



SECTION 2: COMMUNITY PROFILE

The City of Menifee Community Profile provides an overview of the City's housing and population conditions and, forms the basis for developing the Housing Element's goals, programs and policies. This Community Profile assesses factors and characteristics that contribute to the supply and demand for housing in Menifee. Specifically, the Community Profile describes Menifee's community's population, employment, economics, and household characteristics. Special Needs groups and housing stock characteristics are also described. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities.

This Community Profile utilizes the most currently available data from a variety of sources including the Southern California Association of Governments (SCAG), 2000 and 2010 U.S. Census, 2013-2018 American Community Survey (ACS), the California Department of Finance, the California Employment Development Department, the California Department of Education, and private real estate market data.

A. POPULATION CHARACTERISTICS

Understanding the characteristics of a population is essential to plan for its future needs. Population characteristics such as population growth, age composition, and race/ethnicity influence housing needs and the ability of the local population to afford housing costs. The following section describes and analyzes population characteristics and local trends for the City of Menifee, County of Riverside, and surrounding communities.

1. POPULATION GROWTH

Table 2-1 displays actual and projected populations for the City of Menifee and surrounding jurisdictions from 2016 to 2045. The SCAG data for Menifee estimates a 4,926 person increase from 2016 to 2020 and another 35,232 person increase from 2020 to 2045. From 2020 to 2045, Menifee is forecasted a population growth of 37.3 percent that is consistent with the County of Riverside's forecasted growth of 34.5 percent. From 2020 to 2045, Murrieta is projected to experience the least growth at 7.3 percent. Temecula is forecasted approximately 23 percent population growth, while Lake Elsinore is forecast to see the highest rate of increase at 65.9 percent.



Jurisdictions	Population				Percent Change	
	2016 Projected	2020 Projected	2035 Projected	2045 Projected	2016-2020	2020-2045
Hemet	81,491	88,505	109,490	123,992	8.6%	40.1%
Perris	74,872	83,088	108,931	121,038	11.0%	45.7%
Menifee	89,592	94,518	115,690	129,750	5.5%	37.3%
Murrieta	113,574	119,083	126,717	127,738	4.9%	7.3%
Temecula	110,330	112,846	125,979	138,448	2.3%	22.7%
Lake Elsinore	61,487	67,270	94,637	111,621	9.4%	65.9%
Unincorporated Riverside County	368,866	387,308	510,303	521,118	5.0%	34.5%

Source: SCAG 2020-2045 RTP/SCS Final Growth Forecast by Jurisdiction Report.

2. AGE CHARACTERISTICS

Evaluating age composition in a community is a key factor to understand housing needs because housing demands generally differ based on the age of an individual. Generally, young adults and seniors are typically housed in apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units as they tend to live on smaller or fixed incomes and have smaller families. The middle-aged demographic makes up a major portion of home buyers and market for moderate to high-cost apartments and condominiums because they generally have higher incomes and larger families to accommodate. As these examples illustrate, housing is required to accommodate new or adjusted needs for segments of the population through different stages of life in a manner that best suits the population in Menifee.

Table 2-2 displays ACS age distribution data from 2018 for Menifee, the County of Riverside and nearby municipalities. Menifee’s population is comprised mostly of individuals between 18 to 44 years of age (43.9 percent). The population above the age of 45 years makes up 22.5 percent of the population, with 18.3 percent being aged 65 and over. The median age of Menifee’s population is 37.9 years. Of the surrounding cities in **Table 2-2**, Menifee and Hemet populations have the highest median ages.

Jurisdiction	Under 18	18 to 24	25 to 44	45 to 64	65 years +	Median Age
Hemet	24.5%	8.6%	21.9%	20.6%	21.9%	38.2
Perris	32.7%	13%	28%	20.2%	6%	27.5
Menifee	25.4%	8.1%	25.3%	22.5%	18.3%	37.9
Murrieta	28.7%	9.7%	25.9%	23.5%	12.0%	34.2



Temecula	28.2%	8.9%	26.6%	26.1%	10.3%	34.8
Lake Elsinore	32%	9%	31%	21%	7%	30.4
Riverside County	25.2%	10%	26.6%	24%	13.8%	35.3

Source: American Community Survey, 5-Year Estimates, 2018.

3. RACE/ETHNICITY CHARACTERISTICS

Evaluating racial and ethnic composition helps to understand the different needs and implications for housing in communities. It is common for different racial and ethnic groups to have different household characteristics, income levels, and cultural backgrounds, which may affect housing needs, housing choice and housing type. This is analyzed further in the Affirmatively Furthering Fair Housing section of the Housing Element (Section 3).

While race and ethnicity are used to identify different sections of a community’s population, they are not the same and are not mutually exclusive. The data identified in the section below shows the racial and ethnic composition of Menifee, it’s neighboring jurisdictions, and Riverside County using the ACS; this allows residents to identify their race and ethnicity.

Table 2-3 displays comparative racial and ethnic data for Menifee and nearby jurisdictions. As shown in the table below, the City of Menifee is made up approximately 65 percent White persons, 6.3 percent Black persons, and 5.8 percent Asian persons. The City’s American Indian/Alaska Native, Black, and Native Hawaiian/Other Pacific population percentages are comparable to the County’s. Menifee has a Hispanic and Latino population that is greater than Murrieta and Temecula, but smaller than the remaining cities in the Table and the County.

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino* (of any race)
Hemet	74.9%	8%	1.5%	3.5%	0.3%	7.6%	4.3%	43.3%
Perris	30.7%	9.9%	0.6%	3.9%	0.1%	51.9%	2.8%	76%
Menifee	64.9%	6.3%	0.8%	5.8%	0.4%	16.4%	5.4%	35.9%
Murrieta	65.7%	5.4%	0.7%	9.3%	0.5%	10.1%	8.3%	29.7%
Temecula	69.2%	5.1%	0.6%	8.6%	0.6%	9.3%	6.7%	29.6%



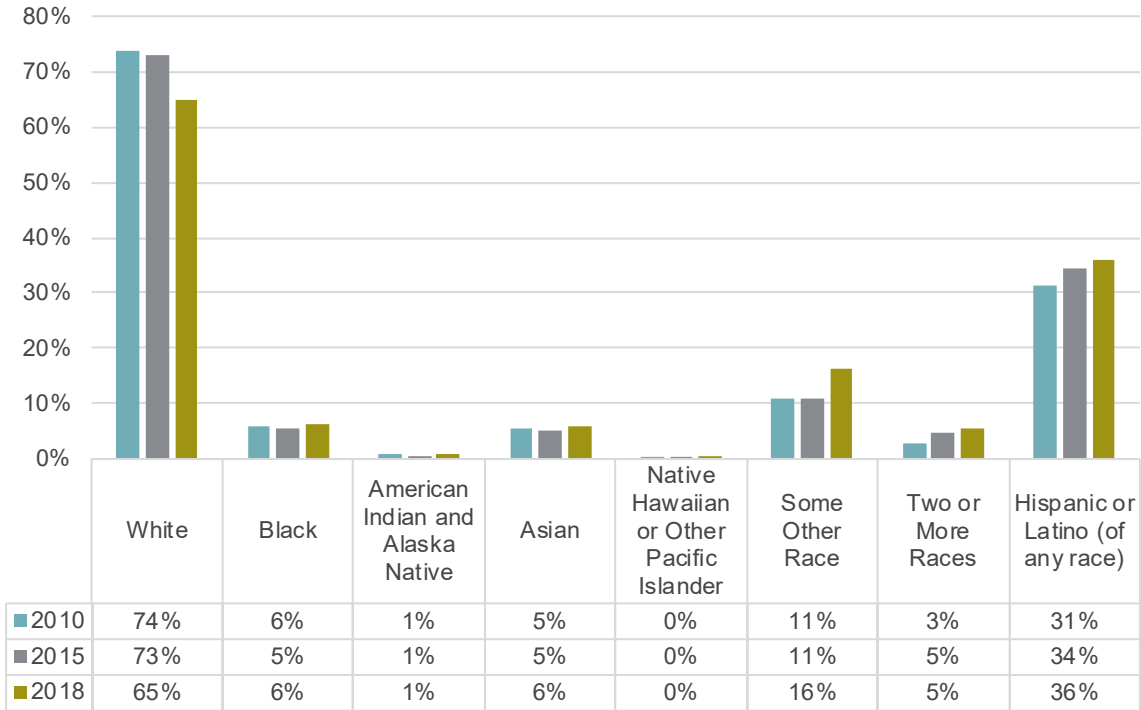
Lake Elsinore	50.7%	5.9%	0.4%	5%	0.1%	31.6%	6.3%	53.8%
Riverside County	60.8%	6.4%	0.8%	6.4%	0.3%	20.8%	4.5%	48.4%
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i> <i>* Persons who identified as Hispanic or Latino can be of any race.</i>								

Figure 2-1 displays the shift in Menifee’s racial and ethnic composition from 2010 to 2018. From 2010 to 2015, most demographics populations decreased by less than one percent but from 2015 to 2018, most demographic populations increased by less than one percent resulting in most demographics experiencing relatively little to no change. Conversely, from 2015 to 2018, the White population decreased by 8.2 percent, while the Some Other Race population increased by 5.6 percent. Overall, from 2010 to 2018, the Hispanic or Latino population (of any race) increased by 5.5 percent and the Two or More Races population increased by 2.5 percent.

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Figure 2-1: Race and Ethnicity in Menifee, 2010-2018



Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2018.

B. ECONOMIC CHARACTERISTICS

Reporting and analyzing economic characteristics of a community is an important component of the Housing Element. Economic data provides valuable insight of the community’s ability to access the housing market and associated financial considerations. Incomes associated with different types of employment and the number of workers in households affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the employment characteristics of a community. The availability of local jobs is important to understand housing needs for residents who prefer to live and work in the same city as well as understanding availability of economic resources to support such housing.

