</p> <p>Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.</p> <p>Note 3: The # households is the denominator for the % with problems, and may differ from the # households for the table on severe housing problems.</p> <p>Note 4: Data Sources: CHAS</p> <p>Note 5: Refer to the Data Documentation for details (<a href="http://www.hudexchange.info">www.hudexchange.info</a>).</p>						

**Table 11** provides tabular data on the number of bedrooms for units of 4 categories of publicly supported housing (Public Housing, Project-Based Section 8, Other Multifamily, HCV) for the City. The chart below does not include units assisted with City redevelopment funds. The smaller units for HCV reflect that most of the units house seniors and persons with disabilities. See Appendix J for a listing of redevelopment assisted units.

<b>Table 11 - Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children</b>									
	<b>(Temecula, CA CDBG) Jurisdiction</b>								
	<b>Households in 0-1 Bedroom Units</b>		<b>Households in 2 Bedroom Units</b>		<b>Households in 3+ Bedroom Units</b>		<b>Households with Children</b>		
<b>Housing Type</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	
Public Housing									
Project-Based Section 8	0	0.00	23	41.82	31	56.36	36	65.45	
Other Multifamily									
HCV Program	53	58.24	25	27.47	5	5.49	13	14.29	
Note 1: Data Sources: APSH									
Note 2: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info">www.hudexchange.info</a> ).									

**Table 12** provides tabular data of opportunity indices for school proficiency, jobs proximity, labor-market engagement, transit trips, low transportation costs, low poverty, and environmental health for the City and region by race/ethnicity and among households below the Federal poverty line. In the following table, the higher scores reflect better standards for the City residents compared to the nation. In all of these indices, there is no significant difference among races and ethnicities in the City.

In comparison to the national average (50%), the poverty and school proficiency indices are substantially higher, meaning the City has less poverty and better performing schools. This is especially true when compared to the region, which has scores substantially lower than the City. The labor market index is average compared to the nation, but much higher than the region. The transit and transportation indices are below the average, partly due to California's dependency on the automobile. Temecula's indices reflect the regional indices. Auto-dependency is also reflected with the average scores in the Jobs Proximity Index. There is little difference between the region and the City in its transit and jobs proximity scores. The same is true with the environmental health index, which is slightly below the national average and slightly above the regional average.

**Table 12 - Opportunity Indicators, by Race/Ethnicity**

(Temecula, CA CDBG) Jurisdiction	School						
	Low Poverty Index	Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Total Population</b>							
White, Non-Hispanic	71.23	82.20	49.79	37.43	19.98	43.84	40.42
Black, Non-Hispanic	67.12	80.36	47.83	39.46	23.98	43.39	39.99
Hispanic	65.42	79.00	47.44	39.41	25.05	44.36	40.10
Asian or Pacific Islander, Non-Hispanic	67.93	81.58	48.20	39.94	22.70	43.37	40.01
Native American, Non-Hispanic	68.80	80.86	46.38	38.79	18.10	44.07	40.04
<b>Population below federal poverty line</b>							
White, Non-Hispanic	65.41	79.54	48.79	39.95	24.93	49.41	39.77
Black, Non-Hispanic	54.98	80.53	51.31	41.84	29.89	56.55	38.58
Hispanic	58.03	78.90	49.50	43.87	28.51	45.26	39.43
Asian or Pacific Islander, Non-Hispanic	46.21	73.28	44.15	43.00	35.10	57.42	38.06
Native American, Non-Hispanic	67.95	86.26	46.72	39.52	15.77	39.32	40.93
(Riverside-San Bernardino-Ontario, CA CBSA) Region	School						
	Low Poverty Index	Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Total Population</b>							
White, Non-Hispanic	52.61	53.19	34.50	37.96	25.75	49.40	38.01
Black, Non-Hispanic	42.80	44.09	27.18	42.55	31.82	48.67	29.31
Hispanic	37.51	40.97	24.20	43.12	32.68	47.41	29.22
Asian or Pacific Islander, Non-Hispanic	60.42	58.09	43.02	41.92	29.18	48.60	26.57
Native American, Non-Hispanic	41.19	45.70	25.06	36.84	26.34	49.72	41.33
<b>Population below federal poverty line</b>							
White, Non-Hispanic	38.39	44.64	25.55	38.74	29.20	50.12	40.58
Black, Non-Hispanic	27.15	35.02	17.39	43.48	34.78	49.72	30.90
Hispanic	23.78	34.72	16.42	44.76	36.54	49.77	30.32
Asian or Pacific Islander, Non-Hispanic	42.30	44.87	30.51	45.00	37.05	51.79	24.89
Native American, Non-Hispanic	30.24	39.35	20.61	39.17	32.05	52.12	38.58

Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Note 2: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

**Table 13** provides tabular data of persons with vision, hearing, cognitive, ambulatory, self-care, and independent living disabilities for the City and region. Persons may have more than one disability represented in the following table. The percentages for the City are less in all categories compared to the region. This could reflect that more services are available in the County Seats of both counties compared to the Temecula Valley. This sentiment has been echoed in community meetings and consultations.

<b>Table 13 - Disability by Type</b>				
	<b>(Temecula, CA CDBG) Jurisdiction</b>		<b>(Riverside-San Bernardino- Ontario, CA CBSA) Region</b>	
<b>Disability Type</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Hearing difficulty	2,501	2.67	126,641	3.24
Vision difficulty	1,057	1.13	88,400	2.26
Cognitive difficulty	3,312	3.54	170,114	4.36
Ambulatory difficulty	3,579	3.83	241,262	6.18
Self-care difficulty	1,873	2.00	102,841	2.63
Independent living difficulty	2,710	2.90	170,490	4.37
<p>Note 1: All % represent a share of the total population within the jurisdiction or region.</p> <p>Note 2: Data Sources: ACS</p> <p><a href="http://www.hudexchange.info">Note 3: Refer to the Data Documentation for details (www.hudexchange.info).</a></p>				

**Table 14** provides data of persons with disabilities by age range (5-17, 18-64, and 65+) for the City and region. The table reflects the greatest numbers of those with disabilities are adults between ages 18 and 64 followed by the elderly. To draw a conclusion of need, this data is skewed due to the age span of categories. Proportionately, the City has fewer persons with disabilities, except for children. This sentiment was also echoed in the community meetings.

<b>Table 14 - Disability by Age Group</b>				
	<b>(Temecula, CA CDBG) Jurisdiction</b>		<b>(Riverside-San Bernardino- Ontario, CA CBSA) Region</b>	
<b>Age of People with Disabilities</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
age 5-17 with Disabilities	1,097	1.17	37,092	0.95
age 18-64 with Disabilities	4,114	4.40	241,640	6.19
age 65+ with Disabilities	2,823	3.02	174,002	4.46
Note 1: All % represent a share of the total population within the jurisdiction or region.				
Note 2: Data Sources: ACS				
Note 3: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info">www.hudexchange.info</a> ).				



**Table 15** provides tabular data on disability and publicly supported housing for the City and region. The chart below does not include units assisted with City redevelopment funds. See Appendix J for a listing of affordable housing projects funded by redevelopment.

<b>Table 15 - Disability by Publicly Supported Housing Program Category</b>		
<b>(Temecula, CA CDBG) Jurisdiction</b>	<b>People with a Disability*</b>	
	<b>#</b>	<b>%</b>
Public Housing		
Project-Based Section 8	2	3.64
Other Multifamily		
HCV Program	36	39.56
<b>(Riverside-San Bernardino-Ontario, CA CBSA) Region</b>		
Public Housing	189	11.67
Project-Based Section 8	630	10.36
Other Multifamily	98	4.80
HCV Program	4,478	27.11
Note 1: The definition of "disability" used by the Census Bureau may not be comparable to reporting requirements under HUD programs.		
Note 2: Data Sources: ACS		
Note 3: Refer to the <a href="http://www.hudexchange.info">Data Documentation for details (www.hudexchange.info)</a> .		

**APPENDIX C**  
**City of Temecula Assessment of Fair Housing**  
**Resident Surveys**

**APPENDIX D**  
**City of Temecula Assessment of Fair Housing**  
**Stakeholder Survey**



## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

¡Gracias por participar en esta encuesta!

El Ayuntamiento de la Ciudad de Temecula está preparando el Plan Consolidado 2017-2021 y una Evaluación de Vivienda Justa tal y como lo requiere el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés). Esta Encuesta de Residentes proporcionará aportaciones por parte de los residentes de la comunidad con respecto a la vivienda justa, vivienda asequible, desarrollo comunitario, desarrollo económico y otras necesidades de los residentes de la ciudad. El Plan Consolidado le permite al Ayuntamiento de la Ciudad de Temecula utilizar los fondos de Subsidios Globales para el Desarrollo Comunitario (CDBG) para mejorar la calidad de vida de sus residentes.

Esta encuesta debe tomar alrededor de 5-7 minutos para completarla. Sus respuestas serán confidenciales y únicamente utilizadas junto con todas las respuestas. El resultado de la encuesta será incorporado al reporte del Plan Consolidado y Evaluación de Vivienda Justa del Ayuntamiento.

Las respuestas a las preguntas de esta encuesta son un componente esencial para el proceso de planificación de Temecula. Si necesita asistencia o tiene preguntas con respecto a la encuesta, por favor comuníquese con Dean Huseby, Consultante de CDBG, al correo electrónico: [dhuseby@mdg-ldm.com](mailto:dhuseby@mdg-ldm.com)

\* 1. ¿Actualmente usted vive en la Ciudad de Temecula?

☐ Sí

☐ No



## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Satisfacción de la Vivienda

- \* 2. En general, ¿qué tan satisfecho o insatisfecho está usted con su casa o apartamento? Seleccione uno, en la escala del 1 al 4, donde 1 indica “Extremadamente Insatisfecho” y 4 indica “Extremadamente Satisfecho”?

Extremadamente Insatisfecho	Insatisfecho	Satisfecho	Extremadamente Satisfecho	No aplica, no vivo en Temecula
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Si seleccionó extremadamente insatisfecho o insatisfecho, enumere hasta 3 razones por las cuales usted no está satisfecho con su casa o apartamento:

\* 3. Si usted pudiera cambiar algo acerca de su situación actual de vivienda. ¿cuál sería?

- ☐ Yo no cambiaría nada acerca de mi situación actual de vivienda.
- ☐ Yo actualmente rento, pero me gustaría comprar/ser dueño de mi casa.
- ☐ Yo viviría en una parte diferente de Temecula.
- ☐ Yo soy dueño de una casa, y me gustaría venderla.
- ☐ Me gustaría vivir en otra comunidad diferente en vez de Temecula.
- ☐ Otro (por favor especifique)





## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Insatisfacción de la Vivienda

4. Si está insatisfecho, enumere por lo menos 3 razones por las cuales usted está insatisfecho con su casa o apartamento:

1.

2.

3.



## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Satisfacción de la Vivienda

\* 5. ¿Actualmente usted renta o es propietario?

- ☐ Rento
- ☐ Propietario
- ☐ Otro (por favor especifique)





## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Preguntas a Propietarios de Casa

\* 6. ¿Actualmente usted debe más dinero por la casa en comparación a su valor actual?

- ☐ Sí
- ☐ No
- ☐ No sé

\* 7. ¿Qué tan preocupado está usted con la posibilidad de que le suceda una ejecución de préstamo hipotecario? Seleccione uno, en la escala del 1 al 4, donde 1 indica “No estoy preocupado en absoluto” y 4 indica “Extremadamente Preocupado”?

No estoy preocupado en lo  
absoluto

Algo preocupado

Preocupado

Extremadamente Preocupado





## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Preguntas a Arrendatarios

- \* 8. ¿Qué tal fácil o difícil fue para usted encontrar una unidad de arrendamiento que estuviera a su alcance financiero en Temecula, en la escala del 1 al 4, donde 1 indica “Extremadamente Difícil” y 4 “Extremadamente Fácil”?

