



APPENDIX A: REVIEW OF PAST PERFORMANCE

The following chart is a review of the City of Menifee’s housing project and program performance in the 2014-2021 planning cycle. It is an evaluation of the 5th Cycle’s Policy Program and considers all current and existing programs and projects as well as the most current accomplishments and effectiveness and appropriateness.

Program Name and Description	Objective	Program Accomplishments	Status for Sixth Cycle
<p>Minor Home Repair Grant The City traditionally participated in Riverside County’s Home Repair Program, which 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. To qualify, the homeowner must be low-income, own and live in their home in a qualified area, and maintain the home and property in acceptable condition for 10 years. Low-income senior homeowners are eligible to apply for repairs that address health and safety issues only. The program does not apply to mobile homes in Menifee. The City will assume this program (if approved as an entitlement jurisdiction).</p>	<p>Objective: Issue grants for up to 10 households annually.</p>	<p>Commencing with 2012-2013, the City of Menifee participates as an entitlement community within the Community Development Block Grant Program (CDBG). Annually \$100,000 is designated specifically to provide assistance to Low Moderate (30%-80% or less) senior and/or permanently disabled resident within the City for improvements focused on addressing health, safety, and accessibility. An estimated 8-10 households were assisted each year.</p> <p>The City has continued to incorporate the Senior Minor Home Repair Grant Program as part of its annual CDBG Program activities/program through its 5-year Consolidated Plan (2017-2021).</p>	<p>Ongoing: The City of Menifee has been successful in assisting an estimated 8-10 households per year within the 5th cycle. The City continues to incorporate the Senior Minor Home Repair Grant Program in the annual CDBG Program activities 5-year Consolidated Plan (2017-2021) and will continue the program into the 6th cycle.</p>



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<p>Neighborhood Stabilization Homeownership Program: Menifee participates in the Neighborhood Stabilization Program administered by Riverside County. This program provides revenues for intermediaries to acquire, rehabilitate, and resell foreclosed homes. This program provides a silent second loan up to 20% of the purchase price of the home secured by a deed of trust. To qualify, the homebuyer must be a first-time homebuyer, be very low, low, or moderate-income, and purchase a foreclosed home in the County of Riverside. The program can also provide substantial home repair assistance including energy-efficient improvements. Total combined amount of purchase price assistance and home repair assistance cannot exceed \$75,000. Program revenues have been exhausted, but funds are still available as program revenues when a home is sold.</p>	<p>Support the program by advertising on the City's website.</p>	<p>NSP funding is no longer available for this program. The City was approved for \$251,604 from HCD for the Permanent Local Housing Allocation (PLHA) program. Funds will be used for a Down Payment Assistance up to \$15,000. The City is waiting on the standard agreement from HCD.</p>	<p>Modified: The Neighborhood Stabilization Homeownership Program's funding is no longer available and the program has been modified in conjunction with the new funding.</p>
<p>Fair Housing Services</p>	<p>Provide fair housing services to address issues of housing discrimination,</p>	<p>As a part of its annual CDBG program, the City allocates approximately \$22,000 for the provision of fair housing services to address issues of housing discrimination,</p>	<p>Ongoing: The City of Menifee will continue to contract with Fair Housing Council of Riverside County</p>



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	landlord-tenant conflict issues etc.	<p>landlord-tenant conflict issues etc. The City contracts with Fair Housing Council of Riverside County for these services.</p> <p>The City continues to contract with Fair Housing Council of Riverside County Inc., beginning with program year 2012-2013 to the present, for provision of comprehensive fair housing related services.</p>	Inc. to provide fair housing services in the 6 th cycle.

