



SECTION 4: HOUSING PLAN

The Housing Plan describes the City of Menifee 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist City decision-makers to achieve the long-term housing objectives set forth in the Menifee Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City's overall housing policy goal to inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Menifee.

REGIONAL HOUSING NEEDS ASSESSMENT

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the SCAG region. The RHNA quantifies Menifee's local share of the housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Riverside County. The City's 2021-2029 RHNA growth need is as follows:

- 1,761 units - Very low-income (0-50% County MFI)
- 1,051 units – Low-income (51-80% of County MFI)
- 1,106 units – Moderate-income (81-120% of County MFI)
- 2,691 units - Above moderate-income (120% or more of County MFI)
- 6,609 units - Total

HOUSING GOALS

The City of Menifee has identified the following housing goals as part of this Housing Element Update:

GOAL HE-1: A diverse housing stock that offers a full range of housing opportunities for Menifee residents and supports the local economy.

HOUSING GOAL 1 POLICIES



- HE Policy 1.1: **Adequate Sites.** Provide adequate sites to accommodate project housing unit growth needs identified by the 2021-2029 RHNA.
- HE Policy 1.2: **Specific Plans.** Support residential growth and infill in specific plan areas and along corridors where comprehensive neighborhood planning is completed, and adequate infrastructure is planned.
- HE Policy 1.3: **Housing Design.** Require excellence in housing design with materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive design practices.
- HE Policy 1.4: **Housing Diversity.** Provide development standards and incentives to facilitate a range of housing, such as single-family, apartments, senior housing, and other housing types in rural, suburban, and urban settings.
- HE Policy 1.5: **Entitlement Process.** Provide flexible entitlement processes that facilitate innovative housing solutions yet balance the need for developer certainty in the approval process.
- HE Policy 1.6: **Permit Process.** Permit higher density housing in the 20.1–24 R General Plan designation per City policy.
- HE Policy 1.7: **Community Character.** Protect the character of the community by preserving the unique rivers, landscape, natural features, and community features that distinguish Menifee from other cities in the region.

GOAL HE-2: Quality residential development, sustainable safe neighborhoods with a variety of housing types, designs and opportunities, well-served by ample parks, infrastructure, community amenities, and public services and facilities.

HOUSING GOAL 2 POLICIES

- HE Policy 2.1 **Housing Conditions.** Support the improvement, rehabilitation, and maintenance of our housing resources to strengthen residential neighborhoods, offer quality housing, and maintain community property values.
- HE Policy 2.2 **Property Maintenance.** Support the maintenance and improvement of the quality of housing and neighborhoods through the adoption, amendment, and compliance with land use, zoning, building, and property maintenance codes.



- HE Policy 2.3 **Neighborhood Revitalization.** Support the comprehensive investments needed to improve physical infrastructure, housing conditions, and public services for our many neighborhoods, focusing on those neighborhoods of greatest need.
- HE Policy 2.4 **Parks and Recreation.** Enhance neighborhood livability and sustainability by providing parks and open spaces, planting trees, greening parkways, and maintaining a continuous pattern of paths that encourage an active, healthy lifestyle.
- HE Policy 2.5 **Public Facilities and Infrastructure.** Provide quality community facilities, infrastructure, traffic management, public safety, and other services to promote and improve the livability, safety, and vitality of residential neighborhoods.
- HE Policy 2.6 **Neighborhood Involvement.** Encourage resident participation in their neighborhood organizations to help identify local needs and implement programs to beautify, improve, and preserve neighborhoods.

GOAL HE-3: Improved opportunities for moderate and low-income residents and those with special needs to rent, purchase, or maintain adequate housing.

HOUSING GOAL 3 POLICIES

- HE Policy -3.1 **Homeownership Assistance.** Increase homeownership assistance and security for lower and moderate-income households through financial assistance, education, and collaborative partnerships.
- HE Policy 3.2 **Homeownership Preservation.** Work with governmental entities, nonprofits, and other stakeholders to educate residents and provide assistance, where feasible, to reduce the number of foreclosures in the community.
- HE Policy 3.3 **Special Needs.** Support the provision of community services and housing for people with special needs, such as disabled people, seniors, lower-income families, and people without shelter.
- HE Policy 3.4 **Preservation of Affordable Housing.** Preserve affordable rental housing by working with interested parties and providing technical assistance, as feasible and appropriate.



- HE Policy 3.5 **Collaborative Partnerships.** Collaborate with nonprofit groups, developers, the business community, special interest groups, and state and federal agencies to provide housing assistance.
- HE Policy 3.6 **Fair Housing.** Support and implement housing law in all aspects of the building, financing, sale, rental, or occupancy of housing based on protected status in accordance with state and federal law.

GOAL HE-4: Effective and responsive housing program and policies.

- HE Policy -4.1 **Annual Housing Reporting.** Evaluate the development of parcels for the 6th Cycle RHNA and report on the status of all housing programs in accordance with state a federal laws.
- HE Policy 4.2 **Fair Housing Programs.** Support and implement housing programs that overcome patterns of segregation and housing discrimination.
- HE Policy 4.3 **Housing Opportunities.** Encourage development of opportunity sites and encourage affordable housing through density bonuses and related incentives.

The goals listed above are supported by the actions and programs detailed below.