Extremadamente Difícil

Difícil

Fácil

Extremadamente Fácil

☐☐☐☐

\* 9. Si usted quiere comprar una casa en Temecula, ¿por qué no lo ha hecho?  
(Seleccione todos los que apliquen).

- ☐ No tengo suficiente dinero para el enganche.
- ☐ No puedo sostener un préstamo hipotecario.
- ☐ No puedo sostener el costo de mantenimiento asociado con la propiedad de vivienda.
- ☐ Tengo mal crédito.
- ☐ No puedo encontrar la casa que quiero comprar.
- ☐ Planteo mudarme a otra ciudad.
- ☐ No aplica; no deseo comprar una casa.
- ☐ Otro (por favor especifique)





## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Necesidades de Vivienda y Desarrollo Comunitario

Considere las necesidades en Temecula. Seleccione tres necesidades principales dentro de cada categoría de actividades admisibles.

#### \* 10. Instalaciones Comunitaria (puede seleccionar hasta 3)

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Centros para Personas de la 3ra. Edad | <input type="checkbox"/> Parques e Instalaciones de Recreación     | <input type="checkbox"/> Estaciones de Bomberos y Equipo      |
| <input type="checkbox"/> Centros para Jóvenes                  | <input type="checkbox"/> Instalaciones para el Cuidado de la Salud | <input type="checkbox"/> Bibliotecas                          |
| <input type="checkbox"/> Guarderías Infantiles                 | <input type="checkbox"/> Centros Comunitarios                      | <input type="checkbox"/> No hay necesidad bajo esta categoría |

#### \* 11. Infraestructura (puede seleccionar hasta 3)

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Mejoras de Drenaje              | <input type="checkbox"/> Alumbrado Público   | <input type="checkbox"/> No hay necesidad bajo esta categoría |
| <input type="checkbox"/> Mejoras de Agua/Alcantarillados | <input type="checkbox"/> Mejoras de Banquetas  |   |
| <input type="checkbox"/> Mejoras de Calles/Callejones    | <input type="checkbox"/> Mejoras según la Ley de Americanos Discapacitados (ADA) (banquetas, rampas, espacios accesibles de estacionamiento, etc.) |   |

\* 12. Necesidades Especiales (puede seleccionar hasta tres)

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Centros/Servicios para Discapacitados | <input type="checkbox"/> Servicios para Abuso de Drogas                  | <input type="checkbox"/> Centros para Niños Desamparados/Abusados y Servicios |
| <input type="checkbox"/> Mejoras de Accesibilidad              | <input type="checkbox"/> Albergues para Personas sin Hogar/Servicios     | <input type="checkbox"/> Servicios para la Autosuficiencia de la Familia      |
| <input type="checkbox"/> Servicios para Violencia Doméstica    | <input type="checkbox"/> Centros para Tratamiento de HV/AIDS & Servicios | <input type="checkbox"/> No hay necesidad bajo esta categoría                 |

\* 13. Servicios Comunitarios (puede seleccionar hasta tres)

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Actividades para Personas de la 3ra. Edad | <input type="checkbox"/> Servicios de Transportación | <input type="checkbox"/> Servicios para la Salud Mental       |
| <input type="checkbox"/> Actividades para Jóvenes                  | <input type="checkbox"/> Programas Contra el Crimen  | <input type="checkbox"/> Servicios de Asesoría Legal          |
| <input type="checkbox"/> Servicios de Guarderías Infantiles        | <input type="checkbox"/> Servicios para la Salud     | <input type="checkbox"/> No hay necesidad bajo esta categoría |

\* 14. Servicios para Vecindarios (puede seleccionar hasta tres)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Plantación de Árboles          | <input type="checkbox"/> Imposición de Códigos de Orden Público            | <input type="checkbox"/> No hay necesidad bajo esta categoría |
| <input type="checkbox"/> Limpieza de Basura y Escombros | <input type="checkbox"/> Instalaciones para Estacionamientos               |   |
| <input type="checkbox"/> Limpieza de Grafito            | <input type="checkbox"/> Limpieza de Lotes Baldíos y Edificios Abandonados |   |

\* 15. Negocios y Empleos (puede seleccionar hasta tres)

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Asistencia para el Inicio de un Negocio | <input type="checkbox"/> Capacitación de Empleos   | <input type="checkbox"/> Rehabilitación Comercial/Industrial  |
| <input type="checkbox"/> Préstamos para Empresas Pequeñas        | <input type="checkbox"/> Mejoras de Fachadas       | <input type="checkbox"/> No hay necesidad bajo esta categoría |
| <input type="checkbox"/> Creación/Retención de Empleos           | <input type="checkbox"/> Asesoramiento Empresarial |   |

\* 16. Vivienda (puede seleccionar hasta tres)

☐ Mejoras de Accesibilidad (rampas, levantamientos de sillas de ruedas, barras de sostenimiento, barandales, timbres de puertas visuales y alarmas de humo/monóxido de carbon)

☐ Mejoras/Rehabilitación de Viviendas Ocupadas por sus Propietarios

☐ Mejoras/Rehabilitación de Viviendas de Arrendamiento

☐ Asistencia para Comprar Casa

☐ Vivienda de Arrendamiento Asequible

☐ Viviendas para Discapacitados

☐ Viviendas para Personas de la 3ra. Edad

☐ Viviendas para Familias Grandes (más de 5 personas)

☐ Servicios para Vivienda Justa

☐ Eliminación y Prueba de Pintura con Base de Plomo

☐ Mejoras de Eficiencia Energética

☐ Vivienda Primordialmente para Jóvenes Acogidos Temporalmente

☐ Vivienda para la Unificación de Familias

☐ No hay necesidad bajo esta categoría





## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Elección de Vivienda Justa

La vivienda justa es una condición en la cual los individuos de niveles de ingresos similares en el mismo mercado de vivienda tienen variedades de elección disponibles para ellos independientemente de raza, color, ascendencia, origen de nacionalidad, religión, sexo, discapacidad, estado civil, estado familiar, o cualquier otro factor arbitrario.

Como parte del proceso de planificación, el Ayuntamiento de la Ciudad de Temecula debe analizar los factores asociados con la elección de vivienda y discriminación. Por favor responda a las siguientes preguntas:

\* 17. ¿Cree usted que exista discriminación de vivienda en su vecindario?

- ☐ Sí
- ☐ No

\* 18. ¿Alguna vez usted ha experimentado discriminación para obtener o mantener vivienda?

- ☐ Sí
- ☐ No



## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Discriminación de Vivienda

Si usted siente que pudo haber sido discriminado, comuníquese con la oficina del Concejo de Vivienda Justa del Municipio de Riverside al (951) 371-6518. Los servicios proporcionados por el Concejo de Vivienda Justa del Municipio de Riverside son gratuitos y están disponibles para todos los residents.

\* 19. ¿Quién cree que lo ha discriminado?

- ☐ Propietario/Administrador de la Propiedad
- ☐ Agente de Bienes Raíces
- ☐ Prestamista Hipotecario
- ☐ Asegurador Hipotecario
- ☐ Otro (por favor especifique)



\* 20. ¿En qué se basa a que usted pudo haber sido discriminado?

- ☐ Raza
- ☐ Color
- ☐ Origen de Nacionalidad
- ☐ Género
- ☐ Edad
- ☐ Religión
- ☐ Estado Familiar (padre soltero/madre soltera, divorciado(a))
- ☐ Discapacidad
- ☐ Otro (por favor especifique)

21. ¿Si usted cree que ha experimentado discriminación?, ¿lo denunció?

- ☐ Sí
- ☐ No



## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Discriminación de Vivienda

22. ¿Por qué usted decidió no denunciar la discriminación de vivienda?

- ☐ No sé a dónde puedo denunciarlo
- ☐ Demasiados problemas
- ☐ Miedo a represalias
- ☐ No creo que vaya a crear alguna diferencia
- ☐ Otro (por favor especifique)



## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Empleo

23. ¿Actualmente está empleado el individuo quien típicamente sirve como la fuente principal de ingresos de su hogar?

- ☐ Sí, tiene empleo
- ☐ No, desempleado y actualmente buscando empleo
- ☐ No, desempleado y no está buscando empleo
- ☐ Jubilado





## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Información Demográfica

24. Únicamente para el propósito de clasificación, ¿cuál categoría describe el total del ingreso anual de su hogar?

- |   |  |   |
|---|--|---|
| <input type="radio"/> Menos de \$10,000   | <input type="radio"/> \$35,001 a \$50,000  | <input type="radio"/> \$100,001 a \$125,000 |
| <input type="radio"/> \$10,000 a \$25,000 | <input type="radio"/> \$50,001 a \$75,000  | <input type="radio"/> Más de \$125,000      |
| <input type="radio"/> \$25,001 a \$35,000 | <input type="radio"/> \$75,001 a \$100,000 |   |

25. ¿Cuál es su origen étnico?

- ☐ Hispano
- ☐ No Soy Hispano

26. ¿Cuál es su raza? (marque todos los que apliquen)

☐ Indio Americano/Nativo Alaskeño

☐ Asiático

☐ Negro/Afroamericano

☐ Isleño del Pacífico

☐ Blanco

☐ Multi-Racial

☐ Otro (por favor especifique)

27. ¿Tiene niños menores de 18 años viviendo en su casa?

☐ Sí

☐ No

28. Incluyéndose usted, ¿cuántas personas viven en su hogar?

☐ 1 persona

☐ 4 personas

☐ 7 personas

☐ 2 personas

☐ 5 personas

☐ 8 o más personas

☐ 3 personas

☐ 6 personas



## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Necesidades Especiales

29. ¿Algún miembro de su hogar tiene alguna discapacidad mental o física?

- ☐ Sí, discapacidad mental
- ☐ Sí, discapacidad física
- ☐ Sí, ambas discapacidades física y mental
- ☐ No





## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

30. ¿Actualmente su casa satisface las necesidades del miembro(s) discapacitado(s) de su hogar?

☐ Sí

☐ No

*(por favor describa que es lo que necesita para proporcionar las necesidades al/los miembro(s) discapacitado(os) de su hogar en la siguiente sección para comentarios.*

Otro (por favor especifique)





## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

### Área de Residencia

\* 31. Por favor indique el código postal o el área de Temecula en la cual usted vive:



## Encuesta para Vivienda Justa y Plan Consolidado del Ayuntamiento de la Ciudad de Temecula

**Gracias**

*¡Le agradecemos su participación en esta encuesta! Si usted tiene alguna pregunta acerca de esta encuesta, la evaluación de vivienda justa o del Plan Consolidado, por favor comuníquese con Dean Huseby al correo electrónico: [dhuseby@mdg-ldm.com](mailto:dhuseby@mdg-ldm.com)*

Entregar al Ayuntamiento de la Ciudad de Temecula:  
City of Temecula Community Development Dept.  
41000 Main Street  
Temecula, CA 92590



## City of Temecula Fair Housing and Consolidated Plan Survey

Thank you for taking part in this survey!

The City of Temecula is preparing the 2017-2021 Consolidated Plan and an Assessment of Fair Housing as required by the U.S. Department of Housing and Urban Development (HUD). This Resident Survey will provide input from the community regarding fair housing, affordable housing, community development, economic development and other needs of its residents. The Consolidated Plan allows Temecula to utilize Community Development Block Grant (CDBG) funds to enhance the quality of life of its residents.

This survey should take about 5-7 minutes to complete. Your responses will be confidential and only used together with all of the responses. The survey result will be incorporated in the City's Consolidated Plan and Assessment of Fair Housing report.

Your responses to these questions are an essential component of Temecula's planning process. Should you need assistance or have questions regarding the survey, please contact Dean Huseby, CDBG Consultant at [dhuseby@mdg-ldm.com](mailto:dhuseby@mdg-ldm.com).

\* 1. Do you currently live in the City of Temecula?