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<p>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 properties 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's code enforcement officers work with residents and the business community to remedy code violations in a timely manner. Code enforcement officers are also involved in coordinated cleanup days. This program is viewed as essential to maintaining and improving the safety, livability, and value of properties in the City of Menifee. As the City is awarded a federal entitlement jurisdiction, CDBG funds may also be used for code enforcement purposes in income-eligible census tracts.</p>	<p>Continue to implement code enforcement activities on an annual basis to address properties not in compliance with City codes.</p>	<p>Complying. The Code Enforcement Department actively addressed 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 code issues through the year. In addition, the City holds an annual Quail Valley Clean Up Day to assist property owners clean up their properties and discard debris. The City holds the Quail Valley Clean Up Days in April of every year since 2008 until 2019. Due to COVID-19, 2020 was the only year the City did not do a Clean Up Day. Clean Up Days were also held in Romoland in 2018 and 2019. In the future, the City's goal is to hold multiple clean-up days around the City.</p>	<p>Ongoing: The City of Menifee successfully held an annual Quail Valley Clean Up Day that assisted property owners within the 5th cycle. The City will continue to address noncompliant properties through various methods listed in this table as well as new methods should they become available during the 6th cycle. The City will also set a goal to host multiple clean up days each year.</p>



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<p>Habitat for Humanity: Habitat for Humanity Inland Valley (Habitat) runs several home rehabilitation and repair programs out of its Inland Valley office. Using federal Neighborhood Stabilization funds, Habitat has rehabilitated 6 homes in Menifee. In addition, Habitat has launched “A Brush with Kindness” program that offers low-cost home repairs to low-income families. Sample projects include house/trim painting, weed abatement, address numbers, fence repair, and garage door painting. Funds are provided through its organization and donations. Habitat currently works with Sun City Civic Association to repair about 20 homes per year. Through its partnership with Grid Alternative, low-income homeowners may also be eligible to receive free solar panels as part of the program. Grid Alternative also trains volunteers in an apprentice program, serving to meet economic development goals of communities as well.</p>	<p>Continue to partner with nonprofit organizations to assist in meeting city housing needs.</p>	<p>The City works with Habitat for Humanity on projects for home repairs within the City.</p> <p>Through the City’s public services program entitled “Brush with Kindness,” operated by Habitat for Humanity, the City completed minor home repairs and maintenance improvements for 71 seniors from 2012-2017.</p> <p>From 2017-2021, the City allocated \$10,000 annually in CDBG funds towards Habitat for Humanity Inland Valley: Brush with Kindness to assist rehabilitation of 79 households.</p>	<p>Ongoing: The City partnered with Habitat for Humanity on projects for home repairs within the 5th cycle. The City of Menifee will continue to work with nonprofit organizations to meet the City’s housing needs in the 6th cycle.</p>
<p>Rental Housing Assistance: The County of Riverside’s Housing Choice Voucher (Section 8) program provides rental</p>	<p>Support Riverside County Housing Authority by placing</p>	<p>The City provides information for the public on Riverside County Housing Authority. Since the City does not have a</p>	<p>Ongoing: The City of Menifee provided information on the</p>



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<p>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. The Housing Authority accepts application for rental assistance, selects the applicant for admission, and issues the applicant a rental voucher. The family must then find and lease a unit suitable to the family's needs and desires in the private rental market. The Housing Authority pays the owner a portion of the rent that generally covers the difference between what the tenant can afford (30% of income) and the locally determined fair market rent and payment standard. Because of the limited number of vouchers, there is a waiting list for vouchers. Although not a direct service provider, the City can assist the county by placing advertisements in certain locations throughout the community.</p>	<p>advertisements for the program on their behalf at City Hall. Update any brochure as needed to provide updated information.</p>	<p>Housing Authority, any subsidized housing within the City is provided and managed by the Housing Authority of Riverside County. Once a year the County provides the City with current registrants on the Housing Choice Voucher waiting list and number of vouchers being used. There are currently 1,043 registrants and 68 vouchers being used.</p> <p>https://cityofmenifee.us/162/Menifee-Housing-Programs</p>	<p>Riverside County Housing Authority to the public during the 5th cycle. The City will continue to support Riverside County Housing Authority by providing information through various methods listed in this table as well as new methods should they become available within the 6th cycle.</p>
<p>Housing Funding: As a newly incorporated city, Menifee has limited financial resources available for housing. The elimination of redevelopment agencies, take of local funds, and take of</p>	<p>Review grants and additional funding sources applicable with the objective of 3 per housing element</p>	<p>The Community Development Department monitors grants for future housing funding opportunities.</p>	<p>Ongoing: The City monitored grants and any additional funding sources for housing funds in the 5th cycle. The City of Menifee</p>