HOUSING PROGRAMS

This Housing Element expresses the Menifee community's overall housing goals and supporting policies, quantified objectives, and housing programs to achieve them. The stated Housing Programs are based on a review of past performance of the prior Housing Element, analysis of current constraints and resources, and input from Menifee residents and stakeholders.

GOAL HE-1: A diverse housing stock that offers a full range of housing opportunities for Menifee residents and supports the local economy.

Implementation Actions

PROGRAM ACTION 1: ADEQUATE SITES TO ACCOMMODATE 2021-2029 RHNA

The City of Menifee has a total Regional Housing Needs Assessment (RHNA) allocation of 6,609 units. State law requires the City of Menifee to identify adequate sites to accommodate its fair share allocation for the 6th Cycle Housing Element. The City has identified a variety of candidate sites through extensive analysis in collaboration with the interested stakeholders and residents at a variety of workshops and through an



interactive website map. The City of Menifee has identified an adequate amount of land that has been determined as “feasible” or “Potentially Feasible” for future development. Only a portion of these candidate sites will be necessary to accommodate the City’s RHNA planning obligation. These sites have undergone a rigorous process to evaluate site features, development potential, developer/owner interest and other factors to deem them appropriate for housing during the 2021-2029 Planning Period.

The City has identified several opportunity sites identified in the 5th Cycle Housing Element that will be utilized in the 6th Cycle Housing Element. Specifically, there are 19 parcels within the HDR zone that are nonvacant which were identified in the City’s 5th Cycle Housing Element for the years 2014 – 2021. Because the sites have not developed to their full capacity, as assumed, pursuant to AB 1397 the City will establish a By-Right program. These sites will require additional policy considerations as stated in this Policy Program. See Program Action 5.

Pursuant to State Housing Element statutes, sites identified to address a lower income RHNA shall meet the following requirements:

- Accommodate a minimum of 16 units per site;
- Require a minimum of density of 20 units per acre; and
- Accommodate at least 50 percent of the lower income need on sites designated exclusively for residential uses

All opportunity sites are described in map and tabular format in Appendix B of this Housing Element. Each of the opportunity areas described in this Housing Element have been assigned a targeted acreage, and a targeted number of new housing units (see following implementing Policy Action statements). Collectively, these targets must meet the unmet RHNA need as required by State law. It is expected there may be deviations from the targets with future implementing zoning actions. New opportunity sites may be identified, and other sites may be deemed unsuitable, or densities may be modified, all based on new information received over time. The City may adopt future zoning strategies that are more or less than the identified targets in this Housing Element provided the total unmet RHNA need by income category is accommodated within state-defined deadlines. If future zoning strategies deviate from the targets expressed in this Housing Element but still meet the requirement to identify adequate sites to accommodate unmet RHNA need, no amendment to the Housing Element would be required and deviations of any magnitude may be considered subject to the City Council’s review and approval in consultation with the Community.



Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 2: SPECIFIC PLANS

The City of Menifee has 18 approved specific plans that comprise 7,200 acres of land. Of that total, 10 specific plans have significant residential development capacity that will accommodate significant new housing units.

As part of the analysis of adequate sites, the City has comprehensively reviewed opportunity sites citywide and has identified seven Specific Plan areas of opportunity:

- Cantalena Specific Plan
- Cimarron Ridge Specific Plan
- Menifee North Specific Plan
- Audie Murphy Ranch Specific Plan
- Newport Estates Specific Plan
- Rockport Ranch Specific Plan
- Legado Specific Plan

The City of Menifee will continue to review and approve residential projects within specific plan areas and/or amend specific plans as needed to accommodate the 6th cycle RHNA.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 3: REZONE PROGRAM TO ACCOMMODATE LOW AND VERY LOW INCOME RHNA

After the identification of existing residentially zoned land and ADUs to accommodate the City's low and very low RHNA, a remaining 340 units must be accommodated to meet the City's RHNA. Additionally, recent legislation requires at least 50 percent of low and very low-income units on vacant land. In order to accommodate the remaining RHNA allocation and provide 50 percent vacant land, the City has identified 8 vacant parcels to rezone (as identified in the Candidate Sites Inventory in Appendix B). The parcels are currently zoned Economic Development Corridor McCall Boulevard (EDC-MB), Economic Development Corridor Newport Road (EDC-NR), and Economic Development Corridor Community Core (EDC-CC). All of these parcels are vacant and will be rezoned to the High-Density Residential (HDR) zone. These parcels do not include any parcels identified in the 5th Cycle Housing Element that are described in Program Action 5.