☐ Yes

☐ No





## City of Temecula Fair Housing and Consolidated Plan Survey

### Housing Satisfaction

\* 2. In general, how satisfied or dissatisfied are you with your home or apartment, on a scale from 1-4, where 1 indicates "Extremely Dissatisfied" and 4 indicates "Extremely Satisfied"?

1. Extremely Dissatisfied

2. Dissatisfied

3. Satisfied

4. Extremely Satisfied

N/A - I do not live in  
Temecula

☐☐☐☐☐

If extremely dissatisfied or dissatisfied, list up to 3 reasons you are not satisfied with your home or apartment:

\* 3. If you could change one thing about your current living situation, what would it be?

- ☐ I wouldn't change anything about my current living situation.
- ☐ I currently rent, but would like to buy/own my home.
- ☐ I would live in a different part of Temecula.
- ☐ I own a home, and would like to sell.
- ☐ I would like to live in a different community other than Temecula.
- ☐ Other (please specify)



## City of Temecula Fair Housing and Consolidated Plan Survey

### Housing Dissatisfaction

4. If dissatisfied, list up to 3 reasons you are dissatisfied with your home or apartment:

1.

2.

3.



## City of Temecula Fair Housing and Consolidated Plan Survey

### Housing Satisfaction

\* 5. Do you currently rent or own your home?

- ☐ Rent
- ☐ Own
- ☐ Other (please specify)





## City of Temecula Fair Housing and Consolidated Plan Survey

### Homeowner Questions

\* 6. Do you currently owe more money on your home than it is worth?

- ☐ Yes
- ☐ No
- ☐ I don't know

\* 7. How concerned are you about your home going into foreclosure on a scale from "1" to "4," where 1 indicates "*Not at all concerned*" and 4 indicates "*Extremely Concerned*?"

1. Not at all Concerned

2. Somewhat Concerned

3. Concerned

4. Extremely Concerned

☐☐☐☐



## City of Temecula Fair Housing and Consolidated Plan Survey

### Renter Questions

- \* 8. How difficult or easy was it for you to find a rental unit you could afford in Temecula on a scale from 1 to 4, where 1 indicates "Extremely Difficult" and 4 indicates "Extremely Easy"?

1. Extremely Difficult

2. Difficult

3. Easy

4. Extremely Easy

☐☐☐☐

- \* 9. If you want to buy a home in Temecula, why haven't you? (Select all that apply.)

- ☐ I do not have enough money for a down payment.
- ☐ I cannot afford a mortgage.
- ☐ I cannot afford the maintenance costs associated with homeownership.
- ☐ I have poor credit.
- ☐ I cannot find a home I want to buy.
- ☐ I plan to move to another city.
- ☐ Not applicable; I do not want to buy a home.
- ☐ Other (please specify)



## City of Temecula Fair Housing and Consolidated Plan Survey

### Housing and Community Development Needs

Consider the needs in Temecula. Select the top three needs within each category of eligible activities. Do not choose more than three per category.

#### \* 10. Community Facilities (Choose up to three)

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Senior Centers     | <input type="checkbox"/> Park & Recreational Facilities | <input type="checkbox"/> Fire Stations & Equipment |
| <input type="checkbox"/> Youth Centers      | <input type="checkbox"/> Health Care Facilities         | <input type="checkbox"/> Libraries                 |
| <input type="checkbox"/> Child Care Centers | <input type="checkbox"/> Community Centers              | <input type="checkbox"/> No need in this category  |

#### \* 11. Infrastructure (Choose up to three)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Drainage Improvement     | <input type="checkbox"/> Street Lighting  | <input type="checkbox"/> No need in this category |
| <input type="checkbox"/> Water/Sewer Improvement  | <input type="checkbox"/> Sidewalk Improvements  |   |
| <input type="checkbox"/> Street/Alley Improvement | <input type="checkbox"/> ADA Improvements (sidewalk ramps, accessible parking spaces, etc.) |   |



\* 12. Special Needs (Choose up to three)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Centers/Services for Disabled | <input type="checkbox"/> Substance Abuse Services    | <input type="checkbox"/> Neglected/Abused Children Center and Services |
| <input type="checkbox"/> Accessibility Improvements    | <input type="checkbox"/> Homeless Shelters/Services  | <input type="checkbox"/> Family Self-Sufficiency Services              |
| <input type="checkbox"/> Domestic Violence Services    | <input type="checkbox"/> HIV/AIDS Centers & Services | <input type="checkbox"/> No need in this category                      |

\* 13. Community Services (Choose up to three)

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Senior Activities   | <input type="checkbox"/> Transportation Services | <input type="checkbox"/> Mental Health Services   |
| <input type="checkbox"/> Youth Activities    | <input type="checkbox"/> Anti-Crime Programs     | <input type="checkbox"/> Legal Services           |
| <input type="checkbox"/> Child Care Services | <input type="checkbox"/> Health Services         | <input type="checkbox"/> No need in this category |

\* 14. Neighborhood Services (Choose up to three)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Tree Planting          | <input type="checkbox"/> Code Enforcement                        | <input type="checkbox"/> No need in this category |
| <input type="checkbox"/> Trash & Debris Removal | <input type="checkbox"/> Parking Facilities                      |   |
| <input type="checkbox"/> Graffiti Removal       | <input type="checkbox"/> Cleanup of Abandoned Lots and Buildings |   |

\* 15. Businesses and Jobs (Choose up to three)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Start-up Business Assistance | <input type="checkbox"/> Employment Training | <input type="checkbox"/> Commercial/Industrial Rehabilitation |
| <input type="checkbox"/> Small Business Loans         | <input type="checkbox"/> Facade Improvements | <input type="checkbox"/> No need in this category             |
| <input type="checkbox"/> Job Creation/Retention       | <input type="checkbox"/> Business Mentoring  |   |

\* 16. Housing (Choose up to three)

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Accessibility Improvements (ramps, wheelchair lifts, grab bars, handrails, visual door bells and smoke/carbon monoxide alarms) | <input type="checkbox"/> Housing for Disabled                   | <input type="checkbox"/> Energy Efficiency Improvements  |
|   | <input type="checkbox"/> Senior Housing                         |  |
|   | <input type="checkbox"/> Housing for Large Families (5+ people) | <input type="checkbox"/> Housing for Former Foster Youth |
| <input type="checkbox"/> Owner-Occupied Housing Improvements / Rehabilitation   | <input type="checkbox"/> Fair Housing Services                  | <input type="checkbox"/> Housing for Family Unification  |
| <input type="checkbox"/> Rental Housing Improvements / Rehabilitation   | <input type="checkbox"/> Lead-Based Paint Testing and Abatement | <input type="checkbox"/> No need in this category        |
| <input type="checkbox"/> Homeownership Purchase Assistance  |   |  |
| <input type="checkbox"/> Affordable Rental Housing  |   |  |



## City of Temecula Fair Housing and Consolidated Plan Survey

### Fair Housing Choice

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, religion, sex, disability, marital status, familial status, or any other arbitrary factor.

As part of the planning process, the City of Temecula must analyze the factors associated with housing choice and discrimination. Please respond to the following questions:

\* 17. Do you believe housing discrimination exists in your neighborhood?

☐ Yes

☐ No

\* 18. Have you ever experienced discrimination in obtaining or maintaining housing?

☐ Yes

☐ No





## City of Temecula Fair Housing and Consolidated Plan Survey

### Housing Discrimination

If you feel you may have been discriminated against, please contact the Fair Housing Council of Riverside County at (951) 371-6518. The services provided by the Fair Housing Council of Riverside County are free of charge and are available to all residents.

\* 19. Who do you believe discriminated against you?

- ☐ Landlord/Property Manager
- ☐ Real Estate Agent
- ☐ Mortgage Lender
- ☐ Mortgage Insurer
- ☐ Other (please specify)



\* 20. On what basis do you believe you were discriminated against?

- ☐ Race
- ☐ Color
- ☐ National Origin
- ☐ Gender
- ☐ Age
- ☐ Religion
- ☐ Familial Status (ex. single-parent)
- ☐ Disability
- ☐ Other (please specify)

21. If you believe you have experienced housing discrimination, did you report it?

- ☐ Yes
- ☐ No



## City of Temecula Fair Housing and Consolidated Plan Survey

### Housing Discrimination

22. Why did you decide not to report the housing discrimination?

- ☐ Don't know where to report
- ☐ Too much trouble
- ☐ Afraid of retaliation
- ☐ Don't believe it makes any difference
- ☐ Other (please specify)



## City of Temecula Fair Housing and Consolidated Plan Survey

### Employment

23. Is the individual who typically serves as the primary source of income for your household currently employed?

- ☐ Yes, employed
- ☐ No, unemployed and currently seeking employment
- ☐ No, unemployed and not seeking employment
- ☐ Retired



## City of Temecula Fair Housing and Consolidated Plan Survey

### Demographic Information

24. Just for classification purposes, which category best describes your total annual household income?

- |  |   |  |
|--|---|--|
| <input type="radio"/> Less than \$10,000   | <input type="radio"/> \$35,001 to \$50,000  | <input type="radio"/> \$100,001 to \$125,000 |
| <input type="radio"/> \$10,000 to \$25,000 | <input type="radio"/> \$50,001 to \$75,000  | <input type="radio"/> More than \$125,000    |
| <input type="radio"/> \$25,001 to \$35,000 | <input type="radio"/> \$75,001 to \$100,000 |  |

25. What is your ethnicity?

- ☐ Hispanic
- ☐ Non-Hispanic



26. What is your race? (Mark all that apply)

- ☐ American Indian or Alaska Native
- ☐ Asian
- ☐ Black / African American
- ☐ Pacific Islander
- ☐ White
- ☐ Multi-Racial
- ☐ Other (please specify)

27. Are there children living in your home that are younger than 18 years of age?

- ☐ Yes
- ☐ No

28. Including yourself, how many people live in your household?

- |                                |                                |  |
|--------------------------------|--------------------------------|--|
| <input type="radio"/> 1 people | <input type="radio"/> 4 people | <input type="radio"/> 7 people         |
| <input type="radio"/> 2 people | <input type="radio"/> 5 people | <input type="radio"/> 8 or more people |
| <input type="radio"/> 3 people | <input type="radio"/> 6 people |  |



## City of Temecula Fair Housing and Consolidated Plan Survey

### Special Needs

29. Do any members of your household have a mental or physical disability?

- ☐ Yes, mental disability
- ☐ Yes, physical disability
- ☐ Yes, both mental and physical disability
- ☐ No



## City of Temecula Fair Housing and Consolidated Plan Survey

### Special Needs

30. Does your current home meet the needs of the disabled members of your household?

☐ Yes

☐ No

*(Please describe what is needed to meet the needs of the disabled household member(s) in the comment box below)*

Other (please specify)





## City of Temecula Fair Housing and Consolidated Plan Survey

### Area of Residence

\* 31. Please list the zip code or area of Temecula you live in:



## City of Temecula Fair Housing and Consolidated Plan Survey

Thank  
You

*Thank you for participating in this survey! If you have any questions about the survey, the Assessment of Fair Housing or the Consolidated Plan, please contact Dean Huseby at [dhuseby@mdg-ldm.com](mailto:dhuseby@mdg-ldm.com).*

Please return this survey to:  
City of Temecula Community Development Dept.  
41000 Main Street  
Temecula, CA 92590

# APPENDIX E

## City of Temecula Stakeholder Consultation List

Stakeholder Consultation List	
Agency	Type
Acacia Park Apartments	Affordable Housing
Affirmed Housing	Affordable Housing
AMCAL Multi-Housing	Affordable Housing
Assistance League of Temecula Valley	Youth
Atria Senior Living	Senior
Autism Society Inland Empire	Health
Better Days ARF	Seniors
Boys and Girls Club of Southwest County	Youth Services
Bridge Housing	Affordable Housing
Building Industry Association	Housing
California Apartment Association Inland Empire	Rental Property
California State University San Marcos, Temecula	Education
Cameron Historical Building	Affordable Housing
Canine Support Teams	Persons with Disabilities
Catholic Charities	Social Services
Circle of Care Ministries	Food Bank
City of Murrieta	Adjacent City
City of Temecula	Various departments
Coachella Valley Housing Coalition	Affordable Housing
Community Access Center	Disabled
Community Mission of Hope	Homeless provider
Comprehensive Autism Center	Health Services
County of Riverside Department of Social Services	Social Services
County of Riverside Economic Development Agency	Local Government
County of Riverside Health Department	Health Services