1. EMPLOYMENT AND WAGE SCALE

Table 2-4 shows that the SCAG 2020-2045 RTP/SCS Final Growth Forecast estimates a large range of employment growth for the City of Menifee and nearby cities – this includes all persons employed over the age of 16. From 2016 to 2045 the Unincorporated County of Riverside is forecast to gain 39,656 jobs, a 56.7 percent increase. The City of Menifee is forecast to experience the largest employment growth (111.1



percent) of the surrounding cities. Close behind is Lake Elsinore (77.3 percent). Temecula is forecast to have the smallest increase in employment at 27 percent from 2016 to 2045.

Table 2-4: Employment Growth, 2016-2045

Jurisdiction	2016 Estimated	2020 Projected	2035 Projected	2045 Projected	% Change 2012-2040	Numeric Change 2016-2045
Hemet	21,667	23,612	31,646	40,153	85.3%	18,486
Perris	16,057	19,013	24,797	26,411	64.5%	10,354
Menifee	13,840	17,787	26,393	29,210	111.1%	15,370
Murrieta	31,338	36,832	47,784	52,185	66.5%	20,847
Temecula	56,422	58,713	68,164	71,641	27.0%	15,219
Lake Elsinore	14,032	16,881	23,023	24,885	77.3%	10,853
Unincorporated Riverside County	69,973	72,822	87,311	109,629	56.7%	39,656

Source: SCAG 2020-2045 RTP/SCS Final Growth Forecast by Jurisdiction Report.

Analyzing trends in employment by industry in a city helps to understand income wages, and housing needs. **Table 2-5** displays 2010 and 2018 ACS employment data of City residents by sector. Employment may include jobs within the City and outside City limits. In 2010, a majority of Menifee’s working population (43.4%) were employed in three sectors: education services, health care and social assistance jobs; retail trade jobs; and construction jobs. In 2018, education services, health care and social assistance jobs remained the largest employers in the City and increased by 66 percent from 2010. The agriculture, forestry, fishing and hunting, and mining sector experienced the largest growth rising 130.2 percent from 2010 to 2018. Overall, there was an employment increase of 28.5 percent between 2010 and 2018.

Table 2-5: Employment by Sector, 2018

Industry Sector	2010		2018		Percent Change 2010-2018
	# of people employed	% of City Employment	# of people Employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	116	0.4%	267	0.8%	130.2%
Construction	3,230	11.7%	3,453	9.7%	6.9%
Manufacturing	2,740	9.9%	2,895	8.1%	5.7%
Wholesale trade	1,274	4.6%	1,222	3.4%	-4.1%
Retail trade	3,716	13.4%	4,323	12.1%	16.3%
Transportation and warehousing, and utilities	1,374	5.0%	1,749	4.9%	27.3%



Industry Sector	2010		2018		Percent Change 2010-2018
	# of people employed	% of City Employment	# of people Employed	% of City Employment	
Information	516	1.9%	479	1.3%	-7.2%
Finance and insurance, and real estate and rental leasing	1,855	6.7%	1,953	5.5%	5.3%
Professional, scientific, management, and administrative services	2,696	9.7%	3,345	9.4%	24.1%
Education services, health care, and social assistance	5,084	18.4%	8,437	23.7%	66.0%
Arts, entertainment, recreation, accommodation, and food services	2,144	7.7%	3,710	10.4%	73.0%
Other services (except public administration)	1,288	4.6%	1,769	5.0%	37.3%
Public Administration	1,668	6.0%	1,987	5.6%	19.1%
Total Employment	27,701	100.0%	35,589	100.0%	28.5%

Source: American Community Survey, 5-Year Estimates, 2010 and 2018.

Analyzing the unemployment rate is essential to understand current housing affordability and needs, as well as projected needs. According to 2018 ACS survey data, (Table 2-6) Menifee has an unemployment rate of 8.1 percent. Menifee’s unemployment rate is one of the lowest behind Temecula at 6.8 percent. In comparison, Hemet’s unemployment rate is 6.3 percent above Menifee’s. The City of Temecula has the lowest unemployment rate of those listed in the table and is 1.3 percent below Menifee.

Jurisdiction	Unemployment rate*
Hemet	14.4%
Perris	10.3%
Menifee	8.1%
Murrieta	8.7%
Temecula	6.8%
Lake Elsinore	9.9%
Riverside County	8.6%

Source: American Community Survey, 5-Year Estimates, 2018.
 *Population 16 years and over

Based on the data summarized in Table 2-6, approximately 8.3 percent of Menifee’s population was without work in 2018 and would therefore be more likely to require more affordable housing options. For those that



are employed, income level can further identify housing types and needs. According the SCAG’s approved Regional Housing Needs Assessment (RHNA) Methodology, housing needs by income are broken down into four income levels:

- Very Low-Income (50 percent or less of the county’s median-income)
- Low-Income (50-80 percent of the county median-income)
- Moderate-Income (80-120 percent of the county median-income)
- Above Moderate-Income (120 and above of the county median-income)

Riverside’s median-income for 2019 was \$67,005 (ACS). The occupations that fall below 50 percent of this amount are Healthcare Support; Protective Services; Installation, Maintenance and Repair; Farming, Fishing and Forestry; and Food Preparation and Serving Related according to **Table 2-7**. Most occupations in Riverside County have an average-income that is either low or very low. If this trend is applied to Menifee, it should be anticipated that affordable housing stock is needed to accommodate potential income levels.

Table 2-7: Median Salary by Occupation in Riverside County, 2019

Occupation	Salary
Management	\$115,670
Legal	\$117,886
Healthcare Practitioners and Technical	\$100,429
Architecture and Engineering	\$89,949
Computer and Mathematical	\$85,434
Life, Physical and Social Sciences	\$84,995
Business and Financial Operations	\$70,841
Education, Training and Library	\$68,733
Arts, Design, Entertainment, Sports and Media	\$57,896
Construction and Extraction	\$57,678
Protective Services	\$28,800
Community and Social Service	\$59,837
Installation, Maintenance and Repair	\$32,221
Sales	\$41,705
Office and Administration Support	\$43,346
Production	\$39,858
Transportation and Material Moving	\$38,729
Healthcare Support	\$31,819
Building, Grounds Cleaning, and Maintenance	\$35,403
Personal Care and Service	\$34,054



Occupation	Salary
Farming, Fishing and Forestry	\$28,350
Food Preparation and Serving Related	\$29,429

Source: California Employment Development Department, 2019.

C. HOUSEHOLD CHARACTERISTICS

A household is defined by the number of persons who occupy a housing unit whether they are single occupants, families, or unrelated people sharing a housing unit. This may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Information on household characteristics assists understanding growth and determining the housing needs of a community.

1. HOUSEHOLD TYPE AND SIZE

Table 2-8 displays ACS data from 2018 on household characteristics for Menifee and nearby cities. The ACS reported a total of 28,586 households in the City of Menifee as of 2018. Of these total households, the majority are married-couple family households at 57.8 percent. Approximately a quarter of households in the City are non-family households (26.6 percent) and 11.1 percent are female households. Compared to nearby jurisdictions, Menifee had the lowest percent of female-headed households. Menifee’s married-couple family households are 3.8 percent above the County’s percentage.

Jurisdiction	Married-Couple Family HH	% of Total HH	Female HH	% of Total HH	Non-Family HH	% of Total HH	Total HH
Hemet	12,789	43.8%	4,154	14.2%	10,557	36.2%	29,193
Perris	9,729	58.1%	3,456	20.6%	2,127	12.7%	16,744
Menifee	16,510	57.8%	3,159	11.1%	7,616	26.6%	28,586
Murrieta	20,011	62.1%	4,295	13.3%	6,446	20%	32,212
Temecula	21,968	64.8%	4,296	12.7%	6,232	18.4%	33,889
Lake Elsinore	13,874	81.8%	2,648	15.6%	3,082	18.2%	16,956
Riverside County	388,127	54%	93,534	13%	193,792	27%	718,349

Source: American Community Survey, 5-Year Estimates, 2018.
HH = Households

Table 2-9 summarizes household type changes from 2010 to 2015 and 2015 to 2018. Married-couple family households have increased since 2010. Households experiencing a decrease include female households and non-family households. Married-couple Family Households made up the majority of households from 2010



to 2018. Using an average household size of 3.09 as shown in **Table 2-11**, Married-couple family Households made up a population of approximately 51,016 persons in 2018.

Table 2-9: Changes in Household Types, 2010-2018

Household Type	2010	Percent	2015	Percent	2018	Percent
Married-couple Family Households	14,327	54.8%	15,203	55.2%	16,510	58%
Female Household	2,384	54.8%	2,859	10.4%	3,159	11.1%
Non-Family Household	8,010	30.6%	8,041	29.2%	7,616	26.6%
Total Households	26,152	100%	27,524	100%	28,586	100%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2018.

Table 2-10 depicts the SCAG 2020-2045 RTP/SCS Final Growth Forecast household growth estimates for Menifee and surrounding cities. Menifee’s projected household growth for the 29-year period from 2016 to 2045, is nearly 70 percent. Among surrounding cities, Menifee is expected to experience the second-highest household growth. Lake Elsinore has the highest expected 2016-2045 increase of 123.9 percent. Murrieta and Temecula are expected to grow about 23 and 38 percent respectively. Overall, the County of Riverside can expect 58.7 percent increase in total households, about 10 percent less than Menifee.

Table 2-10: Household Growth Forecast, 2016-2045

Jurisdiction	2016	2020	2035	2045	Percent Change from 2016 - 2045
Hemet	29,931	35,216	46,203	53,454	78.6%
Perris	17,202	21,431	30,007	33,798	96.5%
Menifee	30,471	34,287	44,704	51,226	68.1%
Murrieta	34,517	38,385	41,888	42,287	22.5%
Temecula	33,627	35,370	41,167	46,355	37.9%
Lake Elsinore	16,863	20,468	31,375	37,760	123.9%
Unincorporated Riverside County	113,055	123,079	174,395	179,469	58.7%

Source: SCAG 2020-2045 RTP/SCS Final Growth Forecast by Jurisdiction Report.