The City of Menifee shall approve the rezone of the parcels identified in the sites analysis to HDR to accommodate the RHNA in the 6th Cycle HEU within 24 months of adoption of the Housing Element.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 4: REZONE PROGRAM TO ACCOMMODATE MODERATE INCOME RHNA

In addition to residential use on specific plans and ADUs, the City of Menifee has identified three vacant parcels for rezone (as identified in the Candidate Sites Inventory in Appendix B). The parcels are currently zoned Economic Development Corridor Newport Road (EDC-NR) and Economic Development Corridor McCall Boulevard (EDC-MB) zones and will be rezoned to the Low-Medium Density Residential (LMDR) and Medium Density Residential (MDR) zones. The City of Menifee shall approve the rezone the parcels identified in the sites analysis to LMDR and MDR to accommodate the RHNA in the 6th Cycle HEU within 24 months of adoption of the Housing Element.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 5: CANDIDATE SITES USED IN PREVIOUS HOUSING ELEMENT

The City has identified 19 sites in the sites inventory contained in Appendix B of this Housing Element within the HDR zone that are nonvacant which were identified in the City's 5th Cycle Housing Element for the years 2014 – 2021. Pursuant to State Housing law, any in-fill sites identified in the 5th Cycle or vacant sites identified in the 4th and 5th Cycle shall be provided by-right development when at least 20% of the units in the proposed development are affordable to lower-income households. By right shall mean the jurisdiction may not require any of the following discretionary actions:

- A subdivision;
- A conditional use permit;
- A planned unit development permit; or
- Other discretionary, local-government review or approval that would constitute a "project."



The City may impose objective design review standards on projects. The City has identified as part of this Housing Element update vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. To comply with State law, the City will amend Title 9: Planning and Zoning of the Menifee Municipal Code to permit residential uses by-right for housing development in which at least 20-percent of the units are affordable to lower-income households for sites that:

- 1) Were included in a prior Housing Element; and
- 2) All vacant sites included in two or more consecutive planning periods that permit by right development for projects that meet the requirements of State housing law.

These sites are identified in **Appendix B**.

<p>Timeframe: Within 36 months of adoption of the 6th Cycle Housing Element Responsible Agency: Community Development Department Funding Source: General Fund</p>

PROGRAM ACTION 6: PROMOTION OF ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) DEVELOPMENT

The City updated the Menifee Municipal Code to comply with State ADU law which expands where ADUs can be constructed and removes barriers to the development of these types of units. Recent legislation limits how local jurisdictions can regulate ADUs thus making it easier to build ADUs. The City recognizes the significance of this legislation and that facilitating the construction of ADUs is an important component towards meeting the City's RHNA. One way the City will facilitate construction of ADUs in the future is by offering to the public a variety of pre-approved ADU construction plans. Made possible through, SB2 Planning Grant Program funds, the City has retained the services of an architect to prepare pre-approved ADU plans (up to four plans and four architectural styles available for each plan). The plans will be fully code-compliant construction drawings minimizing time and costs associated with plan check review and plan check fees. Designs are nearing completion for construction drawing phase and plans are anticipated to be available to the public in early 2022.

The City will aggressively support and accommodate the construction of at least 42 ADUs by a variety of methods, including but not limited to:

- Developing and public awareness campaign by developing public outreach materials on the City's website and other print and digital media, such as an ADU Guidance Handbook.
- Evaluate and assess the appropriateness of additional incentives to encourage ADU development.



- Preparing pre-approved, code-compliant ADU construction plans of various types and sizes that will be made available to the public for use in obtaining permits for construction of an ADU.

Timeframe: Analyze methods within 12 months of Housing Element adoption; Establish programs within 24 months of Housing Element adoption.

Responsible Agency: Community Development Department

Funding Source: General Fund

PROGRAM ACTION 7: ACCESSORY DWELLING UNIT (ADU) TRACKING PROGRAM

The City of Menifee will create an ADU tracking program during the 2021-2029 Housing Element Planning Period to formally track ADU development and perform a mid-cycle assessment of the ADU development performance each year to report in the Annual Progress Report to be distributed to the California Department of Housing and Community Development in accordance with California state law as a reporting program. The City will continue to annually report staff findings within the annual report to OPR and HCD by April 1st each year.

Timeframe: Establish program within 12 months and Annual reporting

Responsible Agency: Community Development Department

Funding Sources: General Fund

PROGRAM ACTION 8: SPECIFIC PLAN REPORTING

The City of Menifee has 18 approved specific plans that comprise 7,200 acres of land. For the 6th Cycle Update, 7 specific plans had remaining capacity to accommodate the moderate and above moderate RHNA allocations. The City of Menifee shall create an annual reporting program and report remaining capacity of these specific plans by identified income category each year in the Annual Progress Report to be distributed to the California Department of Housing and Community Development in accordance with California state law. The City will continue to report staff findings within the annual report to OPR and HCD by April 1st each year.

Timeframe: Ongoing

Responsible Agency: Community Development Department

Funding Sources: General Fund

GOAL HE-2: Quality residential development, sustainable safe neighborhoods with a variety of housing types, designs and opportunities well served by ample parks, infrastructure, community amenities, and public services and facilities.



Implementation Actions

PROGRAM ACTION 9: SENIOR MINOR HOME REPAIR GRANT

The City provides grants to qualified low-income homeowners to address interior and exterior health and safety issues, housing quality standards, or improve the accessibility of homes as part of its annual CDBG Program activities/program. The City of Menifee will continue to issue minor home repair grants for up to 10 households annually as well as submit Annual Action Plan to HUD in May of each year.

Timeframe: Ongoing

Responsible Agency: Community Development Department

Funding Source: Community Development Block Grant Program

PROGRAM ACTION 10: CODE ENFORCEMENT PROGRAM

The City of Menifee implements a code enforcement program. The program is responsible for enforcing various municipal codes that are intended to maintain the value and safety of property and structures in the community. The program addresses hazardous vegetation, substandard buildings, accumulation of debris and vehicles, graffiti, storm water drainage, green pools, construction without a permit, land use violations, and various other health and safety codes. The City of Menifee will continue to implement code enforcement activities on an annual basis to address properties not in compliance with City codes.

