



SECTION 1: INTRODUCTION

A. ROLE OF THE HOUSING ELEMENT

The Housing Element is one of the eight state-mandated elements included in the City of Menifee's General Plan. The Housing Element identifies and plans for the City's existing and projected housing needs. It also contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Each eight-year planning cycle, the City is allocated a specific number of housing units called the Regional Housing Needs Allocation (RHNA) determined by the Southern California Association of Governments (SCAG). The RHNA quantifies current and future housing growth within a City. The Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate its RHNA goals. The Housing Element is a policy program tool for the City of Menifee to plan for and accommodate current and future growth within the community over the eight-year planning cycle.

B. STATE POLICY AND AUTHORIZATION

1. BACKGROUND

The Housing Element must address all statutory requirements pursuant to California housing law. Goals, programs and policies, and quantified objectives described in the Housing Element must comply with State law and are implemented within a designated timeline to ensure the City accomplishes the identified actions, as well as maintains compliance with State law. The California Department of Housing and Community Development (HCD) reviews each Housing Element for substantial compliance with State law. HCD's review and certification is required to ensure the City of Menifee's Housing Element is compliant with State law.

2. STATE REQUIREMENTS

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans no less than once every eight years.



The California Legislature identifies overall housing goals for the State to ensure every resident has access to housing and a suitable living environment; Section 65580 of the California Government Code states the following Housing Element goals:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
- c. The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Table 1-1 summarizes State Housing Element requirements and identifies location in this document where these requirements are addressed.

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Appendix B
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.C.2 Section 2.D.1.
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B



Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section.3.A.
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: handicapped, elderly, large families, farmworkers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.L
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.J.3
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Section 65583.c(2)	Section 3.F.6
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.J.
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.E. Section 3.F.1
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A
Source: State of California, Department of Housing and Community Development.		

Menifee's current Housing Element was adopted in February 2014 for the 5th cycle for the 2014 - 2021 planning period. The City's 6th Cycle Housing Element is for the 2021-2029 planning period. Multiple amendments have been made to State Housing Element law since the adoption of the City's 5th Cycle Housing Element; such amendments and subsequent housing laws change the required analysis, reporting



and policies contained in the Housing Element. The contents of this 6th Cycle Housing Element substantially complies with these amendments to State housing law and all other federal, state and local requirements.

3. REGIONAL HOUSING NEEDS ASSESSMENT

California’s Regional Housing Needs Assessment (RHNA) is a methodology for determining future housing need, by income category, within the state and is based on growth in population, households, and employment. The statewide RHNA is determined by the Department of Housing and Community Development (HCD). The quantified housing need is then allocated among the state’s 18 Metropolitan Planning Organizations (MPOs). For the City of Menifee, the MPO is SCAG.

In accordance with Section 65583 of the California Government Code, SCAG delegates a “fair share” of housing need to its member jurisdictions. The City of Menifee’s RHNA allocation is divided into four income categories based on the County of Riverside’s median-income for a family of four. **Table 1-2** below identifies the four income categories by which the City’s RHNA allocation is divided.

Income Category	Percent of Median Family Income (MFI)
Very Low-Income	0-50% MFI
Low-Income	51-80% MFI
Moderate-Income	81-120% MFI
Above Moderate-Income	> 120% MFI

For the 2021-2029 planning period the City of Menifee is allocated a total of 6,609 units, including:

- 1,761 units affordable to very low-income households
- 1,051 units affordable to low-income
- 1,106 units affordable to moderate-income
- 2,691 units affordable to above-moderate-income

C. RELATIONSHIP TO OTHER ELEMENTS OF THE MENIFEE GENERAL PLAN

The Housing Element is one of eight Elements in the City of Menifee General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City’s General Plan. The Housing Element identifies programs and resources required for



the preservation, improvement, and development of housing to meet the existing and projected needs of Menifee's population.

For example, the Housing Element's policies relate to the Land Use Element by establishing the location, type, intensity and distribution of land uses throughout the City, and defines the build-out potential of residential land use. The Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City's Circulation Element also affects the implementation of the Housing Element. The Circulation Element's policies coordinate the circulation system with future land use patterns. The Housing Element must consider the infrastructure essential for residential housing units in addition to mitigating the impacts of growth in the City.