Table 2-11 displays average household size for Menifee compared to nearby cities. Menifee had an average household size of 3.09 in 2018, slightly smaller than Riverside County’s average household size of 3.27. The City of Perris had the highest average household size at 4.54 persons per household and Menifee had the lowest average household size.

Table 2-11: Average Household Size by Jurisdiction, 2018

Jurisdiction	Average Persons per Household
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Hemet	2.85
Perris	4.54
Menifee	3.09
Murrieta	3.44
Temecula	3.31
Lake Elsinore	3.77
Riverside County	3.27
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i>	

2. HOUSEHOLD INCOME

Household income is directly connected to affordability, as household income increases, it is more likely that the household can afford market-rate housing units, larger units and/or pursue ownership opportunities. As household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidence of overcrowding and substandard living conditions. Menifee’s household income characteristics can provide indicators to the housing needs that would be most beneficial to the City’s population. Income characteristics assist in determining to what degree affordable housing is required to meet the needs of a population. Further, above average-income levels allow for the occupancy of larger housing units.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Family Income (AMFI) of Riverside County;

- Extremely Low-income: households earning up to 30 percent of the AMFI
- Very Low-income: households earning between 31 and 50 percent of the AMFI
- Low-income: households earning between 51 percent and 80 percent of the AMFI
- Moderate-Income: households earning between 81 percent and 120 percent of the AMFI
- Above Moderate-Income: households earning over 120 percent of the AMFI

Combined, the Extremely Low-, Very Low-, and Low-income groups are referred to as Lower-income.¹

¹ Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMFI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMFI as moderate-income (compared to low-income based on State definition).



Table 2-12 shows that Low-Income to Extremely Low-income households make up a larger percentage of renters than owners who make up a higher percentage of the Moderate to Above Moderate-income category in Menifee. Overall, approximately 63.8 percent of households had a Moderate or Above Moderate-income, while 36.3 percent were in the lower-income category.

Income Category (% of County AMFI)	Owner	Percent of Owners	Renter	Percent of Renters	Total	Percent of Total
Extremely Low (30% AMFI or less)	1,220	5.8%	1,285	17.6%	2,505	8.8%
Very Low (31 to 50% AMFI)	1,900	9.0%	970	13.3%	2,870	10.1%
Low (51 to 80% AMFI)	3,470	16.4%	1,485	20.3%	4,955	17.4%
Moderate or Above Moderate (over 80% AMFI)	14,585	68.9%	3,575	48.9%	18,160	63.8%
Total	21,170	74.3%	7,315	25.7%	28,485	100.0%

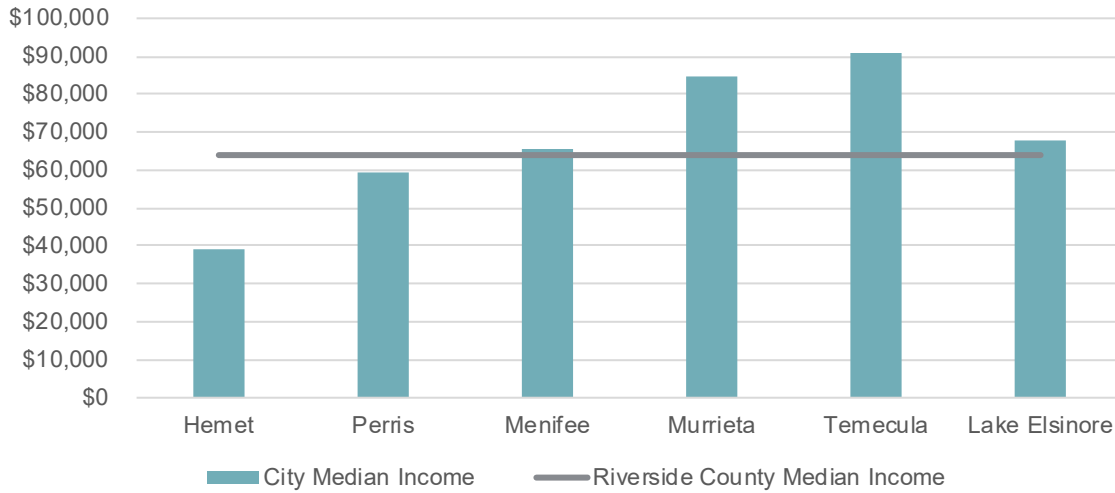
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Table 2-13 summarizes Menifee and nearby jurisdiction’s median-income and percentage above or below the County median-income. The City of Menifee has a higher (2.8%) median-income than the County of Riverside. Murrieta and Temecula’s median-incomes are significantly higher than the County and Menifee, with Hemet having the lowest median-income.

Jurisdiction	Median income	Percent Above/ Below County Median
Hemet	\$39,179	-38.7%
Perris	\$59,141	-7.5%
Menifee	\$65,757	2.8%
Murrieta	\$84,817	32.6%
Temecula	\$90,964	42.2%
Lake Elsinore	\$67,668	5.8%
Riverside County	\$63,948	-

Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-2: Median Household Income by City and County



Source: American Community Survey, 5-Year Estimates, 2018.

D. HOUSING PROBLEMS

The Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Census for HUD provides detailed information on housing needs by income level for different types of households in Menifee. The most recent available CHAS data for Menifee was published in August 2020 and was based on 2013-2017 ACS data.

Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room); or
- Housing cost burdens, including utilities, exceeding 30 percent of gross income.

Table 2-14 shows a significant proportion of households (40.4 percent) have at least one of the four housing problems considered by CHAS. Owners make up a higher percentage of households with at least one of the four housing problems. In addition, 20.3 percent of households has at least 1 of 4 severe housing problems. Severe housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Severely overcrowded conditions (housing units with more than 1.5 people per room); or
- Cost burdens, including utilities, exceeding 50 percent of gross income.



Housing Problem Overview*	Owner		Renter		Total	
	Count	Percent of Owners	Count	Percent of Renters	Count	Percent of Total
Household has at least 1 of 4 Housing Problems	7,225	34.1%	4,295	58.7%	11,520	40.4%
Household has none of 4 Housing Problems	13,830	65.3%	2,825	38.6%	16,655	58.5%
Cost Burden not available, no other problems	115	0.5%	195	2.7%	310	1.1%
Total	21,170	74.3%	7,315	25.7%	28,485	100.0%

Severe Housing Problem Overview**	Owner		Renter		Total	
	Count	Percent of Owners	Count	Percent of Renters	Count	Percent of Total
Household has at least 1 of 4 Severe Housing Problems	3,155	14.9%	2,635	36.0%	5,790	20.3%
Household has none of 4 Severe Housing Problems	17,905	84.6%	4,490	61.4%	22,395	78.6%
Cost Burden not available, no other problems	115	0.5%	195	2.7%	310	1.1%
Total	21,170	74.3%	7,315	25.7%	28,485	100.0%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

** 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 1.5 persons per room, and cost burden greater than 50%.*

1. **OVERCROWDING**

“Overcrowding” is generally defined as a housing unit occupied by more than one person per room (bedrooms including living room and dining rooms) in a house. The combination of lower-incomes and high housing costs result in many households living in overcrowded housing conditions. Overcrowding can indicate a community does not have an adequate supply of affordable housing, especially for larger families.

Overcrowded households are defined as those with 1.0 to 1.5 persons per room and severely overcrowded households have greater than 1.5 persons per room. Having more than one person per room causes more intensive, repetitive use of individual households which can result in excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city.



Table 2-15 shows that Menifee exhibits a low percentage of overcrowded housing units (2 percent) and a low percentage of severely overcrowded housing units (0.9 percent). While it has been established that Menifee’s, households have higher-incomes than Riverside County’s annual average, there are still 38.7 percent of Menifee households that have low to extremely low-incomes. Incidents of overcrowding can be mitigated by the creation of new housing units, specifically affordable housing units. By making more affordable housing units available, the potential for overcrowded housing conditions would be reduced.

Table 2-15: Overcrowding by Tenure, 2018

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (> 1.51 persons/room)	
	Number of Units	Percent of Total Overcrowded Units	Number of Units	Percent of Total Overcrowded Units
Owner Occupied	352	1.2%	57	0.2%
Renter Occupied	210	0.7%	188	0.7%
Total	562	2.0%	245	0.9%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-16 displays the overcrowding data for 2018 in Menifee and the surrounding cities divided by owner occupied and renter occupied units. Within Menifee, there is a comparatively similar proportion of renters and owners in overcrowded units (49.3 percent and 50.7 percent respectively). In the regions surrounding the City of Menifee, renters made up a higher proportion of those living in overcrowded units.

Table 2-16: Overcrowded Housing Units by Tenure and Jurisdiction

Jurisdiction	Owner Occupied Overcrowded Units (> 1.0 persons/room)		Renter Occupied Overcrowded Units (> 1.0 persons/room)	
	Number of Units	Percent of Total Overcrowded Units	Number of Units	Percent of Total Overcrowded Units
Hemet	585	36.4%	1021	63.3%
Perris	637	41.9%	883	58.1%
Menifee	409	50.7%	398	49.3%
Murrieta	443	31.6%	958	61.4%
Temecula	445	44.8%	549	55.2%
Lake Elsinore	1,367	48.6%	1,444	51.4%
Riverside County	20,463	41.3%	29,123	58.7%

Source: American Community Survey, 5-Year Estimates, 2018.

2. OVERPAYMENT (COST BURDEN) IN RELATIONSHIP TO INCOME

State and federal standards indicate “overpaying” occurs when a household allocates more than 30 percent of its income to housing-related costs. Severe overpayment is indicated when a household allocates more than 50 percent of its income to housing-related costs. Overpayment can cause problematic imbalances to



a household budget. Overpayment is an important factor in understanding housing affordability for a community.

Table 2-17 shows over a quarter of Menifee households experience a cost burden (38.3 percent). Of all City households that experience a cost burden, 45 percent have one over 50%. Overall, renters experience the most cost burden (56.1 percent) compared to owners (32.1 percent).