Timeframe: Ongoing

Responsible Agency: Community Development Department

Funding Source: General Fund

PROGRAM ACTION 11: HABITAT FOR HUMANITY

Habitat for Humanity Inland Valley runs several home rehabilitation and repair programs out of its Inland Valley office. Through the City's public services program entitled "Brush with Kindness," operated by Habitat for Humanity, the City assists homeowners with minor home repairs. Funds are provided through its organization and donations. The City will continue to apply annually for United States Department of Urban Development Community Development Block Grant (CDBG) funds and allocate a portion of such funds to sub-recipients who provide nonprofit organizations assistance in meeting city housing improvement needs. The City shall submit the reported number of assisted sub-recipients or individuals in the Consolidated Annual Performance Evaluation Report (CAPER) to HUD in September of each year.

Timeframe: Ongoing

Responsible Agency: Community Development Department



Funding Source: Community Development Block Grant Program Funds and donations

PROGRAM ACTION 1.2: AT-RISK HOUSING PRESERVATION

The City of Menifee does not have a large stock of publicly subsidized housing that is at risk of conversion for market rate housing. Current senior and family apartments provide market rate housing affordable to moderate-income households. Menifee has three publicly subsidized projects that provide 226 affordable units to lower-income households. The Vineyards Senior Apartments, Avila (formerly Encanto) Apartments, and the Halter Hillside Senior Apartments. These affordable projects in Menifee are to remain affordable until at least 2046.

The City of Menifee shall continue to monitor affordable projects and work with qualified entities to preserve the long-term affordability of such projects.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 1.3: ENERGY CONSERVATION

The City requires residential developers to meet the 2019 California Green Building Standards Code adopted by the City in 2019 requiring reductions in indoor water use, reduction in diversion of construction waste generated at the site, achievement of California Energy Standards, and other standards per City specifications. These standards are enforced through the permitting process for new housing. The General Plan EIR approved in 2014, includes mitigation measures to achieve greenhouse gas emission reductions. Finally, the City is one of 14 cities participating in the 2020 Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan (CAP) update, which began in the Summer of 2020. The City will require adherence to the 2019 Green Building Code and other practices deemed feasible to reduce greenhouse gas emissions and conserve resources in a manner that does not unduly constrain the development, improvement, and affordability of housing.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

GOAL HE-3: Improved opportunities for moderate and low-income residents and those with special needs to rent, purchase, or maintain adequate housing.



Implementation Actions

PROGRAM ACTION 14: COMPLIANCE WITH SB 35 PROVISIONS

The City of Menifee is subject to SB 35 streamlining provisions and will be required to permit streamlining for projects with at least 10% affordable units. The City must review permits for qualifying housing developments within a statutory time frame (90 days for ≤ 150 units; 180 days for ≥ 150 units). All projects covered by SB 35 are still subject to the objective development standards of the City of Menifee Municipal Code that includes the Building and Fire Codes. However, qualifying projects cannot be subject to discretionary review or public hearings; and in certain cases the City cannot require parking.

The City of Menifee is preparing objective development standards that will be applicable to projects eligible for streamlining provisions per SB 35. The City will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35, Chapter 366 Statutes 2017. These provisions shall apply when the City is not meeting the required Regional Housing Needs Assessments (RHNA) progress. Per SB 35 requirements, no parking requirements may be imposed on a SB 35 qualified streamlining project if it is located:

1. within a half-mile of public transit;
2. within an architecturally and historically significant historic district;
3. in an area where on-street parking permits are required but not offered to the occupants of the development; or
4. where there is a car-share vehicle located within one block of the proposed project.

One parking space per unit may be required of all other SB 35 projects. The City's SB 35 status can change over time during the 6th Cycle 2021-2029 Planning Period based on progress toward RHNA and timely reporting to the State.

<p>Timeframe: Adopt procedures within 24 months of Housing Element Adoption Responsible Agency: Community Development Department Funding Sources: Funded through SB2 Grant</p>

PROGRAM ACTION 15: FAIR HOUSING SERVICES

The City contracts with Fair Housing Council of Riverside County Inc., for provision of comprehensive fair housing-related services. The City will continue to provide fair housing services to address issues of housing discrimination, landlord-tenant conflict issues and any other fair housing issues should they arise.



Timeframe: Ongoing

Responsible Agency: Community Development Department

Funding Source: Community Development Block Grant Program

PROGRAM ACTION 16: RENTAL HOUSING ASSISTANCE

The County of Riverside’s Housing Choice Voucher (Section 8) program provides rental assistance to very low-income families to help them afford decent and safe rental housing in Menifee. This program is currently administered by the Riverside County Housing Authority. Although not a direct service provider, the City will continue to assist the County by placing advertisements in certain locations throughout the community.