The Housing Element has been reviewed for internal consistency with the City's other General Plan Elements including the Safety and Environmental Justice Element, which have been updated to be consistent with State law. The Housing Element and Safety Element include policies and programs that ensure that housing is located to minimize potential risks from fires, floods, earthquakes and other hazards. Additionally, the Housing Element identifies policies that require the City to provide opportunities for adequate housing at all income levels consistent with the policies of the Environmental Justice component. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

D. COMMUNITY ENGAGEMENT

Community Engagement is a foundational component to the Housing Element update process. Community engagement allows community members to provide their input and feedback which helps to inform the development of the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires the City of Menifee to make diligent and continued efforts to achieve the participation by all economic segments of the community. Meaningful community engagement ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process.

The City of Menifee has conducted extensive public outreach activities for the Housing Element Update. Beginning in 2020, these outreach efforts included City Council and Planning Commission Study Sessions,



Community Workshops, digital media, and noticed Public Hearings. Project educational materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website. However, due to the COVID-19 pandemic, modification to outreach strategies, such as using virtual interaction with the public, was required.

Community Engagement for the 6th Cycle Housing Element includes the following actions:

- Housing Element Update webpage with all housing materials, located at <https://cityofmenifee.us/658/2021-2029-Housing-Element-Update>
- A Joint City Council and Planning Commission Study Session available to the public on Wednesday, September 30, 2020
- Virtual Community Workshop #1 on Thursday October 22, 2020 and a copy of the presentation posted to the City's website
- Online Community Survey from September 29, 2020 to November 20, 2020
- Virtual Community Workshop #2 on Thursday February 25, 2021 and a copy of the presentation posted to the City website
- Community engagement through the online StoryMap and interactive Web map to allow for feedback on the candidate sites inventory
- Virtual and in person Community Workshop #3 on Thursday May 20, 2021 and a copy of the presentation posted to the City website
- A Joint City Council and Planning Commission Study Session available to the public on Wednesday, May 26, 2021
- In person Community Workshop #4 on Wednesday, June 30, 2021 held at the Motte Historical Museum in Romoland. A copy of the presentation was posted to the City website. The focus of this workshop was to update the community on the Housing Element process, Safety and Land Use Elements of the General Plan and Environmental Justice. The meeting presentation was provided in both English and Spanish.
- A virtual presentation provided to the Menifee Community Partners on June 8, 2021 and an in-person presentation provided to the Quail Valley Community Group at the Quail Valley Moose



Lodge in Quail Valley on July 13, 2021. The City presented an update on the Housing Element process and the Environmental Justice component and to introduce the Environmental Justice (EJ) survey to the groups. The EJ survey informational flyers were provided in both English and Spanish during the presentations.

- Virtual and in person Community Workshop #5 on Thursday July 15, 2021 and a copy of the presentation posted to the City website. The focus of this workshop was to update the community on the Housing Element process but was primarily focused on Environmental Justice. The meeting presentation was provided in both English and Spanish.
- Online Environmental Justice and Community Survey from June 8, 2021 to July 29, 2021

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Appendix C contains a summary of all public comments regarding the Housing Element received by the City during the update process.

E. DATA SOURCES

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- 2010 U.S. Census
- American Community Survey
- Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Finance
- California Employment Development Division Occupational Wage data
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- Southern California Association of Governments (SCAG) 2016-2014 RTP/SCS Final Growth Forecast



The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

F. HOUSING ELEMENT ORGANIZATION

This Housing Element represents the City's official policy for the 2021-2029 planning period. The Housing Element is comprised of the following Chapters:

Chapter 1: Introduction contains a summary of the content, organization and statutory considerations of the Housing Element, related plans, and public outreach;

Chapter 2: Community Profile contains analysis of the City's population, household and employment base, and the characteristics of the housing stock;

Chapter 3: Housing Constraints, Resources, and Fair Housing examines governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations; and

Chapter 4: Policy Plan addresses Menifee's identified housing needs, including housing goals, policies and programs.

Appendices provides various appendices with supplementary background resources including:

- **Appendix A** – Review of Past Performance of 5th Cycle Housing Policy Plan
- **Appendix B** – Summary of 6th Cycle Adequate Sites Analysis
- **Appendix C** – Summary of Community Outreach
- **Appendix D** – Glossary of Housing Terms