Stakeholder Consultation List	
Agency	Type
Riverside University Health System – Behavioral Health, Homeless Housing Opportunities, Partnerships & Education Program	Mental Health
Court Appointed Special Advocate of Riverside County	Youth Services
Creekside Senior Apartments	Senior Housing
Desert AIDS	AIDS Service Provider
Economic Development of Southwest California	Economic Development
Fair Housing Counsel of Riverside County, Inc.	Fair Housing
Foothill AIDS	AIDS
Fountain Glen at Temecula	Senior Housing
Front Street Plaza	Affordable Housing
Go Banana	Special Needs
GRID Alternatives	Affordable Housing
Habitat for Humanity Inland Valley	Affordable Housing
Heritage Mobile Home Estates	Affordable Housing
Hitzke Consulting	Affordable Housing
Hospice of the Valleys	Healthcare
Housing Authority of the County of Riverside	Public Housing Authority
Hugs Foster Family Agency	Developmental disabilities
Iglesia Bautista del Valle de Temecula	Faith Based
Inland Regional Center	Developmental disabilities
Jamboree Housing	Affordable Housing
Jesus Love Church	Faith based
John Stewart Company	Affordable Housing
Ken Follis	Realtor, developer
League of Women Voters	Non profit
Legacy Ridge	Developmental disabilities
Love of Christ Fellowship Church	Faith based
Madera Vista Apartments	Affordable Housing

Stakeholder Consultation List	
Agency	Type
Margarita Summit Apartments	Affordable Housing
Michelle's Place	Healthcare
Mission Village Apartments	Affordable Housing
Morning Ridge Apartments	Affordable Housing
Mt San Jacinto College	Education
NAACP	Protected Class
Nu-Way International Christian Ministries	Faith based
Oak Tree Apartments	Affordable Housing
Our Nicholas Foundation	Autism
Palomar Heritage	Affordable Housing
Pechanga Casino and Resort	Employer
Path of Life Ministries	Homeless provider
Portola Terrace Apartments	Affordable Housing
Project Touch	Homeless provider
Rancho California Apartments	Affordable housing
Rancho Community Church	Faith based
Rancho Creek Apartments	Affordable Housing
Rancho en Espanol	Faith based
Rancho West Apartments	Affordable Housing
Renee Jennex Small Family	Health care
Riverbank Village Apartments	Affordable Housing
Riverside Area Rape Crisis Center	Domestic Violence
Riverside City and County Continuum of Care	Homeless provider
Riverside County Office on Aging	Senior Services
Riverside County Veterans Services	Veterans
Riverside County Sheriff's Department	Crime protection
Riverside Transit Agency	Transportation
Rochelle Sherman Small Family	Affordable Housing

Stakeholder Consultation List	
Agency	Type
SAFE Alternatives for Everyone	Domestic Violence
Safety Research Associates, Inc.	Special Needs and Senior Housing
Senior Care Referral Specialists	Senior Services
Senior Citizens Service Center Food Bank	Food Bank
Single Mothers in Rewarding Fellowship (SMURF)	Youth Services
Solari Enterprises	Affordable Property Management
Southwest Riverside County Association of Realtors	Housing
St. Catherine's Catholic Church	Faith based
State Council on Developmental Disabilities	Developmental Disabilities
TEAM Evangelical Assistance Ministries	Food Bank
Temecula City Planning Commission	City Commission
Temecula City Community Services Commission	City Commission
Temecula City Public Safety Commission	City Commission
Temecula Convention and Visitors Bureau	Business Community
Temecula Murrieta Rescue Mission	Homeless Services Provider
Temecula Reflection Townhouses	Affordable Housing
Temecula Homeless Coalition	Homeless provider
Temecula Valley Chamber of Commerce	Business Community
Temecula Valley Historical Society	Non Profit Organization
Temecula Valley Hospital	Health Services
Temecula Valley Therapy	Disabled
Temecula Valley Unified School District	Education
Temecula Valley Winegrowers Association	Employer
The Center for Life Change	Drug Treatment
U.S. Vets Initiative	Veterans
VA Loma Linda Healthcare	Veterans
Vintage View Apartments	Affordable housing
Voice of Children	Youth Services

Stakeholder Consultation List	
Agency	Type
Warehouse at Creekside Apartments	Affordable Housing
Wells Fargo	Business Community
Western Riverside Council of Governments	Regional Government

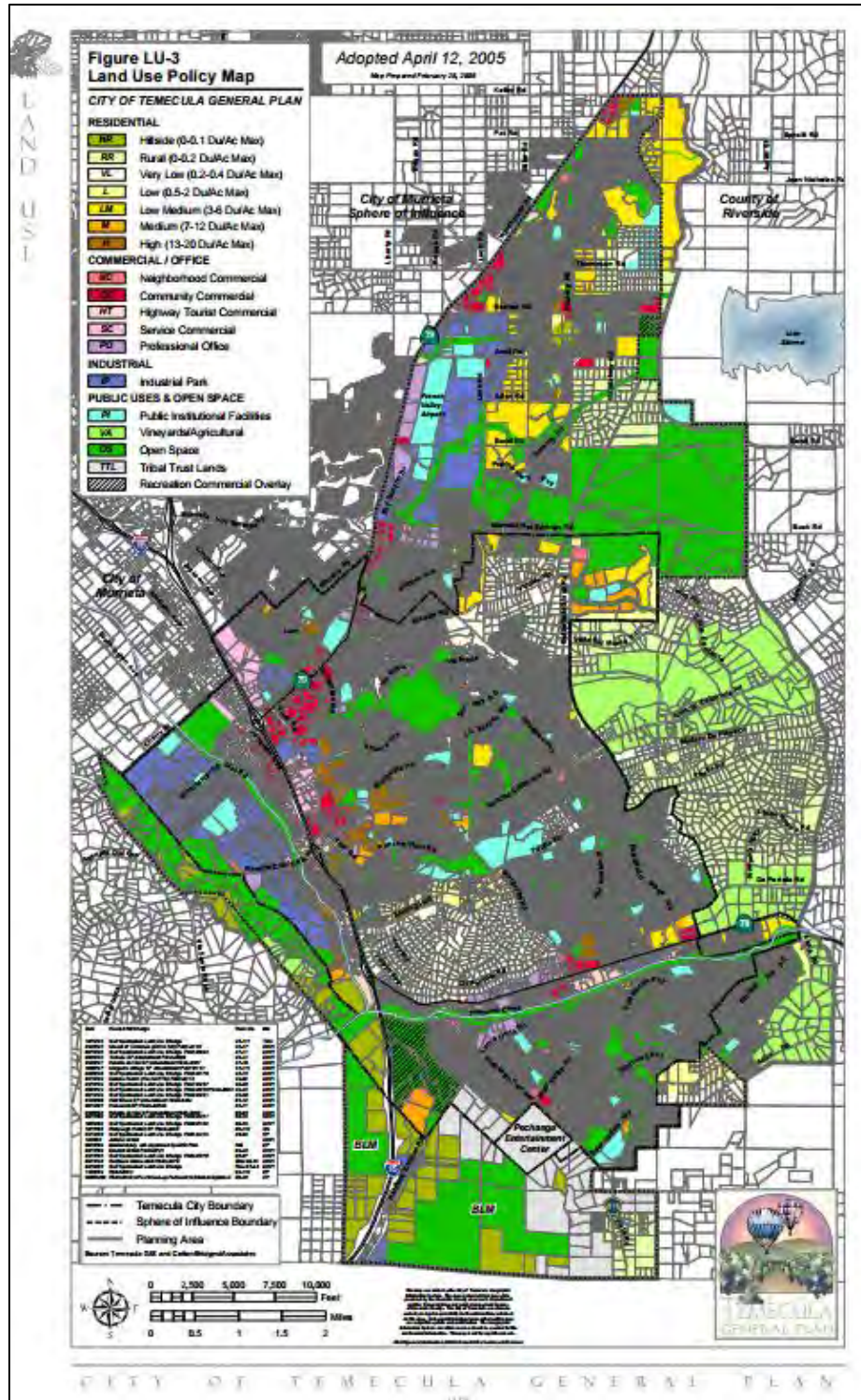
Note: For some agencies, there are multiple stakeholders, but the agency is only listed once.