Income by Cost Burden*	Owner				Renter				Total HH with Cost Burden	% of Tot. HH
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH		
HH Income >-than or = 30% AMFI	920	4.3%	775	3.7%	1,025	14.0%	970	13.3%	1,945	6.8%
HH Income >30% to less-than or = 50% AMFI	1,145	5.4%	705	3.3%	825	11.3%	750	10.3%	1,970	6.9%
HH Income >50% to less-than or = 80% AMFI	1,915	9.0%	850	4.0%	1,160	15.9%	405	5.5%	3,075	10.8%
HH Income >80% to less-than or = 100% AMFI	1,060	5.0%	255	1.2%	455	6.2%	65	0.9%	1,515	5.3%
HH Income >100% AMFI	1,760	8.3%	100	0.5%	640	8.7%	35	0.5%	2,400	8.4%
Total	6,800	32.1%	2,685	12.7%	4,105	56.1%	2,225	30.4%	10,905	38.3%

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.
 * Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.
 Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

E. SPECIAL NEEDS GROUPS

Special needs groups include seniors aged 65 years and over, persons with physical and developmental disabilities, female-headed households, large households, people living in poverty or are homeless, and farmworkers. State law recognizes that people within these population groups may experience more



difficulty finding adequate and affordable housing due to their circumstances. In addition, many often have lower incomes because of their circumstances. Consequently, these groups may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. Many of these groups overlap, for example many farmworkers may be homeless migrant workers, and many elderly people have a disability of some type. Most special needs groups could be partially assisted by an increase in affordable housing.

The special needs groups analyzed for the Housing Element include the elderly, persons with physical and developmental disabilities, homeless persons, single parents, large households, and farmworkers (**Table 2-18**).

Table 2-18: Special Needs Groups in Menifee			
Special Needs Groups	# of Persons or Households	Percent of Total Population	Percent of Households
Senior Headed Households	9,550 households	--	33.4%
Seniors (65 and over)	16,179 persons	18.3%	--
Seniors Living Alone	4,130 persons	--	14.4%
Persons with Disabilities ¹	13,317 persons	15.1%	--
Persons with Developmental Disabilities ²	274 persons	--	--
Large Households (5 or more persons per household)	4,321 households	--	15.1%
Single-Parent Households	2,044 households	--	7.2%
Single-Parent, Female-Headed Households with Children (under 18 years)	1,398 households	--	4.9%
People Living in Poverty	8,687 persons	9.9%	--
Farmworkers ³	11,365 persons	0.3%	--
Seasonal ⁴	5,607 persons	--	--
Permanent ⁴	5,758 persons	--	--
Migrant ⁴	1,684 persons	--	--
Homeless ⁵	19 unsheltered persons	--	--
<i>Source: American Community Survey, 5-Year Estimates, 2018 and Menifee County Point in Time Count, Everyone Counts Report 2019.</i>			
<ol style="list-style-type: none"> 1. <i>Of total civilian noninstitutionalized population.</i> 2. <i>Total persons who received service from the Inland Regional Center for FY 2018-19.</i> 3. <i>Farmworker data is taken of the population 16 years and over, not total population.</i> 4. <i>Data taken at the County level, provided by USDA Statistics Services.</i> 5. <i>The Everyone Counts report is updated annually, therefore the most recent data is from 2020.</i> 			

1. SENIORS

Seniors are generally defined as persons aged 65 years old or older. These individuals often have limited incomes resulting from retirement payments and high healthcare costs. In addition, seniors are more



susceptible to mobility issues and self-care limitations. The senior population’s specific housing needs include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

Table 2-19 lists the senior population count in Menifee, Riverside County, and the surrounding cities. Menifee’s senior population made up 18.3 percent of the population in 2018, 4.5 percent greater than Riverside County.

Jurisdiction	Population Count	Percent
Hemet	18,446	21.9%
Perris	4,457	7%
Menifee	16,179	18.3%
Murrieta	13,423	12.0%
Temecula	11,534	10.3%
Lake Elsinore	4,555	6%
Riverside County	328,609	13.8%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-20 illustrates the tenure of senior households in the City of Menifee. The majority of senior households are owner-occupied with an 81.4 percent of all senior households.

Tenure	Senior Households	Percent of Total Senior Households
Owner	7,924	81.4%
Renter	1,809	18.6%
Total	9,733	100.0%

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

Federal housing data defines the households type as ‘elderly family’ if it consists of two persons with either or both age 62 or over. **Table 2-21** summarizes the income and tenure of elderly family households in Menifee. Of elderly family households in Menifee, 13.2 percentage earn less than 30 percent of the surrounding area income, 29.9 percent earn less than 50 percent of the surrounding area.

Table 2-21: Elderly Households by Income and Tenure



Income category, relative to the surrounding area	Owner	Renter	Total	Percent of Total Elderly Households
Extremely Low (30% AMFI or less)	775	550	1,325	13.2%
Very Low (30% to 50% AMFI)	1,250	420	1,670	16.7%
Low (50% to 80% AMFI)	2,200	565	2,765	27.6%
Moderate (80% to 100% AMFI)	900	240	1,140	11.4%
Above Moderate (100% AMFI or more)	2,685	425	3,110	31.1%
Total	7,810	2,200	10,010	100.0%

Source: HUD CHAS, 2012-2016, (Reported by the Southern California Association of Governmental Pre-Certified Local Housing Data for 2021).

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. In 2018, the American Community Survey reported 14,124 Seniors having a disability. The most common reported disabilities were ambulatory disabilities, independent living disabilities, and hearing disabilities.

2. PERSONS WITH PHYSICAL AND DEVELOPMENTAL DISABILITIES

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower-income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are compounded by design issues and location factors, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.



Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

The 2018 ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- **Hearing Disability:** Is this person deaf or does he/she have serious difficulty hearing?
- **Visual Disability:** Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty:** Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty:** Does this person have serious difficulty walking or climbing stairs?
- **Independent Living Difficulty:** Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

Table 2-22 describes the number of people within Menifee with a disability status based on disability type and age. According to the 2018 ACS, 15.1 percent of the Menifee population reported a disability. Of that 15.1 percent, the most common are ambulatory difficulties with 54 percent reported, cognitive disabilities at 33.9 percent, and independent living difficulty with a reported 36.3 percent. The 65 and over age category has the most disabilities.



Table 2-22: Disability Status

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	142	1066	2,717	3,925	29.5%	4.5%
Population with a Vision Difficulty	195	922	1,127	2,244	16.9%	2.5%
Population with a Cognitive Difficulty	618	2,397	1,495	4,510	33.9%	5.1%
Population with an Ambulatory Difficulty	71	2,687	4,428	7,186	54.0%	8.2%
Population with a Self-care Difficulty	181	1,223	1,560	2,964	22.3%	3.4%
Population with an independent Living Difficulty	0	2,039	2,797	4,836	36.3%	5.5%
Total	1,207	10,334	14,124	13,317	-	15.1%

Source: American Community Survey, 5-Year Estimates, 2018.
**This number may double count as some persons report having one or more disabilities, therefore this total number differs from the total number of persons with a disability in Table 18.*

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity:
 - self-care;
 - receptive and expressive language;
 - learning;
 - mobility;



- self-direction;
- capacity for independent living; or
- economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

According to the Inland Regional Center *Purchase of Service – Disparity Data Report* for the years 2018-19, a total of 274 persons of all ages, diagnosed with a developmental disability of any type, received services. Among those 2,174 persons, 59 were under the age of two, 213 were between the ages of 3 and 21, and 2 were 22 years or older. Majority of the persons who received assistances or services for a developmental disability, 251 reported a diagnosis of autism, 27 reported a diagnosis of intellectual Disability, 9 reported Cerebral Palsy, 3 reported epilepsy, 10 reported Category 5 (a combination of multiple developmental disabilities, and 31 reported other. Majority of persons who received services from the Inland Regional Center identified as Hispanic of any race (32 percent), 30 percent identified as Multicultural, 25 percent identified as White, and a small number of persons identified as Asian or Black (9 percent and 3 percent, respectively). All persons who received services from the Inland Regional Center, resided in the home of a parent or guardian.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all new multi-family housing (as required by California and



Federal Fair Housing laws) is especially important to provide the widest range of choices for persons with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

3. LARGE HOUSEHOLDS

Large households are defined as households with five or more members. Large households are classified as a special needs group because many communities have a limited market supply of affordable, adequately sized housing units. This may lead households to find smaller, more affordable housing units. It is common for lower-income large households to reside in smaller units with an inadequate number of bedrooms. In addition, it is common for renters to live in overcrowded units because multi-family rental units are typically physically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. This frequently results in overcrowding and can contribute to fast rates of deterioration.

Table 2-23 displays the American Community Survey’s 2018 data for large households broken down by tenure. According to the data, large households made up 15.1 percent of all households in the City. Among the large households, five-person households were most common (9 percent) and six and seven-person households were both under five percent. When divided up by tenure, the data shows that owner-occupied units made up a larger proportion of large households.

Household Size	Owner		Renter		Total	
	Population	Percent	Population	Percent	Population	Percent
5-Person Household	1,944	6.8%	638	2.2%	2,582	9.0%
6-person household	799	2.8%	176	0.6%	975	3.4%
7-or-more person Households	588	2.1%	176	0.6%	764	2.7%
Total	3,331	11.7%	990	3.5%	4,321	15.1%

Source: American Community Survey, 5-Year Estimates, 2018.

4. SINGLE-PARENT HOUSEHOLDS

Single parents’ households are defined as a special needs group because they face challenges that come with the lack of a second income when raising children. Single parents have a greater need for daycare services, health care services, and other services. Female-headed households with children are susceptible



to having lower-incomes than similar two-parent households. Single, female mothers often face social marginalization pressures such as cultural biases and social exclusions that often limit their occupational choices and income earning potential, housing options and access to supportive services.