Timeframe: Ongoing

Responsible Agency: Riverside County Housing Authority

Funding Source: HUD Section 8

PROGRAM ACTION 17: LOWER-INCOME HOUSING

Menifee recognizes that the production of lower-income housing, in particularly extremely low-income housing, is needed. But this affordability level cannot be achieved without financial assistance. The City will evaluate the need for and establish appropriate programs, incentives other methods to assist with housing -related activities including down payment assistance, home improvement assistance, and rental assistance and other affordable housing opportunities. Programs will include partnerships with organizations such as, HCD who provides Permanent Local Housing Assistance (PLHA), a grant program that will provide down payment assistance for low-income housing. Additionally, the City will continue to conduct annual outreach to developers, apply for or support applications for funding, and look for opportunities to encourage the production of affordable housing. Funding sources may include State, Regional and private resources such as:

- State Low-Income Housing Tax Credit Program
- CalHome Program
- Mental Health Service Act (MHSA) Funding
- Federal Home Loan Bank Affordable Housing Program (AHP)
- Unity Way Funding
- Private Contributions
- Public-Private Partnerships



The City will maintain a list of Public and Private Resources Available for Housing and Community Development Activities and maintain a resource on the City website and update during the 6th Cycle.

Timeframe: Ongoing, evaluate need within first 24 months of the Planning Period. Adopt programs, policies and regulations as appropriate within 36 months.

Responsible Agency: Community Development Department

Funding Sources: General Fund

PROGRAM ACTION 18: DEVELOPMENT FEE MONITORING PROGRAM AND ENTITLEMENT STREAMLINING

The City fee schedule was updated in December 2018. The updates included changes to fees that reduced hourly rates, reduced some engineering fees, and several application types became flat fees, which lowered costs for applicants of housing projects. The City will continue to evaluate the City's fee structure and encourage the production of affordable housing during the 6th Cycle.

The City received a LEAP Grant and is currently creating an Entitlement and Permit Streamlining program to reduce review times and permit processing. The new program will include a new and improved web-based Code (Encode) tool and capabilities, such as development calculators, GIS features, custom indexing and eReader. This process will help to facilitate the development review process, and reduce constraints to new housing projects.

Timeframe: Ongoing and Adopt program within 24 months.

Responsible Agency: Community Development Department

Funding Sources: LEAP Grant Funded

PROGRAM ACTION 19: COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The City of Menifee was successful in providing funding to local organizations for providing shelter and service to individuals in the community.

The City will continue to apply annually for United States Department of Urban Development Community Development Block Grant (CDBG) funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless as well as submit Annual Action Plan to HUD in May of each year.

Timeframe: Ongoing

Responsible Agency: Community Development Department

Funding Sources: General Fund



PROGRAM ACTION 20: COMMUNITY SERVICES

The City through the CDBG program funds, has assumed responsibility for funding organizations that serve public service needs in the community, in the past program cycles the City has funded: Assistance League, The Boys & Girls Club, Community Cupboard, Hospice of the Valleys, Family Service Association (FSA), Habitat for Humanity, Social Work Action Group (SWAG), and Safe Alternative for Everyone. The City will continue to apply annually for United States Department of Urban Development CDBG funds and allocate a portion of such funds to sub-recipients that serve public service needs in the community.

Timeframe: Ongoing

Responsible Agency: Community Development Department

Funding Sources: Community Development Block Grant

PROGRAM ACTION 21: EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING

In compliance with State Law, the City of Menifee will ensure the Planning and Zoning Code is amended to encourage and facilitate emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. This Program would permit transitional and supportive housing by-right in all zones allowing residential uses, subject only to those regulations that apply to other residential uses of the same type in the same zone. In addition, the Planning and Zoning Code will be amended to define "supportive housing," "target population" and "transitional housing" pursuant to state law. The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.

In compliance with State Law, the City will amend certain sections of its Municipal Code to address the following requirements:

- Supportive Housing Streamlined Approvals (AB 2162) – To comply with AB 2162, the City of Menifee will amend its Municipal Code to permit supportive housing as a use permitted by right in all zones where multiple family and mixed-use developments are permitted.
- Emergency and Transitional Housing Act of 2019 (AB 139) – Pursuant to AB 139, the City will evaluate the existing zoning code to ensure consistency with new statutory requirements for



addressing homeless and emergency shelter needs, including methodology for determining the basis of emergency shelter need and the establishment of various parking standards for emergency shelters.

- Amend the City of Menifee Municipal Code to comply with the definitions for “Supportive Housing,” “Supportive Services,” and “Target Population” consistent with applicable sections of the California Government Code.
- Amend the City of Menifee Municipal Code to ensure Emergency Shelters and Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption

Responsible Agency: Community Development Department

Funding Sources: General Fund

PROGRAM ACTION 22: HOUSING FOR HOMELESS PEOPLE

State law (Senate Bill 2) was amended to require local governments to address the needs of the homeless and transitional homeless population. This is accomplished in three steps: 1) define emergency shelters as a by-right use pursuant to state law; 2) identify an appropriate zone that permits a year-round emergency shelter as a by-right use; and 3) make code amendments to allow transitional and permanent supportive housing. The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020. The Zoning Code defines Emergency Shelters and allows Emergency Shelters by-right in the High-Density Residential (HDR), Economic Development Corridor (EDC) and Heavy Industrial (HI) Zones. Additionally, pursuant to SB 2, the City treats transitional housing as a residential use of property and permits transitional housing within all residential zone districts with a CUP. More recent clarification of SB 2 requirements by the State Department of Housing and Community Development (HCD) indicates in addition to residential zones, jurisdictions must provide for transitional and supportive housing in any other non-residential zone districts where housing is permitted. The Menifee Development Code allows residential development in the Economic Development Corridor (EDC) and conditionally allows Residential Care Facilities in the Commercial Office (CO) zone.