# APPENDIX F

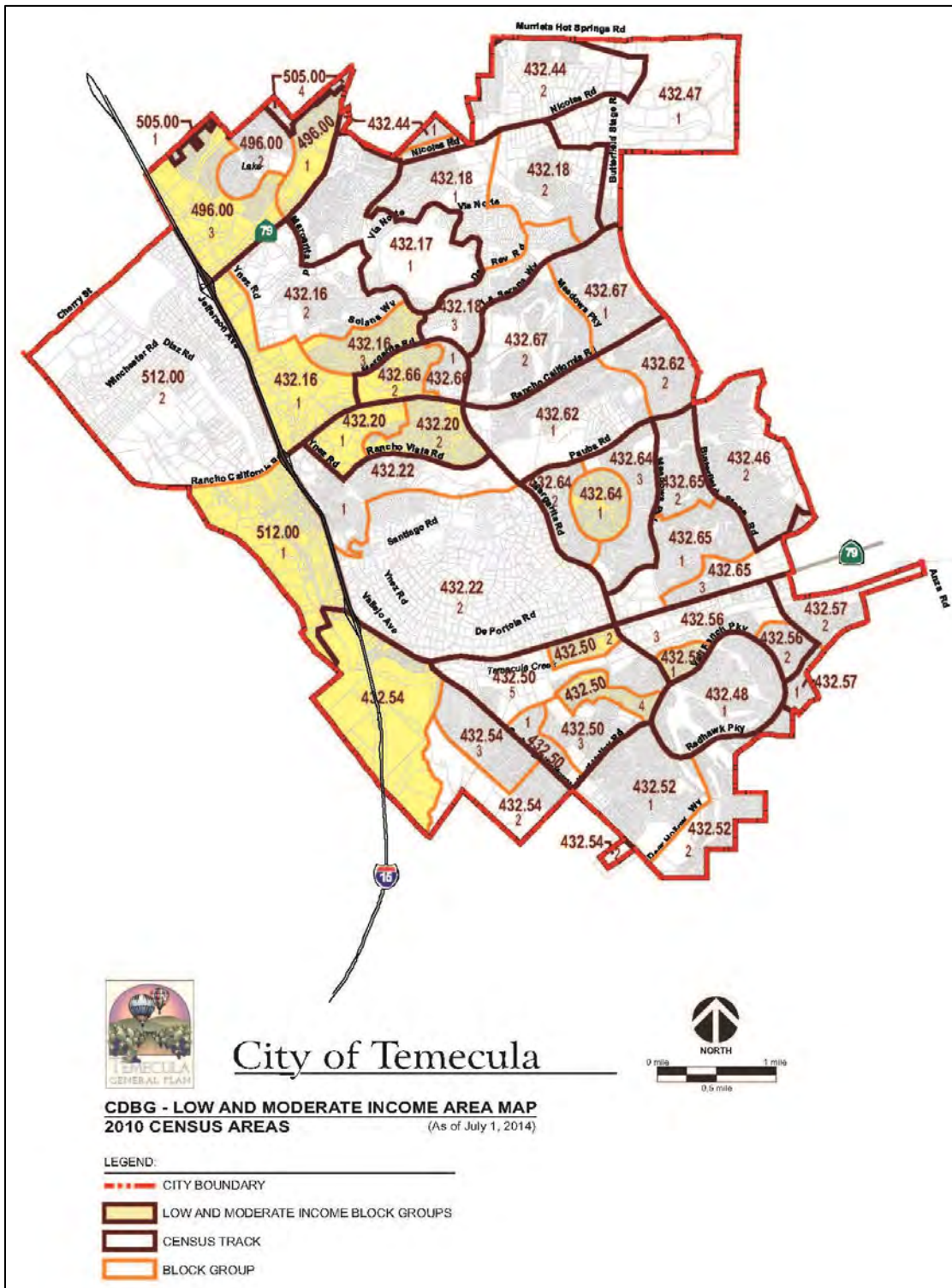
## City of Temecula

### General Plan Land Use Element Map



# APPENDIX G

## City of Temecula Map of Eligible CDBG Areas





# APPENDIX H

## Public Transportation Maps

### Proximity to Major Employers



scale: 0 mi 1/2 mi  
1/4 mi  
08-04-16



TRANSIT LINES AND EMPLOYERS

#### TRANSPORTATION-RIVERSIDE TRANSIT

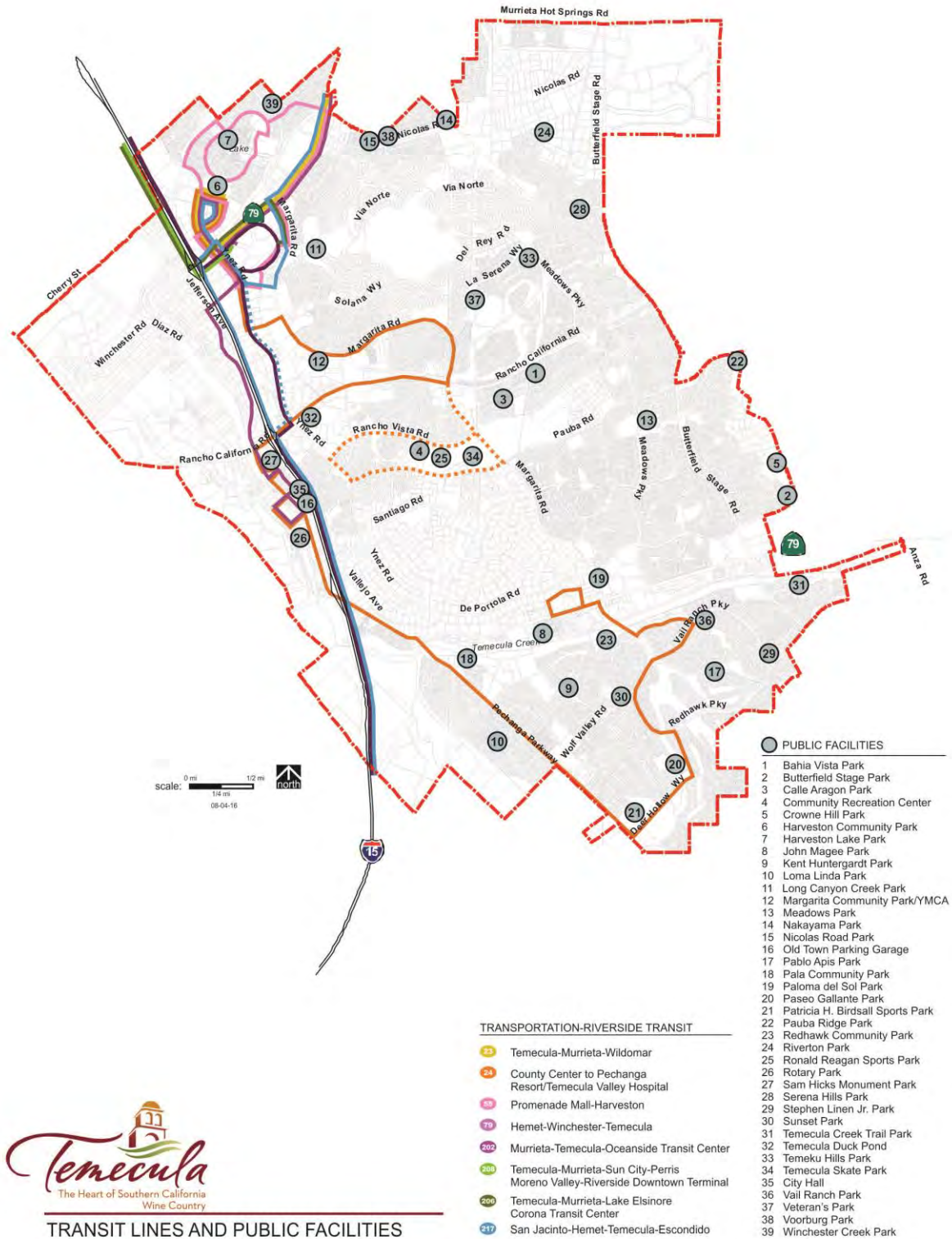
- 23 Temecula-Murrieta-Wildomar
- 24 County Center to Pechanga Resort/Temecula Valley Hospital
- 65 Promenade Mall-Harveston
- 79 Hemet-Winchester-Temecula
- 202 Murrieta-Temecula-Oceanside Transit Center
- 200 Temecula-Murrieta-Sun City-Perris
- 200 Moreno Valley-Riverside Downtown Terminal
- 200 Temecula-Murrieta-Lake Elsinore
- 200 Corona Transit Center
- 217 San Jacinto-Hemet-Temecula-Escondido

#### EMPLOYERS

- 1 Temecula Valley Unified School District
- 2 Abbott Laboratories
- 3 Professional Hospital Supply
- 4 International Rectifier
- 5 Costco Wholesale Corporation
- 6 Macy's
- 7 EMD Millipore
- 8 Norm Reeves Auto Group
- 9 Milgard Manufacturing
- 10 Southwest Traders

# Public Transportation Maps

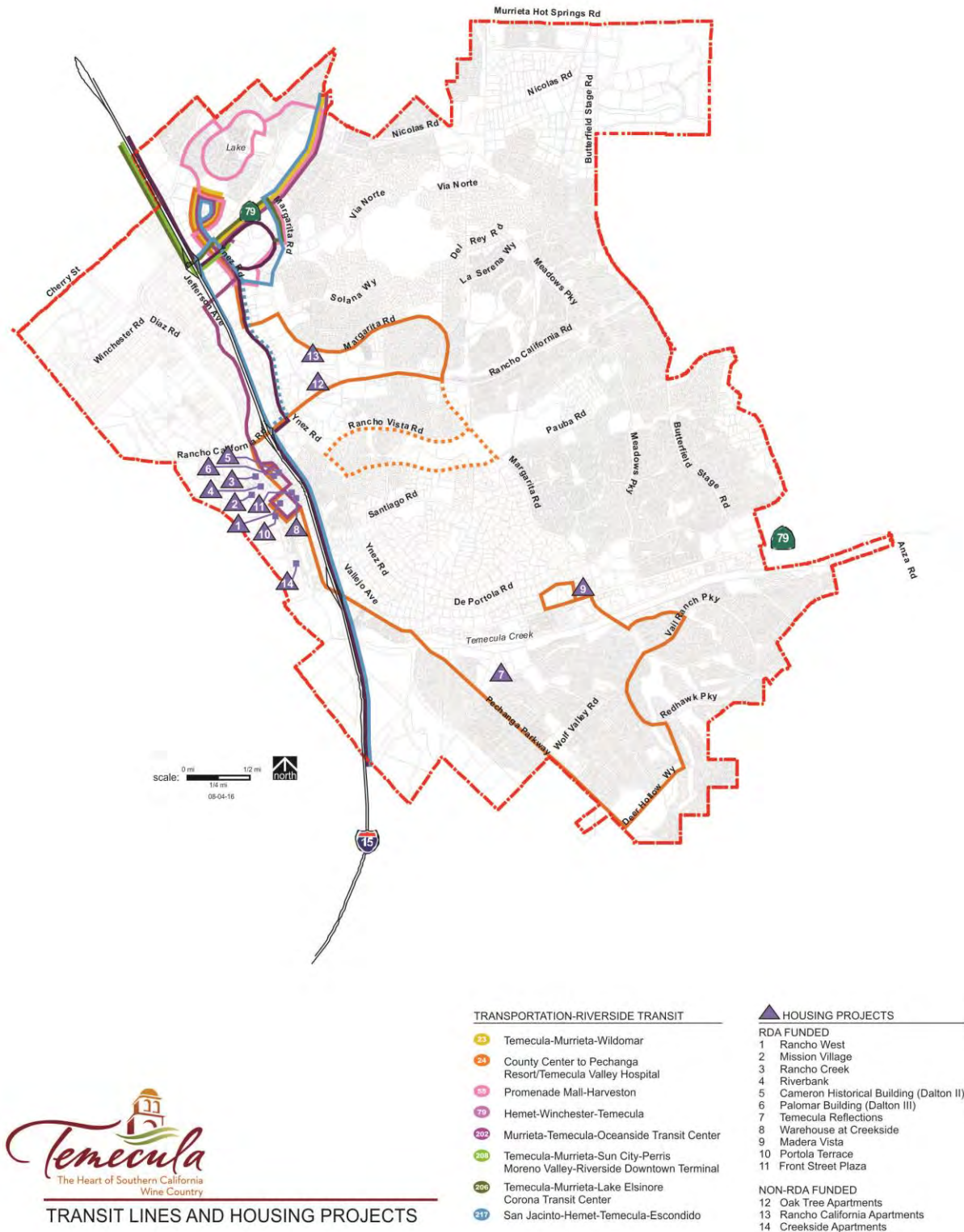
## Proximity to Public Facilities





# Public Transportation Maps

## Proximity to Publicly Assisted Housing



**APPENDIX I**  
**List of Public Service Agencies Served**  
**by the CDBG Program and General Fund**  
**2015-2016**

<b>Public Service Program</b>	<b>Amount Funded</b>	<b>Source</b>
All From the Heart - Wheels For Warriors	\$ 5,000	General Fund
Assistance League of Temecula Valley (ALTV) - Building and Grounds Improvements and Maintenance	\$ 5,000	General Fund
Assistance League of Temecula Valley (ALTV) – Operation School Bell Program	\$ 7,892	CDBG Funds
Birth Choice of Temecula – Pregnancy resource materials/services – Update material	\$ 5,000	General Fund
Boys and Girls Club of Southwest County – Before and After School Care for Kids Program	\$ 7,892	CDBG Funds
California VFW Motorcycle Club Empire – Food boxes for veterans /families in Temecula –Food boxes and emergency funds	\$ 1,500	General Fund
Community Mission of Hope – Inclement Weather Shelter Program	\$ 7,892	CDBG Funds
Fair Housing Council of Riverside County – Fair Housing Program	\$ 10,000	CDBG Funds
GRID Alternatives – Solar Affordable Housing Program	\$ 12,000	CDBG Funds
God’s Fan Club dba Project T.O.U.C.H. – Shared and Homeless Prevention Program – basic necessities for homeless	\$ 500	General Fund
Habitat for Humanity Inland Valley - A Brush with Kindness - offset home improvement costs to seniors, disabled and low-income homeowners	\$ 1,500	General Fund
Habitat for Humanity Inland Valley – Critical Home Maintenance and Repair Program	\$ 26,223	CDBG Funds
Hospice of the Valleys - Senior Assistance Program -end of life services	\$ 5,000	General Fund
Just Add One – Job Training Program	\$ 7,892	CDBG Funds
Michelle's Place Breast Cancer Resource Center - Breast Health Assistance	\$ 5,000	General Fund
Our Nicholas Foundation - Peace of Mind (safety kits for autistic families)	\$ 5,000	General Fund
Thessalonika Family Services dba Rancho Damacitas – Independent Living Program for 14-18 year olds on Rancho Damacitas Campus	\$ 1,000	General Fund