As displayed in **Table 2-24**, for single parent households, there is more than double the number of female-headed households with no spouse present, than male-headed households with no spouse present. In Menifee, 7.2 percent of households were headed by a single parent. Out of the surrounding communities, Menifee has the lowest number of single parent households living in poverty.

Table 2-24: Single Parent Households

Jurisdiction	Single Parent-Male, No Spouse Present	Single Parent-Female, No Spouse Present	Single Parent Households Living in Poverty	Single Parent Households	Percent of Total Households
Hemet	705	2,097	6,378	2,802	9.6%
Perris	735	1,634	3,706	2,369	14.1%
Menifee	646	1,398	1,170	2,044	7.2%
Murrieta	947	2,592	2,692	3,539	11%
Temecula	581	2,488	2,414	3,069	9.1%
Lake Elsinore	761	1,806	2,312	2,567	15.1%
Riverside County	19,862	47,875	65,872	67,737	9.4%

Source: American Community Survey, 5-Year Estimates, 2018.

5. FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics service provides data on hired farm labor across the United States. The data is compiled at both a state and county level. Within the County of Riverside, where Menifee is a jurisdiction, in 2017 there were a total of 11,365 hired farmworkers. A total of 5,758 are considered permanent, working 150 days or more and a total of 5,607 farmworkers were



considered seasonal, working only 150 days or less. Additionally, the County of Riverside reported 1,684 total migrant farmworkers, 1,613 of which worked on farms with full-time hired labor and 11 worked on farms with only contract labor.

Additionally, the City of Menifee has 267 persons employed in agriculture forestry, fishing, and hunting. According to SCAG'S pre-certified Local Housing Data, Menifee has 145 workers which includes, full-time, seasonal and part-time workers, and 69 Full-time, year-round workers. The average-income for these industries is \$28,360 and falls below 50% of the median-income for the County. The City of Menifee has a lower rate of farmworker employment due to the lack of agriculture land and jobs related to agricultural uses in comparison to the County. The City currently has an Agriculture Land Use designation per the City's General Plan Land Use Element & Map however no land is currently designated as Agriculture under this land use designation currently. The General Plan includes other land uses that allow for agriculture uses such as Rural Residential designations. The City has reviewed additional sources such as the United State Department of Agriculture (USDA) and the Employment Development Department (EDD) for additional data on farmworker statistics in Menifee and determined that based on those resources that there is no additional specific City data for farmworker housing.

6. EXTREMELY LOW-INCOME HOUSEHOLDS AND POVERTY STATUS

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 2,870 very low-income households living in Menifee. Very low-income households are those households that earn 50 percent or less of the area median family income (AMFI) for Riverside County. Extremely low-income households are those households which earn less than 30 percent of the AMFI. There are approximately 2,200 extremely low-income households in Menifee (renters and owners). **Table 2-25** below, includes data characterizing affordability and cost burden for various income groups.

Of the Extremely low-income households in Menifee, 930 households in owner-occupied housing units and 1,040 household in renter-occupied housing units contain at least one of the four housing problems identified by the CHAS as follows:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.



Table 2-25: Housing Problems for All Households by Tenure, 2013-2017

Income Category	Income by Housing Problem	Owner		
		HH has at least 1 of 4 Housing Problems	HH has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
Extremely Low-Income	Household Income is less-than or = 30%	930	175	115
Very Low-Income	Household Income >30% to less-than or = 50% AMFI	1,175	725	0
Low-Income	Household Income >50% to less-than or = 80% AMFI	1,975	1,495	0
Moderate-Income	Household Income >80% to less-than or = 100% AMFI	1,080	1,250	0
Above Moderate-Income	Household Income >100% AMFI	2,070	10,185	0
Total		7,245	7,225	13,830
Income Category	Income by Housing Problem	Renter		
		HH has at least 1 of 4 Housing Problems	HH has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
Extremely Low-Income	Household Income is less-than or = 30%	1,040	55	195
Very Low-Income	Household Income >30% to less-than or = 50% AMFI	830	140	0
Low-Income	Household Income >50% to less-than or = 80% AMFI	1,185	295	0
Moderate-Income	Household Income >80% to less-than or = 100% AMFI	525	365	0
Above Moderate-Income	Household Income >100% AMFI	720	1,970	0
Total		4,295	2,825	195
Total Households (Owner and Renter)		11,520	16,655	310
<p>Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.</p> <p>* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.</p> <p>** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.</p>				



Table 2-25: Housing Problems for All Households by Tenure, 2013-2017

Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

7. HOMELESS

Homelessness can be attributed to unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. The following lists the description for "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD):

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered



to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

Table 2-26 shows the homeless population changes on a regional level, in Menifee, and in the surrounding cities. In 2019, a total of 2,045 persons were unhoused and unsheltered in the County of Riverside. Of the 2,045 persons, just 17 were recorded in the City of Menifee. In 2020, the total number of persons unhoused and unsheltered increased to 2,155 in Riverside, under one percent were recorded to reside in Menifee. Overall, the City of Menifee has a low percentage of persons who are unhoused when compared to nearby cities such as Hemet, Perris, and Temecula (93, 52, and 59 persons respectively). Murrieta, a neighboring city had a similar unhoused population to Menifee in 2020 (18, or 0.8 percent of the County’s total).

Table 2-26: Unsheltered Homeless Count by Jurisdiction, 2019- 2020

Jurisdiction	Unsheltered Pop. 2019	Unsheltered Pop. 2020	% of County Unsheltered 2020
Hemet	112	93	4.3%
Perris	77	52	2.4%
Menifee	17	19	0.9%
Murrieta	17	18	0.8%
Temecula	59	59	2.7%
Lake Elsinore	66	50	2.3%
Riverside County	2,045	2,155	100%

Source: Riverside County Point in Time Count, Everyone Counts Report 2019 and 2020.

8. STUDENTS

The student population in the area is another factor affecting housing demand. The universities and colleges closest to the City of Menifee include the Mount San Jacinto College in the City of Menifee and the University of California, Riverside. The 2018 ACS reported that an estimated 6,477 persons in Menifee were enrolled in college or graduate school, which is 7.3 percent of the population. While college and university students often reside with family, some students reside independently in Menifee. Students living independently have varied needs and may live on fixed incomes. The California Community College Chancellor’s Office Basic Needs Survey Report, 2018, studied 70 community colleges and found that 56 percent of students were food insecure, and nearly half were either experiencing housing insecurity (35 percent) or homelessness (14 percent). Student’s often require affordable rental housing; the City of Menifee recognizes that affordability and availability of housing may provide a burden on students in the City.

F. HOUSING STOCK CHARACTERISTICS



Housing stock is defined as the collection of all housing types located within a given jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Menifee to identify how well the current housing stock meets the needs of current and future residents of the City.

The City performed both a windshield survey and GIS analysis based on the CDBG program income requirements for specific census tracts for their rehabilitation program (must meet 50% of more low-income and eligible qualified residence within a census tract). Based on this information, history of construction in the city, and the windshield survey, the City determined that the areas of Sun City, Romoland and Quail Valley generally had the largest concentration of structures that may need some level of rehabilitation or assistance.

Early development of the City of Menifee began with Sun City in the early 1960s as the concept of an active retirement community that was envisioned by Del Webb, a major building contractor from Phoenix, Arizona. Sun City is centrally located within the City of Menifee with a mix of residential and commercial uses. The other early established communities in Menifee include Quail Valley, a semi-rural residential community in the northwestern section of the City, and Romoland, a residential and commercial community located in the northeastern section of the City. Residential structures appear to be structurally sound, but now that many are over 50 years in age, they may require more regular maintenance and repair. Overall, single family structures, including mobile homes, are what comprise the housing stock within the City's older communities and have primarily remained as such. Although generally these areas are well maintained, approximately between 2-10% of structures in these neighborhoods show some need for rehabilitation.

1. HOUSING GROWTH

Table 2-27 depicts 2010 to 2018 housing unit growth in Menifee and surrounding neighborhoods. According to the ACS, between 2010 and 2015, the Menifee housing stock increased by 3.6 percent. Through 2018, housing stock rose another 2.6 percent since 2015. From 2010 to 2018, Menifee's housing stock increased from 28,732 to 30,533 units, an overall increase of 6.2 percent. This growth in housing stock was consistent with Riverside County, where housing stock increased by 6.3 percent from 2010 to 2018. Lake Elsinore experienced the greatest housing growth at approximately 14 percent, about 8.2 percent more than Menifee.



Table 2-27: Housing Unit Growth Trends, 2010-2018

Jurisdiction	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
Hemet	33,981	34,368	33,113	1.1%	-3.7%
Perris	16,993	17,408	17,661	2.4%	1.5%
Menifee	28,731	29,765	30,533	3.6%	2.6%
Murrieta	32,528	34,670	33,890	6.6%	-2.2%
Temecula	32,221	35,082	35,936	8.9%	2.4%
Lake Elsinore	15,707	16,808	18,059	7%	7.4%
Riverside County	783,116	815,322	833,602	4.1%	2.2%

Source: American Community Survey, 5-Year Estimate, 2010, 2015, 2018.

2. HOUSING TYPE

Table 2-28 depicts housing units by type of structure in Menifee, the County of Riverside, and surrounding cities in 2018. Single-family detached housing units are the most common type of housing in both the City of Menifee and the County. Mobile homes made up the second-largest percentage of housing stock in Menifee and Hemet. Multi-family housing units comprise the second largest proportion of units in the surrounding cities and Riverside Counties, except in Menifee and in Hemet. A wide array of housing types is important to meet the diverse needs of the population of Menifee. The housing stock may gradually become more diverse as housing needs in the City change throughout the years.