In Riverside County, homelessness is addressed regionally through the Continuum of Care (CoC). The City of Menifee participates in the CoC and the Regional Homeless Alliance. The Alliance meets every month to discuss common problems and to seek best practices that can be implemented throughout the region. The City participates in the nationwide Point-in-Time Homeless Count, which is done annually. The City will



continue to participate in CoC and support appropriate new methods should they become available in the 6th Cycle. The City will amend the Zoning Code to allow Transitional and Supportive Housing in the EDC and CO zoning districts subject to the same standards and processes required for other housing allowed in the same zone, in compliance with State law.

Timeframe: Adopt Code Amendments within 12 months of Housing Element adoption and Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 23: SUPPORTIVE HOUSING / LOWER BARRIER NAVIGATION CENTERS

State law has been updated to require approval 'by right' of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. To comply with state law, the City of Menifee will adopt policies, procedures, and regulations for processing this type of use as to establish a non-discretionary local permit approval process to accommodate supportive housing and lower barrier navigation centers. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City shall permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law. The City will annually monitor the effectiveness and appropriateness of the adopted policies. Should any amendments be required to existing policies pursuant to state law, the City will modify the policies, as appropriate.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 24: HOUSING FOR PEOPLE WITH DISABILITIES

State law requires that community care facilities serving six or less must be permitted by right in all residential zones similar to other residential uses in the same zone. The City adopted a Comprehensive Zoning Code update that addressed those with special needs on December 18, 2019 (effective January 2020). The Zoning Code allows Group Residential Facilities and Residential Day Care (6 or fewer by right)



and Residential Care Facilities per state law. The Zoning Code currently prohibits Group Residential Facilities and Residential Day Care (7 or more persons) in the Rural Residential Zones, and conditionally permits these uses in the remaining residential zones. The region has created the Southwest Riverside County Special Needs Resource Guide, which was created to provide a comprehensive list of agencies and nonprofit groups providing essential services for those with special needs. The City of Menifee will continue to support agencies in seeking funding for the provision of housing and services for people with disabilities, including developmental disabilities. The City will continue to annually reach out to providers as part of the Action Plan solicitation to apply for federal dollars allocated to the City facility serving six or fewer clients and allow such uses as a by-right use in all residential zones as well as create a reasonable accommodation procedure. Additionally, the City will review Title 9 and amend the Development Code as necessary to reduce potential constraints by permitting Group Residential Facilities and Residential Day Care (7 or more persons) with a CUP in Rural Residential zones in conformance with State Law.

Timeframe: Ongoing and Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 25: HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

The housing needs of persons with developmental disabilities are typically not fully addressed by local zoning regulations. Persons with disabilities may require housing with slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will proactively seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities.

The City of Menifee will also explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, for projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. The City will provide information at City Hall and on the City's website.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: Community Development Department



Funding Sources: General Fund

PROGRAM ACTION 26: FARMWORKER AND EMPLOYEE HOUSING ACT COMPLIANCE

The City of Menifee will update Title 9 of the Menifee Municipal Code to comply with provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code). The City currently defines Farmworker Housing within its definition of Group Residential Facilities. The City will update the definition to comply with the California Health and Safety Code Sections 17021.5 and 17021.6 which generally requires agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. Furthermore, the City will update Title 9 in conformance with the California Health and Safety Code Sections 17021.8 which generally requires applications for development on land designated as agricultural in the General Plan, to be subject to a streamlined, ministerial approval process and meets the requirements of the provisions of the State code.

Timeframe: Complete Code Amendments within 12 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 27: HOUSING FUNDING

The City receives Community Development Block Grants; however, the City is not large enough to qualify for HOME, ESG, or other federal funding sources. Therefore, the City will continue to review and pursue grants and additional funding sources applicable with the objectives of the 6th Cycle Housing Element planning cycle. This may include supporting tax credit or bond projects as well.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Source: General Fund

PROGRAM ACTION 28: PROACTIVE EDUCATION AND OUTREACH TO PROSPECTIVE DEVELOPERS

The City will proactively advise and educate existing landowners and prospective developers of affordable housing development opportunities available within City of Menifee and within sites identified as candidate sites. The City of Menifee will continue to implement its program and meet with developers on an annual basis and as prospective developers contact the City seeking development information. This will include but not be limited to promoting at the City's regular Developer Stakeholder Group meetings, and Menifee Citizen's Advisory Committee (MCAC). This proactive education and outreach will also include publishing



and promoting housing through creation of a City of Menifee opportunity housing site map handout/guide with aerial maps, General Plan and Zoning information and including property profile information, which will be made available on the City's website, as printed handouts. This information will be distributed to the City's regular Developer Stakeholder Group and MCAC and to the development community in general as we meet with prospective developers. The City will also promote through the City's web-based GIS story map updated with final adopted housing inventory sites. The City will maintain designated staff persons that can be contacted to provide housing opportunity information and incentives for development of affordable housing during the 6th Cycle.