Rose Again Foundation – The Kids of Summer	\$ 2,000	General Fund
Rotary Club of Temecula Foundation - Holiday Food Baskets	\$ 5,000	General Fund
SAFE Alternatives for Everyone – SAFE Domestic Violence Services	\$ 7,892	CDBG Funds
Senior Citizens Service Center of the Temecula Rancho Area, Inc. - Food Distribution	\$ 5,000	General Fund
Senior Citizens Service Center – Emergency Food Assistance Program	\$ 7,892	CDBG Funds
Single Mothers United in Rewarding Fellowship (SMURF) – SMURF Assistance Program	\$ 7,892	CDBG Funds
Special Olympics Temecula Valley – Training Programs	\$ 2,500	General Fund
T.E.A.M. Evangelical Assistance Ministries – Food Distribution	\$ 5,000	General Fund
T.E.A.M. Evangelical Assistance Ministries – Temecula Community Food Pantry	\$ 7,892	CDBG Funds
VNW Circle of Care – Emergency Food/Temporary Shelter Assistance to Needy People	\$ 7,892	CDBG Funds
Waves Project Inc. – Waves Project	\$ 5,000	General Fund
<b>Total</b>	<b>\$ 178,251</b>	



## APPENDIX J

### List of RDA Funded Affordable Housing Projects

RDA-FUNDED DEVELOPMENTS	Address	Property Owner	INCOME LEVEL UNITS				Total Assisted Units
			Ext. Low	Very low	Low	Mod.	
Rancho West	42200 Main Street	Coachella Valley Housing Coalition	2	43	105	0	150
Mission Village	28493 Pujol St.	Affirmed Housing	0	16	60	0	76
Rancho Creek	28464 Felix Valdez	Ken Follis	0	8	22	0	30
Riverbank (Senior)	28500 Pujol St.	Corporation for Better Housing	0	13	53	0	66
Cameron Historical Building (Dalton II)	41925 Fifth St.	Cameron Properties	0	0	0	24	24
Palomar Building (Dalton III)	41955 Fifth St.	Palomar Heritage Building	0	0	12	10	22
Temecula Reflections (Temecula Lane)	31111 Black Maple Dr.	Jamboree Housing	0	11	0	0	11
Warehouse at Creekside	42081 3rd St.	Warehouse at Creekside	0	0	20	12	32
Madera Vista (Summerhouse)	44155 Margarita Road	BRIDGE Housing	38	70	0	2	110
Portola Terrace	28673 Pujol Street	AMCAL	0	5	39	0	44
Front Street Plaza	28693 Old Town Front Street	Front Street Plaza Partners	0	0	8	15	23
Cottages of Old Town	Varies	Owner Occupied	0	0	0	17	17
Habitat for Humanity	Varies	Owner Occupied	0	5	2	0	7
<b>Total</b>			<b>40</b>	<b>171</b>	<b>321</b>	<b>80</b>	<b>612</b>

Note: Projects funded prior to the dissolution of the Redevelopment Agency.

## APPENDIX K

### Home Mortgage Disclosure Act Data

Home Loan Applications by Type of Financing					
	Type of Loan	Number of Loans	Share of Loans	Number approved	Approval Rate
	<b>Home Purchase</b>				
	Conventional	1,702	50.0%	1,301	76.4%
	FHA - Insured	692	20.3%	542	78.3%
	VA - Guaranteed	1,005	29.5%	795	79.1%
	FSA/RHS Guarantee	5	0.1%	4	80.0%
	<b>Total</b>	3,404	100.0%	2,642	77.6%
	<b>Refinancing</b>				
	Conventional	3,013	67.4%	1,827	60.6%
	FHA - Insured	296	6.6%	180	60.8%
	VA - Guaranteed	1,161	26.0%	754	64.9%
	FSA/RHS Guarantee	3	0.1%	0	0.0%
	<b>Total</b>	4,473	100.0%	2,761	61.7%
	Source: 2014 HMDA data				

<b>Home Loan Approval Rates by Race / Ethnicity</b>			
<b>Type of Loan by Race / Ethnicity</b>	<b>Loan Applications</b>	<b>Loans Approved</b>	<b>Percent Approved</b>
<b>Home Purchase</b>			
Hispanic	413	319	77.2%
White	1,807	1,398	77.4%
Asian	199	137	68.8%
African American	126	94	74.6%
All others	45	34	75.6%
Decline or N/A	814	660	81.1%
<b>Total</b>	<b>3,404</b>	<b>2,642</b>	<b>77.6%</b>
<b>Home Refinance</b>			
Hispanic	564	320	56.7%
White	2,970	1,600	53.9%
Asian	294	174	59.2%
African American	181	100	55.2%
All others	112	49	43.8%
Decline or N/A	704	518	73.5%
<b>Total</b>	<b>4,649</b>	<b>2,761</b>	<b>59.4%</b>
<b>Source: 2014 HMDA data</b>			

## APPENDIX L

### Fair Housing Council Data

FHIP Testing Results 2010-2015								
Basis	Testing Method	Issue	Testing Date	Type of Testing	Results	Referred to Whom	Type of Resolution	Resolution Agency
Race	Visit	Terms and	5/15/2015	Lending	Support	HUD	Forward	HUD
National Origin	Visit	Terms and	5/8/2015	Lending	Support	Pending	Re-test	Pending
National Origin	Visit	Terms and	5/8/2015	Lending	Inconclusive	Pending	Re-test	Pending
Race	Visit	Terms and	3/5/2015	Lending	Inconclusive	Pending	Re-test	Pending
Mental	Phone	Terms and	2/25/2015	Rental	Support	Pending	Re-test	Pending
Mental	Phone	Terms and	2/25/2015	Rental	Inconclusive	Pending	Re-test	Pending
National Origin	Visit	Terms and Conditions	6/3/2014	Lending	Does not support allegations	Not Referred	Closed	Pending
Race	Visit	Terms and Conditions	4/29/2014	Lending	Inconclusive	Not Referred	Closed	Pending
National Origin	Visit	Discriminatory Advertisement	2/25/2014	Rental	Does not support allegations	Not Referred	Closed	Pending
Mental Disability	Visit	Discriminatory Advertisement	1/21/2014	Rental	Support allegations	Pending	Pending	Pending
Mental Disability	Visit	Discriminatory Advertisement	7/31/2013	Rental	Support allegations	Pending	Re-test	HUD
Race	Visit	Terms and	2/22/2013	Rental	Support	Pending	Re-test	Pending
National Origin	Visit	Terms and Conditions	2/11/2013	Rental	Does not support allegations	Not Referred	Closed	Fair Housing
National Origin	Visit	Refuse Reasonable Accommodation	2/11/2013	Rental	Does not support allegations	Not Referred	Closed	Fair Housing
National Origin	Visit	Terms and Conditions	2/11/2013	Rental	Does not support allegations	Not Referred	Closed	Fair Housing

## **Appendix M Survey Results**

### **Stakeholders Survey Responses**

#### **1. Do you believe that housing discrimination exists in Temecula?**

**Response:** 78% did not know or did not believe that it existed.

**Comments:**

- I have no experience in this, but I do believe that it is difficult for landlords to provide at-risk families the same consideration as more stable and less risky families.
- In 2014, Fair Housing completed a study for the County of Riverside so my response is an assumption based on what I know exists in other cities within Riverside County.
- Disabled individuals with legitimate Service Dogs have difficulty with HOAs and landlords.
- Only against low to moderate income people - and it's not so much discrimination but just a lack of available workforce housing to accommodate them. I deal with hundreds or Realtors on a daily basis and I do not believe there is any other form of discrimination going on here.
- People with disabilities do not have access to live in this community because of lack of group homes. They have to go to riverside or San Bernardino
- I don't know if there is discrimination but I do see there is limited accessibility for those with disabilities or limited incomes.
- But I do think we have a homeless problem that is not being addressed as well as it could be.
- Possibly...some residents in HOAs do not want group home, residential facilities, housing programs in their communities.
- I personally have not witnessed housing discrimination nor been given examples.
- In a sense yes, due to the lack of affordable housing

#### **2. Are you aware of discrimination in obtaining or maintaining housing?**

**Response:** 83% did not know or did not believe that there was discrimination.

**Comments:**

- Towards low-income families
- In 2014, Fair Housing completed a study for the County of Riverside so my response is an assumption based on what I know exists in other cities within Riverside County.
- CST has written letters on several occasions to landlords and HOAs in support of clients that were harassed or denied housing based on "No Pet Policies". Service Dogs are NOT pets and ADA law protecting Service Dogs supersede these rules.

- Again, we are seeing an increase in the number of homeless families seeking assistance because rents are climbing faster than their income so they can no longer maintain their existing household. Similarly, while not discriminatory in the usual sense of the word, lower income folks simply cannot obtain a home as a result of increased prices and artificially low conforming loan limits imposed by FHA, Fannie & Freddie. It's not discrimination, they're simply being priced out of the housing market.
- Study should be ongoing for this issue. There are pockets of aging housing stock that is now or will soon be in need of considerable rehab. Home insurance costs and/or rehab construction costs are rising and may be out of the financial reach for younger home buyers or elderly home owners.

**3. If you believe that there is housing discrimination, who do you believe is discriminating?**

**Response:** 33% thought that it would be or is landlords/property managers, 11% real estate agents; 11% mortgage lenders; 4% mortgage insurers and 18% others. Fifty-six percent did not know.

**Comments:**

- City in general, Temecula is not affordable for low-income families
- In 2014, Fair Housing completed a study for the County of Riverside so my response is an assumption based on what I know exists in other cities within Riverside County.
- Other: neighbors will complain to Landlord/Management about violation of the "No Pet Policy". Ignorance and abuse of ADA laws are the basic problem.
- Nobody, to my knowledge, is discriminating in Temecula - it's strictly an economic reality. Some simply can't afford to purchase or even rent a home in our market. That's in a market where the median price last month was \$460,000. It's even worse in coastal areas and San Francisco, with a median price of \$1.6 million. I truly do not believe there is any form of racial or other discrimination present in our market other than economic factors.
- Other: Home Owners Associations
- It's a multi-tiered cycle which may encompass industry practices and financial institutions. However, my personal feeling is local housing discrimination is mostly a nimby issue.

**4. On what basis, is discrimination occurring?**

**Response:** 29% thought that discrimination was occurring against the disabled. Between 10-15% thought that discrimination was occurring based on race, color, national origin and familial status. 3% thought that it might be based on religion. 54% did not know.

**Comments:**

- Other: Lack of Income (although not covered under fair housing law)

- In 2014, Fair Housing completed a study for the County of Riverside so my response is an assumption based on what I know exists in other cities within Riverside County.
- Other: Income. No other. If you can't afford a house, you can't buy one.
- Opening up group homes, residential facilities or housing programs within communities is generally undesirable to the general population regardless of race, age, gender, religion, etc... Some people have misconceptions of the negatives of having affordable housing programs in their community
- Extremely limited housing options for low or no income residents
- Discrimination can be for any perceived bias, the most often cited is a lowering of property value.

**5. What factors have or might become contributing factors for housing discrimination in the future in the City?**

**Response:**

Community opposition	40.6%
Displacement of residents due to economic pressures	53.1%
Lack of community revitalization strategies	25.0%
Lack of private investments in specific neighborhoods	15.6%
Lack of public investments in specific neighborhoods, including services or amenities	28.1%
Lack of regional cooperation	12.5%
Land use and zoning laws	18.8%
Lending discrimination	12.5%
Location and type of affordable housing	65.6%
Occupancy codes and restrictions	15.6%
Private discrimination	37.5%

**Comments:**

- Most of City of Temecula's affordable housing is located in the Old Town area.
- In 2014, Fair Housing completed a study for the County of Riverside so my response is an assumption based on what I know exists in other cities within Riverside County.
- Ignorance of ADA law and abuse/fraud are the primary reasons our clients face housing (and other) problems.
- NIMBY opposition to multi-family and mixed-use housing; residents displaced due to housing crisis and have not recovered; end of community redevelopment funds which had provided land and assistance for Habitat and other low-income opportunities in the past; land use and zoning laws combined with regulatory hurdles and compliance fees slowing private development.
- Universal design must be kept in mind for senior housing. By not offering this type of housing, it does show discrimination against the senior population.