Table 2-28: Total Housing Units by Type in 2018

Jurisdiction	Single- Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Units ¹
Hemet	17,071	1,423	6,838	7,667	33,113
Perris	14,093	339	1,887	1,342	17,661
Menifee	25,646	861	1,687	2,236	30,533
Murrieta	25,380	991	6,374	1,145	33,890
Temecula	28,343	980	6,275	330	35,936
Lake Elsinore	13,868	780	2,796	562	18,059
Riverside County	566,997	56,968	144,959	73,479	833,602

Source: American Community Survey, 5-Year Estimates, 2018.
¹*Note: The data shows the percent of total units in structure.*

3. HOUSING AVAILABILITY AND TENURE

Housing tenure and vacancy rates influence the supply and cost of housing. Housing tenure determines if a unit is owner-occupied or renter-occupied. Tenure is an important market characteristic as it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability



of unit types, among others. In many communities, tenure distribution correlates with household income, composition, and age of the householder.

Table 2-29 provides the number of occupied housing units by structure and tenure in Menifee. The 2018 ACS shows the most common type of housing in Menifee is single-family detached housing. Owner-occupied housing units comprise 19,607 of the 23,915 single family detached housing units. Additionally, mobile homes comprised 2,272 units, multi-family housing 1,616 units, and single-family attached 783 units of all occupied units.

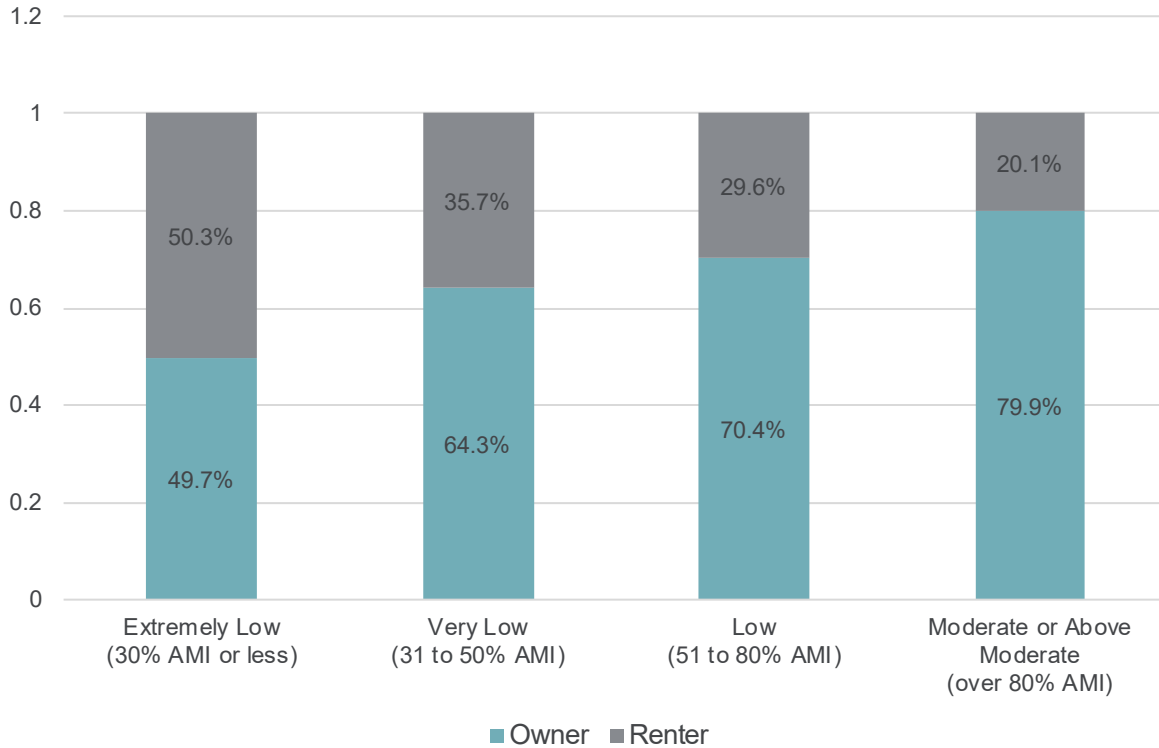
Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Occupied Units¹
Owner Occupied	19,607	508	29	1,734	21,878
Renter Occupied	4,308	275	1,587	538	6,708
Total	23,915	783	1,616	2,272	28,586

Source: American Community Survey, 5-Year Estimates, 2018.
¹Note: The data shows the percent of total occupied units.

Figure 2-3 identifies household income by tenure, or renter versus owner, using CHAS 2016 data. The figure shows disparity for homeownership in different income categories in the City of Menifee. The figure shows that nearly 80 percent of households in the moderate or above moderate-income category were homeowners. Homeownership for households within the low-income category were also high with 70 percent owning their home and just under 30 percent renting. Within the very low-income category just over half of households owned their homes, and in the extremely low-income category under 50 percent of households owned their homes, while majority rented.



Figure 2-3: Household Tenure by Income Category, Menifee 2012-2016



Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

Table 2-30 shows owner-occupied households and renter-occupied households were about the same average size, a common trend in nearby cities in 2018. Renter-occupied households had a slightly smaller household size than owner-occupied households in Menifee, Murrieta, and Temecula. Perris had the largest average household size at 4.54 persons.

Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Hemet	2.75	3.00	2.85
Perris	4.59	4.44	4.54
Menifee	3.10	3.07	3.09
Murrieta	3.53	3.27	3.44
Temecula	3.34	3.25	3.31
Lake Elsinore	3.77	3.78	3.77
Riverside County	3.25	3.30	3.27

Source: American Community Survey, 5-Year Estimates, 2018.



4. VACANCY RATES

Vacancy rates can be an indicator of housing choice available in a community. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates can indicate high demand and/or low supply conditions. Too low of a vacancy rate can result in upward price pressure, making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for ownership housing, and rates of five to six percent are usually considered healthy for rental housing. However, vacancy rates are not a sole indicator of overall real estate market health. They must be viewed in the context of all the characteristics of the local and regional market.

A housing unit is vacant if no person/persons is living in the unit unless its occupants are only temporarily absent. A vacant unit may be one which is entirely occupied by person/persons who have a usual residence elsewhere. New units that are unoccupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed, and final usable floors are in place. Vacant sleeping rooms in lodging houses, transient accommodations, barracks, and other quarters not defined as housing units are not included in the statistics.²

Table 2-31 displays vacant housing units by type and the estimated count for each. Vacant units identified as “Other vacant” make up the majority of vacant housing units in the City, these units could include owned homes not for sale, second homes which are not for full time use, or units constructed but not yet occupied. Seasonal, recreation, and occasional use housing units make up the next largest type of vacant housing units in Menifee. In addition, there were zero units vacant for migrant workers, about seven percent of vacant units were available for rent and about ten percent of vacant units were available for sale.

As **Figure 2-4** shows, the City of Menifee has a healthy vacancy rate of 6.4 percent, which is 7.4 percent less than the County. A healthy vacancy rate typically falls around 7 or 8 percent. Of the surrounding cities, except for Hemet, Menifee has the highest vacancy rate. The County’s vacancy rate is 13.8 percent.

Type of Housing	Estimated No. Units	Percent
For rent	132	7%
Rented, not occupied	117	6%
For sale only	193	10%
Sold, not occupied	278	14%

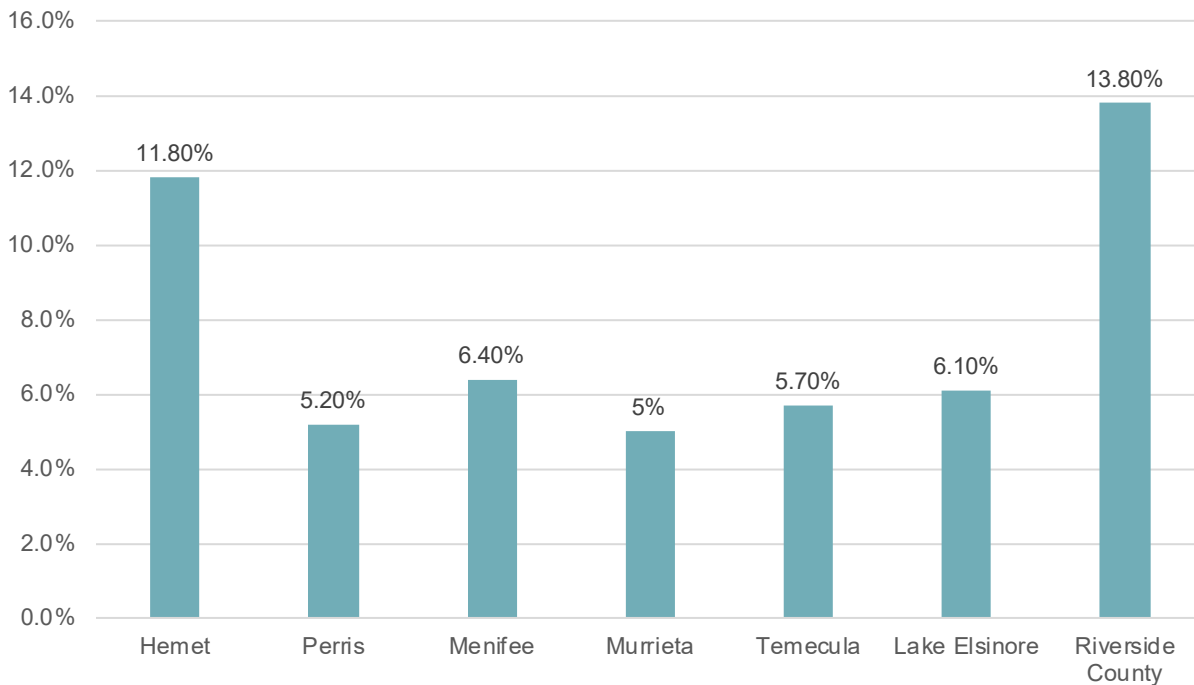
² Census Housing Definitions, <https://www.census.gov/housing/hvs/definitions.pdf>.



For seasonal, recreational, or occasional use	454	23%
For migrant workers	0	0%
Other vacant	773	40%
Total	1,947	100%

Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-4: Vacant Housing Units by City, 2018



Source: American Community Survey, 5-year Estimates, 2018.