Timeframe: Within 12 months and ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 29: HOUSING MARKET AND IMPACT STUDY

The City will explore the feasibility of performing a housing market and impact study to evaluate the housing impacts and barriers to affordable housing in the City of Menifee. The study should evaluate the access to affordable housing in the City of Menifee and the impacts of proposed larger-scale, significant commercial/industrial projects on moderate and low and very low residential development. Additionally, the study should evaluate existing barriers to affordable housing and opportunities to reduce these barriers to create affordable housing through provisions such as:

- Flexible development review process/standards
- Reduction of development impact fees
- Expedited review for larger lot sites when consistent with the General Plan
- Possible funding sources, etc.

Timeframe: Evaluate the need within first 24 months of the Planning Period. Adopt programs, policies and regulations as appropriate within 36 months.
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 30: INCLUSIONARY HOUSING FEASIBILITY STUDY

The City is in the process of performing a LEAP funded Inclusionary Housing Feasibility Study. The Study will provide quantitative data for the City to determine the appropriate method or approach to consider the adoption of an Inclusionary Ordinance. The analysis will assess and consider the feasibility of various levels of inclusionary requirements, success with inclusionary ordinances in other jurisdictions, their housing market conditions compared to market conditions in Menifee. The report will compare vacant land use



against the City Regional Housing Needs Assessment numbers and provide inclusionary and in-lieu options to consider. This is an HCD Local Early Action Planning (LEAP) Grant funded project to be completed in 2022.

Timeframe: Completed Early 2022

Responsible Agency: Community Development Department

Funding Source: LEAP Grant Funded

GOAL HE-4: Effective and responsive housing programs and policies.

Implementation Actions

PROGRAM ACTION 3.1: AFFIRMATIVELY FURTHERING FAIR HOUSING

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by state law.

The City will partner with capable organizations to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action.

Section 3 of this Housing Element contains an analysis fair housing in Menifee and the Riverside County region. The analysis found that:

- The City does not have any racial or ethnic groups that score higher than 60 on the dissimilarity index, indicating that while there are racial and ethnic groups with higher levels of segregation than others within Menifee, none meet the standard set to identify segregated groups.
- The City does not have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Menifee with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Menifee have a medium to high level of access to opportunity throughout the majority of the City, with only two census tracts showing a low level of access to opportunity. Both areas show high opportunity for housing but low opportunity for economic, civic life, education, health, and transportation.



- The analysis of the TCAC/HCD opportunity Area Maps show that most census tracts in Menifee are classified with the “Moderate Resource” “High Resource” or “Highest Resource” designation. This indicates that these census tracts are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.
- The Opportunity Indices identify overall high access to quality resources including low exposure to poverty for all racial and ethnic groups, as well as moderate to high opportunity to quality education. However, there is low access or proximity to economic opportunities and jobs and an increase to commute times and the cost of transit across racial and ethnic groups in the City.
- Additionally, the Fair Housing analysis identified the following local contributing factors to fair housing:
 - Housing Age and Condition – Section 2.F.5 of this Housing Element analyzes the housing stock within the City of Menifee. The analysis found that nearly 50 percent of the housing in Menifee was constructed from 1960 to 1999. Between 2000 to 2009 Menifee’s housing stock increased just over 34 percent. 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. More owners reside in Menifee than renters. Additionally, the majority of the housing in Menifee was built between the years 2000-2009. Home rehabilitation can be an obstacle especially for senior homeowners with fixed incomes and mobility issues.
 - Housing Cost and Affordability - Section 2.F.6 of this Housing Element analysis the cost and affordability of housing within the City of Menifee. The cost of homeownership varies within the City of Menifee depending on the community. According to the regional AI, in 2018, the median sales price for homes in the City was \$329,800. Home prices vary by area/jurisdiction, and slightly less than median home values in Murrieta (\$400,300) and Temecula (\$426,400).

The City will conduct the following actions and activities during the planning period to address Affirmatively Furthering Fair Housing:

- Continue to provide first time homebuyer education service as needed



- Continue to partner with Fair Housing Council of Riverside County (FHCR) and the County of Riverside to provide information and counseling on rental subsidies
- Continue to enforce Title 24 disability Access Standards and encourage notification of violation
- Review of historic policies or restrictions that may have prevented and/or may still prevent disadvantaged groups from locating in Menifee
- Host at least one Fair Housing Workshop to address fair housing concerns and issues including:
 - Housing age and condition
 - Housing cost and affordability
 - Discrimination and barriers to housing for protected classes
 - Post information about fair housing of the City's website
 - Up to date affordable housing resources and locations

The City of Menifee will continue to collaborate with the community, stakeholders, and appropriate organizations to address potential constraints to fair housing. This may include, but not limited to:

- Actions analysis of barriers to entry into homeownership or rental opportunities;
- Review of historic policies or restrictions that may have prevented and/or may still prevent disadvantaged groups from locating in Menifee; and
- Specific actions that contribute to Menifee's ability to foster a more inclusive community to all racial, social, and economic groups.