- People are concerned about having low income developments near their home. Engaging with reputable developers could enhance neighborhoods and lessen community concerns.

**6. How frequently do you believe discrimination is occurring?**

**Response:**

Rampant within the housing industry	5.4%
Often in some aspects of the housing market	13.5%
Occasionally	10.8%
Never	8.1%
Don't know	64.9%

**Comments:**

- In 2014, Fair Housing completed a study for the County of Riverside so my response is an assumption based on what I know exists in other cities within Riverside County.
- Again in our local market I do not believe we are experiencing discrimination in the standard sense of lenders red-lining, agents steering or other tactics. It's simply an issue of availability and affordability.
- Housing industry has not kept up with the changes families are facing. Generations of families are now living in substandard housing. Careful thought needs to go into creating housing for seniors, singles, families, and generations of families needing to live together.
- No knowledge of direct discrimination but indirectly through a lack of low and no income housing opportunities
- The outcome of this survey and the resulting report should shed more precise information on this question.

## Resident Survey Results

### 1. When asked what are the three greatest housing needs, this was the response:

Answer Options	Response Percent
Accessibility Improvements (ramps, wheelchair lifts, grab bars, handrails, visual door bells and smoke/carbon monoxide alarms)	15.2%
Owner-Occupied Housing Improvements / Rehabilitation	30.3%
Rental Housing Improvements / Rehabilitation	3.0%
Homeownership Purchase Assistance	36.4%
Affordable Rental Housing	21.2%
Housing for Disabled	9.1%
Senior Housing	27.3%
Housing for Large Families (5+ people)	12.1%
Fair Housing Services	12.1%
Lead-Based Paint Testing and Abatement	3.0%
Energy Efficiency Improvements	21.2%
Housing for Former Foster Youth	6.1%
Housing for Family Unification	3.0%
No need in this category	15.2%

### 2. When asked what are the three greatest community service needs, this was the response:

Answer Options	Response Percent
Senior Activities	18.2%
Youth Activities	27.3%
Child Care Services	9.1%
Transportation Services	30.3%
Anti-Crime Programs	33.3%
Health Services	18.2%
Mental Health Services	24.2%
Legal Services	3.0%
No need in this category	24.2%

**3. When asked what are the three greatest special needs, this was the response:**

<b>Answer Options</b>	<b>Response Percent</b>
Centers/Services for Disabled	21.2%
Accessibility Improvements	6.1%
Domestic Violence Services	9.1%
Substance Abuse Services	21.2%
Homeless Shelters/Services	45.5%
HIV/AIDS Centers & Services	9.1%
Neglected/Abused Children Center and Services	12.1%
Family Self-Sufficiency Services	21.2%
No need in this category	30.3%

**4. When asked whether discrimination exists in their neighborhood, this was the response?**

- 82% no
- 18% yes

**5. Have you ever experienced discrimination in obtaining or maintaining your housing?**

- 87% no
- 13% yes

**6. Who do you believe discriminated against you and why?**

Half (50%) said that they had been discriminated against by landlords/property managers and the rest by realtors and lenders.

**Note:** They cited discrimination because of race, national origin, gender, religion and disability. Almost all did not report it because they did not know where to go or that it was too much trouble.

## Appendix N

### Eagle Soar Program

**For more information:**  
<http://EagleSoar.org>  
**Send us Community Feedback**  
 901.995.6400  
[community@eaglesoar.org](mailto:community@eaglesoar.org)

**Eagle Soar Playground & Splash Pad**  
 at the  
**Margarita Community Park**

**"Inclusive & Accessible"**  
 Celebrate our differences, embrace our commonality

**Eagle Soar Playground & Splash Pad**  
 Margarita Community Park  
 2815 Margalita Court, Nevada, CA 95951

**VISION**  
 The City of Nevada has the goal of ensuring that every child in our community has the opportunity to play and learn in a safe, fun, and accessible environment. We want to ensure that every child has the opportunity to play and learn in a safe, fun, and accessible environment. We want to ensure that every child has the opportunity to play and learn in a safe, fun, and accessible environment.

**MISSION**  
 The playground is designed to provide a safe, fun, and accessible environment for all children. We want to ensure that every child has the opportunity to play and learn in a safe, fun, and accessible environment. We want to ensure that every child has the opportunity to play and learn in a safe, fun, and accessible environment.

**SENSITIVITY AWARENESS**

- People feel their ability
- To consider the needs of others
- People who do not have the ability to play and learn in a safe, fun, and accessible environment
- A "welcome" to all children and their families
- People who do not have the ability to play and learn in a safe, fun, and accessible environment
- To consider the needs of others
- People who do not have the ability to play and learn in a safe, fun, and accessible environment

# Appendix O

## Public Hearing Notices

### PROOF OF PUBLICATION (2015.5 C.C.P.)

#### STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

#### THE CALIFORNIAN

*An Edition of The San Diego Union-Tribune*

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

**May 27<sup>TH</sup>, 2016**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, California, this  
**27<sup>TH</sup> of May, 2016**



Cathy Viars  
Legal Advertising  
The Californian

*An Edition of the San Diego Union-Tribune*

### Proof of Publication of

**Notice of Public Hearing and  
Request for Community Participation**

**THE CITY OF TEMECULA**  
41000 Main Street, Temecula, CA 92590

In accordance with the federal regulations, the City of Temecula wishes to inform residents and all interested parties of the following two public hearings:

- 1) Receive public comments on the draft Citizen Participation Plan for involving the public in the development and implementation of the City's Community Development Block Grant program. Consider comments and adopt the Citizen Participation Plan.
- 2) Receive public comments on the development of a fair housing assessment for the City.

**A PUBLIC HEARING has been scheduled before the CITY COUNCIL to consider the matter(s) described below.**

**Applicant:** City of Temecula  
**Location:** Citywide  
**Proposals:** Receive public comments on the draft Citizen Participation Plan, adopt Citizen Participation Plan and receive public comments on the development of a fair housing assessment for the City.

**Environmental:** Exempt from National Environmental Policy Act (NEPA) per 24 CFR 34.34(a)(1) since both actions involve the development of plans and strategies and exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) for the same reason. All potential projects involving physical activity will be reviewed under NEPA or CEQA as the projects are studied and developed.

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the Citizen Participation Plan at the time of hearing. Persons may also submit written comments to the City Council before the hearing on the development of the fair housing assessment. The assessment will be developed over the next several months and will include surveys, community meetings and consultation with those persons and groups having an interest in addressing fair housing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The Citizen Participation Plan may be viewed at (1) The City of Temecula Public Library at 30600 Pauba Road, Temecula, CA; (2) Temecula Civic Center, Community Development Department, at 41000 Main Street, Temecula, CA; and (3) on the City's website at [www.cityoftemecula.org](http://www.cityoftemecula.org).

If you have questions, or would like to submit written comments, please direct comments to Lynn Kelly-Lehner, Senior Management Analyst, City of Temecula, Community Development Department, 41000 Main Street, Temecula, CA 92590, or by email at [lynn.lehner@cityoftemecula.org](mailto:lynn.lehner@cityoftemecula.org).

<b>PLACE OF HEARINGS</b>	City Council Chambers 41000 Main Street Temecula, California
<b>DATE OF HEARING</b>	June 28, 2016
<b>TIME OF HEARING</b>	7:00 PM or as soon thereafter as the matter may be heard

All residents are also invited to the following **COMMUNITY MEETINGS** concerning the HUD Assessment of Fair Housing planning process:

<b>PLACE OF MEETINGS</b>	Conference Center 41000 Main Street Temecula, California
<b>MEETING DATES/TIMES</b>	June 29, 2016 at 4:00 p.m. June 29, 2016 at 6:00 p.m. July 30, 2016 at 10:00 a.m.

All residents are invited to complete the City of Temecula Fair Housing and Consolidated Plan Survey at: <https://www.surveymonkey.com/r/TemeculaEng>. A Spanish language version of the survey is available at: <https://www.surveymonkey.com/r/TemeculaSP>.

It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. If you require a disability-related accommodation to attend or participate in a hearing or meeting, including auxiliary aids or services, please contact the City Clerk at least 48 hours prior to the meeting at 951-694-6444. All sites selected for public review are accessible to the physically disabled. Pub:05/27/16 4215130c

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA  
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

**THE CALIFORNIAN**

*An Edition of The San Diego Union-Tribune*

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

**August 27<sup>TH</sup>, 2016**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, California, this  
**29<sup>TH</sup> of August, 2016**



Cathy Viars  
Legal Advertising  
The Californian  
*An Edition of The San Diego Union-Tribune*

**Proof of Publication of**

**NOTICE OF PUBLIC HEARING AND REVIEW  
FOR THE CITY OF TEMECULA  
DRAFT 2017-2021 ASSESSMENT OF FAIR HOUSING  
2017-2021 CONSOLIDATED PLAN PROCESS**

**NOTICE IS HEREBY GIVEN** that the City of Temecula has prepared the draft Assessment of Fair Housing (AFH) in accordance with U.S. Department of Housing and Urban Development (HUD) regulations as part of the 2017-2021 Consolidated Plan. The publication of this AFH is the beginning of the 15-day public review period for the AFH. The public review and written comment period begins Friday, August 27, 2016 and runs through Tuesday, September 27, 2016.

**NOTICE IS HEREBY FURTHER GIVEN** that the draft AFH will be presented to the City Council for approval on the following date:

DATE:	September 27, 2016
TIME:	7:00 pm
LOCATION:	City Council Chambers, 4100 Main Street, Temecula, CA 92590

At this meeting, the City Council will conduct a public hearing to receive public comment on the draft AFH and consolidated Plan process to provide all residents and other interested parties with an opportunity to comment on the document.

**BACKGROUND**  
The AFH is a five-year planning document that examines housing and demographic data to identify fair housing issues, determine contributing factors and establish goals to take meaningful action to address and overcome any fair housing issues identified. The AFH also examines data to identify fair housing issues, disparities in access to opportunity, and disproportionate housing needs. The AFH is a prerequisite for the City to begin processing its five-year consolidated Plan which identifies city-wide, established priorities and develops strategies for using Community Development Block Grant (CDBG) funds from HUD. The City Council will also receive public comment on the consolidated Plan during the development of the Consolidated Plan.

**PUBLIC COMMENT**  
Copies of the draft AFH will be available on the City website at [www.cityoftemecula.org](http://www.cityoftemecula.org). Copies of the draft AFH will also be available for public review at the following location:

**City of Temecula Community Development Department**  
4100 Main Street, Temecula, CA 92590

**Ronald H. Roberts Temecula Public Library**  
1000 Public Road, Temecula, CA 92592

The public is invited to submit written comments concerning the draft AFH. All written comments should be submitted to the City of Temecula Community Development Department no later than 2:00 pm on September 27, 2016. Comments and written concerns regarding the draft AFH should be submitted to Lynn Kelly-Lewis, Principal Management Analyst with the City of Temecula Community Development Department, 4100 Main Street, Temecula, California 92590. You may also call (951) 326-5172 or email [lynne.kelly@cityoftemecula.org](mailto:lynne.kelly@cityoftemecula.org) with any questions concerning the above documents.

**ACCESSIBILITY TO MEETINGS AND DOCUMENTS**  
It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendments Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. If you require accommodations to attend a public hearing, the City will make reasonable efforts to participate in a public hearing, including auxiliary aids or services, please contact the City Clerk's Office at least 10 business days prior to the meeting at (951) 326-6444.