5. HOUSING AGE AND CONDITION

Housing age may affect the structural integrity of a house and can be an indicator of overall housing quality within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, a large proportion of older housing stock would indicate that most of the City’s housing stock could require major rehabilitation.

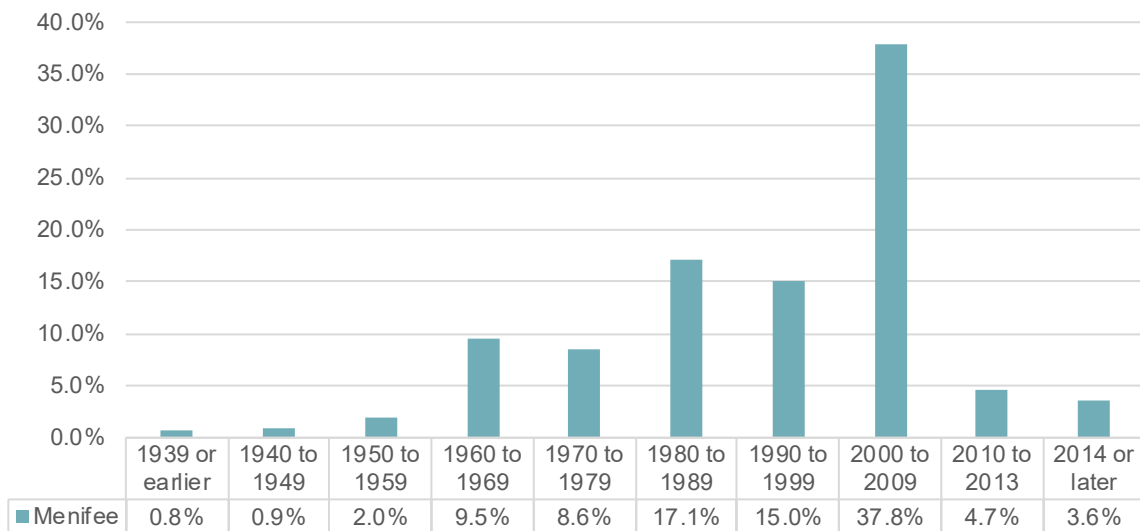
Figure 2-5 displays housing stock age in the City of Menifee. According to the 2018 ACS, just over 34 percent of homes in Menifee were built between 2000 and 2009, an increase in development may have been due to the housing boom. Nearly 50 percent of the housing in Menifee was constructed from 1960 to 1999. Housing development stalled from about 2009 to 2013, primarily due to the economic recession



experienced in the United States during that time. However, housing construction has steadily increased since 2014 as the economy recovered.

The City of Menifee is a newer rapidly growing City, with a large portion of the City built within the past 20 years and more recently since incorporation in 2008. The exception is earlier communities that were developed in the County prior to incorporation including Sun City, a senior community developed approximately 60 years ago, Romoland and Quail Valley. Portions of these older communities and some of the more rural areas of the community have structures that are in need of rehabilitation (repair) or in need or replacement (demolition). The City has existing programs that are focused on rehabilitation efforts including minor home repair grants, community code enforcement, and coordination with non-profit organizations that provide minor home repairs. To address housing conditions, City Code Enforcement refers homeowners in need of home improvement assistance to the City's Minor Home Repair Grant Program. Homeowners who are income eligible, qualify for assistance under the program. In addition, the Community Action Partnership of Riverside County provides services such as low-income energy bill assistance, weatherization, utility assistance including improvements such as attic insulation, caulking, water heater blanket, heating/cooling system repair or replacement and other energy saving measures. It is estimated that based on the windshield survey and GIS analysis performed approximately 440- 600 units within the City out of the current 35,675 units may be in need of some form of general maintenance or repair.

Figure 2-5: Housing Units by Year Constructed

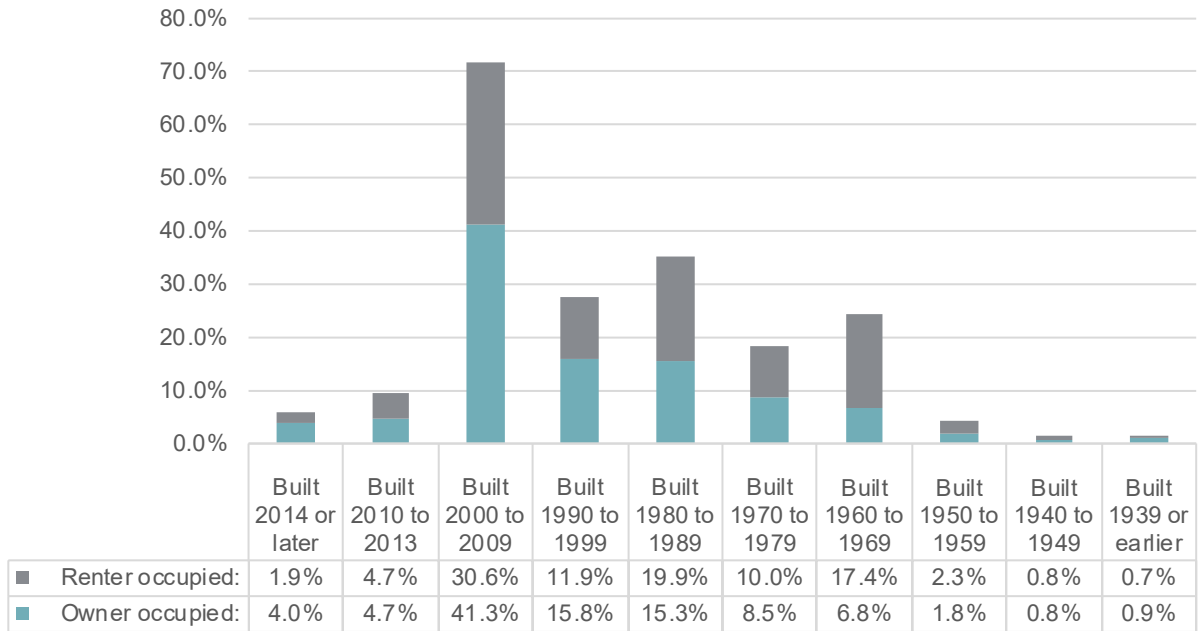


Source: American Community Survey, 2018



Figure 2-6 below displays the 2018 ACS data for housing units by the year they were built sorted by owner or renter. According to the data, more owners reside in Menifee than renters. Additionally, as noted above, majority of the Housing in Menifee was built between the years 2000-2009, of the persons who live in housing units built in or after the year 2000, nearly 40 percent owned their home. This may be due to the increased number of single-family residential homes developed in more recent years.

Figure 2-6: Housing Units by Year Built and Tenure, Menifee 2018

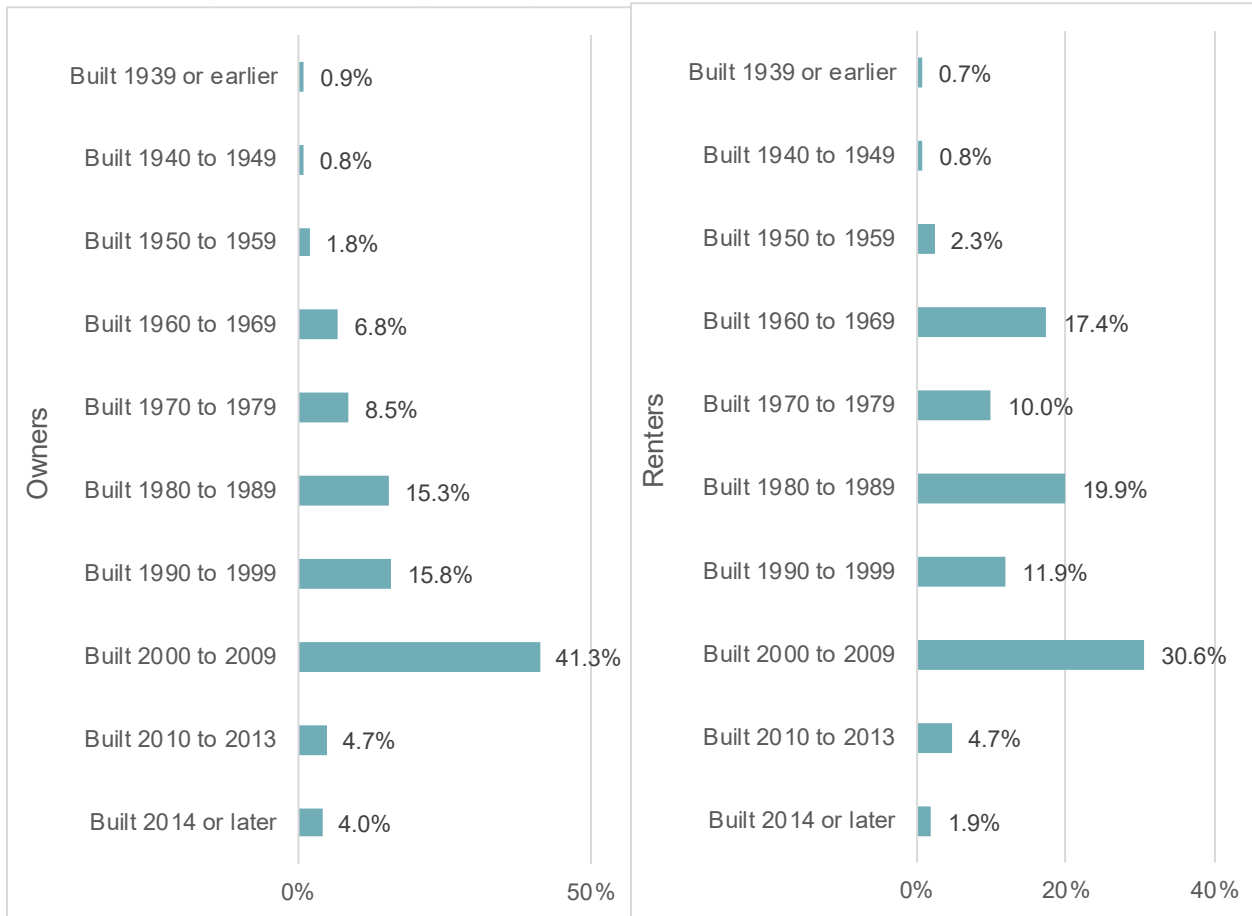


Source: American Community Survey, 2018

Figure 2-7 below displays the 2018 ACS data for housing units by the year they were built for owners (left) and renters (right). That data shows that of all the renters in Menifee, 30.6 percent reside in housings built between 2000 and 2009. Additionally, a total of 47.3 percent of renters reside in older units built between the years 1960 and 1989. In contrast, a small percent of all homeowners in Menifee lived in older housing built between 1960 and 1989 (30.6 percent).