Timeframe: Ongoing 2021-2029, address new policy, program and action objectives within 24 months of Housing Element adoption

Responsible Agency: Community Development Department

Funding Source: General Fund

PROGRAM ACTION 32: FAIR HOUSING PROGRAM

The City of Menifee revised the terms "family," "single-family residence," "apartment," and other Zoning Code definitions consistent with the Fair Housing Act, in 2015 in the Zoning Code update. The City implements the housing programs including participating in the Fair Housing Council of Riverside County, through the CDBG program. The City will continue to annually implement housing programs contained



herein, prepare the Analysis of Impediments to Fair Housing as required, and will take necessary steps to remove identified impediments to fair housing. The City will also continue to update information regarding programs and annually publicize and disseminate materials for fair housing services at the City Hall and library.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: Community Development Block Grant

PROGRAM ACTION 33: DENSITY BONUS

Government Code Section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with state law. State Density Bonus Law requires a local jurisdiction to grant an increase in density, if requested by a developer, for providing affordable housing as part of a development project. Key provisions of the law include incremental density bonuses that correspond to the percentage of housing set aside as affordable units. State law caps the maximum density bonus at 35 percent and allows the developer to request up to three incentives or concessions, if required to provide the affordable units. The law also provides reduced parking requirements and allows requests for waivers of development standards, such as increased height limits and reduced setback requirements. The developer must provide reasonable documentation demonstrating that incentives reduce costs to provide for affordable units and that waivers are required because the usual standards physically preclude the project from achieving the allowed density and incentives.

The City adopted a Comprehensive Zoning Code update on December 18, 2019, including a density bonus ordinance consistent with state law, which became effective in January 2020. Density Bonus provisions are included in Chapter 9.180 of the Zoning Code. The City shall continue to implement the Zoning Code and update the Density Bonus standards consistent with state law when required.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 34: ENCOURAGE DEVELOPMENT OF OPPORTUNITY SITES

The City of Menifee will encourage and facilitate residential development on sites listed in Appendix B by providing technical assistance to interested developers with site identification and entitlement processing.



The City of Menifee shall post the Sites Inventory, as showing in Appendix B on the City's webpage and produce marketing materials for residential opportunity sites, and it will equally encourage and market the sites for both for-sale development and rental development. The City shall educate developers of the benefits of density bonuses and related incentives, identify potential funding opportunities, offer expedited entitlement processing, and offer fee waivers and/or deferrals to encourage the development of affordable housing within residential and mixed-use developments. The City will continuously implement this program as housing projects are submitted to the City, and review and update as necessary, the Site Inventory, and provide information to interested developers.

Timeframe: Ongoing
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM ACTION 35: DEFINITION OF FAMILY

The City's Planning and Zoning Code definition of "Family" and "Single-Family Dwelling" does not define a Household or if it includes the number of unrelated persons living together, and there is no Zoning Code definition for household, as it relates to family. Pursuant to state law, the City of Menifee will update the definition of "Family," "Single-Housekeeping Unit" and "Dwelling, Single Unit" to ensure compliance with all federal and state fair housing laws. To comply with state law, the definitions should not distinguish between related and unrelated persons and should not impose limitations on the number of people that may constitute a family.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: Community Development Department
Funding Sources: TBD

PROGRAM ACTION 36: REPLACEMENT HOUSING

The City may, in the future, have existing non-vacant sites that contain vacant or demolished residential units that were occupied by lower-income households or households subject to affordability requirements within the last five years. The City will implement a replacement housing program to ensure the replacement of any units lost subject to the requirements of Government Code section 65915. Furthermore, the City will ensure through this program that redevelopment of any underutilized site or development will meet the intent of SB330 to reduce the loss of residential units.

Timeframe: Ongoing



Responsible Agency: Community Development Department
Funding Sources: TBD

PROGRAM 37: AVAILABILITY OF HOUSING-RELATED POLICIES AND REGULATIONS

Pursuant to AB 1483, the City will maintain the availability of current housing-related policy and regulatory documents on the City's website to provide up-to-date information on city policies, programs, regulations, fees and other pertinent information.

Timeframe: Within 6 months of Housing Element Adoption
Responsible Agency: Community Development Department
Funding Sources: General Fund

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PROGRAM 38: COMPLIANCE WITH AB 1087

Pursuant to AB 1087, the City will forward the Housing Element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Timeframe: Immediately upon Housing Element Adoption
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM 39: ANNUAL RHNA SITES INVENTORY MONITORING

The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. The City of Menifee will respond to market conditions and will revise or add additional incentives, if identified strategies are not successful in generating development interest. The City will annually report staff's findings within the annual General Plan Status Report including Housing Element Report to OPR and HCD by April 1st each year.

Timeframe: Ongoing, Annual
Responsible Agency: Community Development Department
Funding Sources: General Fund

PROGRAM 40: ANNUAL HOUSING REPORTING PROGRAM

The City of Menifee shall report on the status of all housing programs as part of its annual General Plan Review and Annual Progress Report (APR). The Annual Progress Report discusses Housing Programs and is submitted to the California Department of Housing and Community Development in accordance with California law. The City will continue to annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.

Timeframe: Ongoing, Annual
Responsible Agency: Community Development Department
Funding Sources: General Fund

SUMMARY OF QUANTIFIED OBJECTIVES

Table 4-1 Below identifies the quantified goals and objectives of Menifee's 2021-2029 Housing Element.



Table 4-1: Summary of Quantified Objectives

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	880 units*	881 units	1,051 units	1,106 units	2,691 units	6,609 units
Accessory Units	24 units			15 units	4 units	43 units
Rental Subsidy			226			226
Rehabilitation	20	30	30			80
<i>*Extremely Low Units are defined by HCD as half of the City's Very-Low-income need.</i>						

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