Printed Date: City Clerk  
Printed Date: August 22, 2016, 04:12:02



### Proof of Publication of

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Early View

Cathy Viars  
Legal Advertising  
The Californian  
*An Edition of the San Diego Union-Tribune*

**POR MEDIO DE LA PRESENTE SE NOTIFICA**, que el Ayuntamiento de la Ciudad de Toluca ha preparado su lista para la evaluación de Verificación Justa (AVJ), por sus siglas en inglés), conformada a los criterios y como parte del proceso de planificación de las acciones de desarrollo urbano de Vivero y Desarrollo Urbano de Los Estados Unidos (UDU), por sus siglas en inglés, que culminará con la programación de Cero Años de Plan Consolidado 2017-2021. La publicación de este anuncio es el título del período de revisión pública de 30 días para el elemento de AVJ. El período de revisión pública y las comentarios por escrito comienzan el sábado, el 17 de agosto, 2016 y concluye hasta el martes, el 27 de Septiembre, 2016.

ADÉMÁS, POR MEDIO DE LA PRESENTE TAMBIÉN SE NOTIFICA que el Jefe de los AFN está presentando al Consejo Municipal para su aprobación en la fecha que se indica a continuación:

FECHA:	el 27 de Septiembre, 2016
HORA:	7:00 p.m.
LUGAR:	Cámara del Consejo Municipal, 4100 Main Street, Tempe, AZ 85299

En esta parte, el Consejo Municipal tendrá a su vez una Audiencia Pública para recibir información sobre el trabajo del AFHY del proceso del Plan Comunalizado para proporcionar a todos los habitantes u otros actores interesados la oportunidad de expresar sus puntos de vista del documento.

[illegible]

Copias del borrador del AII estarán disponibles en el sitio web del Ayuntamiento u [www.dipultra.es/aii](http://www.dipultra.es/aii). Copias del borrador del AII también estarán disponibles para consulta pública en los siguientes lugares:

**Ayuntamiento de la Ciudad de Temecula**  
Departamento de Desarrollo Comunitario  
4100 Main Street, Temecula, CA 92590

**Biblioteca Pública de Temecula a Ronald H. Roberts**  
30500 Pajaro Road, Temecula, CA 92592

El público está invitado a presentar sus comentarios por escrito concernientes al Consejo de APH. Todos los comentarios por escrito deberán ser enviados al Ayuntamiento de la Ciudad de Torrance, Departamento de Desarrollo Comunitario no más tarde de las 2:00 p.m. el 27 de septiembre de 2016. Preguntas y comentarios por escrito referente a los documentos de trabajo pueden ser dirigidos a Lynn Bell-Leher, Asistente Superior de Gestión Ayuntamiento de la Ciudad de Torrance, (Departamento de Desarrollo Comunitario, 4100 Main Street, Torrance, California 90503). También puede comunicarse al teléfono (310) 515-4127 o por correo electrónico al correo [lynn.leher@cityoftorrance.org](mailto:lynn.leher@cityoftorrance.org) cualquier pregunta que usted considere fuera de los documentos.

[illegible]

Bağcıoğlu, Secreterya Municipal



# **Appendix P**

## **Summary of Public Comments at Public Hearings and Community Meetings**

**Public Hearing  
Tuesday, June 28, 2016**

No comments.

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**Workshop  
Wednesday, June 29, 2016 at 4 p.m.**

### **Infrastructure:**

- Lack of sidewalks makes it difficult for those with disabilities
- Some streets are not lit well
- Old Town Sidewalks are a problem

### **Community Facilities:**

- Need more community centers and aquatic centers. Community centers are book solid a year in advance.
- There is a lack of meeting space for groups.
- Need more space for active adults
- There is only one dedicated senior center
- Margarita corridor is the neediest section of town for community facilities where there is a concentration of apartments
- Eagle Soar Playground great improvement to the Margarita area but over impacted. Serves at-risk youth and the disabled.

### **Transportation:**

- Lack of transportation for the seniors and the disabled.
- Limited Riverside Transportation Agency's bus services
- Funding cuts at senior center caused the City to not provide the same level of services.
- Mental health issues at the high schools and older young adults not addressed adequately

### **Special Needs:**

- There are incredible needs of the homeless
- Mental health needs are the centerpiece of a lot of problems (homeless, persons with disabilities)
- Need more veterans outreach as well as for active military.
- There is a lot of veteran support in Temecula
- Caregivers need mental health services as well
- Services tend to end at age 21 – no mental services, no availability of jobs, limited work programs
- Lack of housing solutions for those with special needs. Stress on family as well.
- Similar patterns with the caregivers of the elderly.
- Support groups for caregivers needed.
- Support groups need to be professional and meet regularly

- Disabled population is going to increase
- Central location needed to get information on special needs and homelessness

## Affordable Housing:

- Shortage of affordable senior housing and affordable assisted living facilities
- Those with disabilities are going to be on fixed incomes. Can't live independently.
- Housing is the foundation of the community.

## Business and Jobs:

- Need more parking in Old Town
- Job training needed

### Neighborhood Needs:

- Some non-HOA residential areas are in desperate need of code enforcement

**Education:**

- Believes that schools with higher percentage of lower socio-economic classes have lower resources
- Temecula Valley Unified School District struggles with special needs education
- Special needs are only partially funded by the federal government.
- The City has not done well with post-secondary transition such as meaningful employment and college.

## Fair Housing:

- Those with special needs and have English as a second language are at a greater disadvantage
- Sellers are now only talking to buyers with all-cash offers. Not discriminatory but could lead to that.

## Workshop

**Wednesday, June 29, 2016 at 6:00 p.m.**

### Infrastructure:

- Lack of sidewalks in Old Town (Pujol and First)
- Other sidewalks are deteriorating
- Considerable challenges where infrastructure is old

### Community Facilities:

- Need places for teenagers to gather
- Partner with the schools to open up libraries to public
- At-risk youth is a critical issue that the City faces
- Need health care centers for kids and those addicted to drugs
- Need health care centers for baby boomers

## Community Services

- Need more senior services
- Increased mental health need for young people
- Partner more with the County for resources
- Anti-crime programs
- Need to clean up creek beds

## Affordable Housing:

- Lack of homeless shelter
- Like to see more non-residential historic preservation
- The average age in the community is increasing and maintenance of their homes is a need
- Some seniors cannot afford to maintain their homes
- CDBG funds can be used to connect volunteer groups
- Need for affordable housing is going to continue to increase
- Homeowners assistance programs need for repairs
- Down payment assistance programs needed.

#### **Business and Jobs**

- Temecula needs business start-up assistance and small business loans
- Need to match skills and jobs

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### **Workshop** **Saturday, July 30, 2016 at 10:00 a.m.**

#### **Infrastructure:**

- Via Montezuma bridge is need to connect Diaz and Jefferson

#### **Community facilities:**

- Teen Center needed
- Mobile library
- Childcare needed

#### **Community services:**

- Need more local emergent mental health facilities
- Mental health is a problem among high school teens. Services only available in Riverside and San Diego - over an hour away
- More neighborhood watch programs
- Greater partnering among service organizations
- Police and fire need mental health services
- Anti-crime programs in lower income areas to reduce the effect of AB 109 and be more proactive than reactive.

#### **Special needs:**

- Accessible improvements is the biggest challenge for residents with special needs
- Need more handicapped accessible doors

#### **Affordable housing:**

- Need more homeless shelters in this region
- More solutions needed on how to house the homeless
- Consider efficiency units, tiny houses
- Workforce housing is limited.
- More programs and housing needed for single parents

#### **Neighborhood Services**

- Temecula Elementary is a Title 1 School

#### **Fair Housing:**

- FHA limits for Temecula are too low.

- Need more housing for disabled adults transitioning out of the school district – no housing available to them.
  - Families are flocking to Temecula because of their effective special needs services
  - Currently there are about 1,000 individual with special needs that are between childhood and adulthood.
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**Public Hearing**  
**Tuesday, September 29, 2016**

No comments.

# **Appendix Q**

## **City Resolution**

### **RESOLUTION NO. 16-57**

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE ASSESSMENT OF FAIR HOUSING, WITH THE ADDITION OF PUBLIC COMMENTS, AND AUTHORIZING STAFF TO SUBMIT THE ASSESSMENT OF FAIR HOUSING TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. The City of Temecula has participated directly within the federal Department of Housing and Urban Development (HUD) as an entitlement jurisdiction for Community Development Block Grant (CDBG) funds since July 1, 2012;

B. The City of Temecula has prepared all documents, notices, and forms required by HUD for participation in the CDBG Program by entitlement jurisdictions;

C. The City Council adopted Resolution No. 11-42 on June 14, 2011 initiating the City to obtain entitlement community status from HUD, and authorized the Director of Community Development to prepare and return for City Council approval all documents required for the designation as an Entitlement City, including the Five-Year Consolidated Plan, the Annual Action Plan, the Citizen Participation Plan, and the Analysis of Impediments to Fair Housing;

D. The City Council adopted Resolution No. 11-78 on November 1, 2011, approving the Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation in the development of its Five-Year Consolidated Plan, Annual Action Plans, Annual Performance Reports, and any substantial amendments deemed necessary for direct administration of federal CDBG funds;

E. The City Council adopted Resolution No. 12-30 on April 10, 2012, approving the 2012-16 Five-Year Consolidated Plan, that contains a housing community development needs assessment, a survey of available resources, and a five-year strategy for achieving housing and community development goals, as well as the Analysis of Impediments to Fair Housing which outlines the City of Temecula's strategy to affirmatively promote equal housing opportunity and remove impediments to fair housing choice;

F. The City Council adopted Resolution No. 16-43 on June 28, 2016, approving the updated Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation in the development of its Five-Year Consolidated

Plan, Assessment of Fair Housing, Annual Action Plans, Annual Performance Reports, and any substantial amendments deemed necessary for direct administration of federal CDBG funds;

G. The proposed Assessment of Fair Housing was available for comment between August 27, 2016 and September 27, 2016;

H. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Findings. The City Council of the City of Temecula hereby finds, determines and declares:

A. Pursuant to Title 24, Housing and Urban Development, of the Code of Federal Regulations, Subtitle A Office of the Secretary, Department of Housing and Urban Development, Part 5 General HUD Program Requirements; Waivers, Section 91.105 Assessment of Fair Housing (24 CFR Part 5, Section 5.154), each entitlement jurisdiction must develop an affirmatively furthering fair housing strategy and submit an Assessment of Fair Housing to HUD;

B. On June 28, 2016, the City Council held a duly noticed public hearing introducing the Assessment of Fair Housing process and to obtain the views of the community on affirmatively furthering fair housing in the jurisdiction's housing and community development programs.

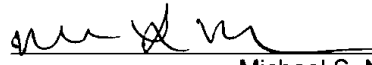
C. On September 27, 2016, the City Council held a duly noticed public hearing on the proposed Assessment of Fair Housing and considered all of the comments made on the proposed Assessment of Fair Housing.

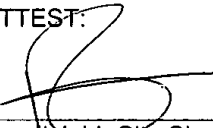
Section 3. Environmental Findings. The proposed action on the Annual Action Plan (2016-2017) is exempt from National Environmental Policy Act (NEPA) pursuant to the provisions of the National Environmental Policy Act and specifically 24 CFR 58.34(a)(1) because the Citizen Participation Plan is a resource identification study and the development of plans and strategies for the prioritization and funding of proposed programs through CDBG and the proposed action involves the feasibility and planning studies to determine prioritization and CDBG funding to begin the development of certain projects. The potential projects discussed in the proposed actions that might involve physical activity will be reviewed under NEPA or the California Environmental Quality Act (CEQA) as part of the development of those projects. The proposed action is also exempt from CEQA per CEQA Guidelines Section 15262 and 15378(b)(4).

Section 4. The City Council hereby approves the Assessment of Fair Housing and authorizes and directs the City Manager to execute and the City Clerk to attest to the execution of these documents.

Section 5. Certification. The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Temecula this 27<sup>th</sup> day of September, 2016.

  
\_\_\_\_\_  
Michael S. Naggar, Mayor

ATTEST:  
  
\_\_\_\_\_  
Randi Juhl, City Clerk

[SEAL]