Figure 2-7: Housing Units by Year Built Owner (Left) and Renter (Right)



Source: American Community Survey, 2018

6. HOUSING COSTS AND AFFORDABILITY

Housing costs are affected by supply and demand and can affect the affordability of the housing in the City of Menifee. **Table 2-32** shows the median home value in Menifee was \$329,800 in 2018. Home values in Menifee were comparable to the median home values in the County and slightly less than median home values in Murrieta (\$400,300) and Temecula (\$426,400).



Table 2-32: Median Home Value by Community

Jurisdiction	Median Home Value
Hemet	\$225,200
Perris	\$261,000
Menifee	\$329,800
Murrieta	\$400,300
Temecula	\$426,400
Lake Elsinore	\$333,600
Riverside County	\$347,600

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-33 shows average monthly rent for a two bedroom in Menifee increased from \$1,466 to \$2,071 monthly, the highest percent change (41.3 percent) from 2018 to 2020. During this period, three bedrooms rentals experienced a monthly rent increased from \$1,742 to \$1,844 (8.2 percent) and four bedrooms increased from \$1,966 to \$2,071 (5.3 percent). Two-bedroom units had the same rental cost as four-bedroom units in January 2019 and 2020 at \$1,976 and \$2,071 respectively. Price by square foot rental rate for both three-bedroom and four-bedroom units increased by 8.1 percent from 99 cents to \$1.07.

Table 2-33: Average Monthly Rental Rates, 2020

Unit Type	January 2018	January 2019	January 2020	% Change 2018-2020
2 Bedroom	\$1,466	\$1,976	\$2,071	41.3%
3 bedrooms	\$1,742	\$1,783	\$1,884	8.2%
4 Bedrooms	\$1,966	\$1,976	\$2,071	5.3%

Price per Square Foot

Unit Type	January 2018	January 2019	January 2020	% Change 2018-2020
2 Bedroom	\$0.99	\$1.24	\$1.30	31.3%
3 bedrooms	\$0.99	\$1.06	\$1.07	8.1%
4 Bedrooms	\$0.99	\$0.99	\$1.07	8.1%

*Studio, 1 Bedroom, or 5+ Bedroom rental data not available.
Source: Zillow, Menifee Rentals Zillow Rent Index, accessed August 2020.

Housing affordability can be analyzed by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. This information can help estimate the affordability of different sizes and types of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household’s eligibility for federal housing assistance. Based on this survey, HCD developed income limits, based on the AMFI, which can be used to determine the maximum price that could be affordable to households in the upper range of



their respective income category. Households in the lower end of each category can afford less than those at the upper end. The maximum affordable home prices without overpayment for residents in Riverside County are shown in **Table 2-35**. This amount can be compared to current housing rents (**Table 2-33**). **Table 2-34** shows for each income category, the maximum affordable monthly housing costs that a household can pay each month without overpayment.

EXTREMELY LOW-INCOME

Extremely low-income households earn less than 30 percent of the County AMFI – up to \$15,850 for a one-person household and up to \$30,680 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Menifee without assuming a substantial cost burden.

VERY LOW-INCOME

The very low-income limits are the basis for all other income limits. Very low-income households earn between 31 percent and 50 percent of the County AMFI – up to \$26,400 for a one-person household and up to \$40,700 for a five-person household in 2020. A very low-income household can generally afford homes priced between \$82,500 and \$112,500, adjusting for household size. A very low-income household at the maximum income limit can afford to pay approximately \$553 to \$807 in monthly rent, depending on household size. Given the cost of housing in Menifee, persons or households of very low-income are unlikely to be able to find affordable housing to rent or purchase in the City.

LOW-INCOME

Low-income households earn between 51 percent and 80 percent of the County's AMFI - up to \$42,200 for a one-person household and up to \$65,100 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from \$156,500 to \$226,500. Based on the asking prices of homes for sale in 2020 (Table 30), ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to \$948 in rent per month and a five-person low-income household could afford to pay as much as \$1,417. Low-income households in Menifee would not be able to find adequately sized affordable apartment units (**Table 2-33**).

MODERATE-INCOME HOUSEHOLDS

Persons and households of moderate-income earn between 81 percent and 120 percent of the County's AMFI. The maximum affordable home price for a moderate-income household is \$63,250 for a one-person



household and \$97,600 for a five-person family. The maximum affordable home price for a moderate-income household is \$254,500 for a one-person household and \$378,000 for a five-person family. Moderate-income households in Menifee can generally find affordable housing in the City. The maximum affordable rent payment for moderate-income households is between \$1,474 and \$2,229 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group. The above moderate-income category is not included in the tables below as there is no maximum housing cost and it is generally assumed that this income group can typically afford housing if it is found that moderate-income households can.

Table 2-34: Affordable Housing Costs for Owners Riverside County, 2020

Annual Income		Mortgage	Utilities ¹	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price ²
Extremely Low-income (30% of AMFI)						
1-Person	\$15,850	\$153	184	\$59	\$396	\$33,500
2-Person	\$18,100	\$161	224	\$68	\$453	\$35,250
3-Person	\$21,720	\$203	259	\$81	\$543	\$44,500
4-Person	\$26,200	\$252	305	\$98	\$655	\$55,250
5-Person	\$30,680	\$301	351	\$115	\$767	\$66,000
Very Low-income (50% of AMFI)						
1-Person	\$26,400	\$377	184	\$99	\$660	\$82,500
2-Person	\$30,150	\$417	224	\$113	\$754	\$91,500
3-Person	\$33,900	\$461	259	\$127	\$848	\$101,000
4-Person	\$37,650	\$495	305	\$141	\$941	\$108,500
5-Person	\$40,700	\$514	351	\$153	\$1,018	\$112,500
Low-income (80% AMFI)						
1-Person	\$42,200	\$713	184	\$158	\$1,055	\$156,500
2-Person	\$48,200	\$800	224	\$181	\$1,205	\$175,500
3-Person	\$54,250	\$894	259	\$203	\$1,356	\$196,000
4-Person	\$60,250	\$975	305	\$226	\$1,506	\$214,000
5-Person	\$65,100	\$1,032	351	\$244	\$1,628	\$226,500
Moderate-income (120% AMFI)						
1-Person	\$63,250	\$1,160	184	\$237	\$1,581	\$254,500
2-Person	\$72,300	\$1,312	224	\$271	\$1,808	\$287,500
3-Person	\$81,300	\$1,469	259	\$305	\$2,033	\$322,000
4-Person	\$90,350	\$1,615	305	\$339	\$2,259	\$354,000
5-Person	\$97,600	\$1,723	351	\$366	\$2,440	\$378,000
<i>Source: Riverside Housing Commission, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2019 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Riverside County</i>						



Utility Allowance.

1. Utilities includes heating, cooking, other electric and cooling, water heating, water, sewer, trash collection, and tenant supplied appliances. All utilities are assuming electric as averaged on the County of Riverside Utility Allowance Schedule.
2. Affordable purchase price of homes is an estimated number calculated using the 2015 Loan Amortization schedule assuming 10% down and a 4.5% interest rate on monthly mortgage payments over 30 years.

Table 2-35: Affordable Monthly Housing Cost for Renters in Riverside County, 2020				
Annual Income		Rent	Utilities^{^1}	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of AMFI)				
1-Person	\$15,850	\$289	\$107	\$396
2-Person	\$18,100	\$321	\$132	\$453
3-Person	\$21,720	\$386	\$157	\$543
4-Person	\$26,200	\$471	\$184	\$655
5-Person	\$30,680	\$556	\$211	\$767
Very Low-income (50% of AMFI)				
1-Person	\$26,400	\$553	\$107	\$660
2-Person	\$30,150	\$622	\$132	\$754
3-Person	\$33,900	\$691	\$157	\$848
4-Person	\$37,650	\$757	\$184	\$941
5-Person	\$40,700	\$807	\$211	\$1,018
Low-income (80% AMFI)				
1-Person	\$42,200	\$948	\$107	\$1,055
2-Person	\$48,200	\$1,073	\$132	\$1,205
3-Person	\$54,250	\$1,199	\$157	\$1,356
4-Person	\$60,250	\$1,322	\$184	\$1,506
5-Person	\$65,100	\$1,417	\$211	\$1,628
Moderate-income (120% AMFI)				
1-Person	\$63,250	\$1,474	\$107	\$1,581
2-Person	\$72,300	\$1,676	\$132	\$1,808
3-Person	\$81,300	\$1,876	\$157	\$2,033
4-Person	\$90,350	\$2,075	\$184	\$2,259
5-Person	\$97,600	\$2,229	\$211	\$2,440
<p><i>Source: Riverside County Community Services, Utility Allowance Schedule, 2019 and Other Services Report and California Department of Housing and Community Development, 2019 Income Limits and Kimley Horn and Associates Assumptions: 2019 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Riverside County Utility Allowance.</i></p> <p>1. Utilities includes heating, cooking, other electric and cooling, water heating, water and tenant supplied appliances. All utilities are assuming electric as averaged on the County of Riverside Utility Allowance Schedule.</p>				