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<p>vehicle license fees has made it necessary to seek other funding sources. The City is not an entitlement jurisdiction and does not qualify for CDBG, HOME, or ESG funds. To address the need for funding, the City has secured status as an entitlement jurisdiction to receive community development block grants. However, the City is not large enough to qualify for HOME, ESG, or other federal funding sources. General funds are also limited due to the need to fund City operations. Therefore, the City needs a self-sustaining funding source that cannot be appropriated by the state to address infrastructure, housing maintenance, foreclosures, and services The City will therefore continue to seek out additional grants that provide funding for the range of housing and community services valued by the City.</p>	<p>planning cycle. This may include supporting tax credit or bond projects as well.</p>		<p>will continue to monitor grants and any additional funding sources during the 6th cycle.</p>
<p>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 Riverside County Zoning</p>	<p>"By 2015, amend the Zoning Code to define residential care. Support agencies in seeking funding for the provision of housing</p>	<p>The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020.</p> <p>The City of Menifee is proactive in the provision of services to those with special</p>	<p>Ongoing: The City adopted a comprehensive update to the Development Code on December 18, 2019, which became effective in January 2020.</p>



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<p>Code, which the City uses until a substitute is adopted, does not clearly define or permit such facilities. Rather, the Zoning Code uses the term congregate care, which is very different in requirements than residential care facilities. Fair housing law requires local governments to implement a reasonable accommodation procedure to provide flexibility in the application of land use policies, zoning regulations, and City procedures to accommodate the needs of persons with disabilities. Currently, the City makes reasonable accommodations through a variance on a case-by-case basis, which is not in keeping with fair housing law.</p>	<p>and services for people with disabilities, including developmental disabilities. On an annual basis, 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. Create a reasonable accommodation procedure."</p>	<p>needs. 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. Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City will consider allocating CDBG public service funding to various programs that provide services to those with special needs populations.</p>	<p>The Zoning Code allows Group Residential Facilities and Residential Day Care (6 or fewer by right) and Residential Care Facilities per State law. The City will continue to through the appropriate methods listed in this table to support housing for people with disabilities as well as seek other methods should they become accessible during the 6th cycle.</p>
<p>Community Services</p>	<p>As a new entitlement jurisdiction, assume responsibility for funding organizations that serve public</p>	<p>The City has assumed responsibility for funding organizations that serve public service needs in the community. Through CDBG the City has funded: Assistance League, The Boys & Girls Club, Community Cupboard, Hospice of the Valleys, Family Service Association (FSA), Habitat for</p>	<p>Continued: The City funded organizations that serve public service needs in the community within the 5th cycle. The program will continue throughout</p>



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	service needs in the community	Humanity, Social Work Action Group (SWAG), and Safe Alternative for Everyone. The City will continue to fund these organizations if they apply and funding is available.	the 6 th cycle as applications are received.
<p>Specific Plans: The City of Menifee has 15 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. This includes single-family units, townhomes, apartments, and senior housing built at various densities. These vacant housing sites are free from infrastructure, environmental, or other topographical constraints that would preclude their development.</p>	<p>"Continue to review and approve residential projects within specific plan areas and/or amend specific plans as needed to accommodate the Round #5 RHNA."</p>	<p>The City processes residential projects within Specific Plans and homes are being built in these areas. The Department routinely meets with developers to facilitate and encourage their development so that housing can be provided commensurate with the regional housing needs allocation.</p>	<p>Ongoing: The City of Menifee processed residential projects within Specific Plans and met with developers to facilitate and encourage housing to meet RHNA during the 5th cycle. The City will continue to review and approve residential projects within Specific Plan areas and/or amend Specific Plans as needed to accommodate housing to meet RHNA within the 6th cycle.</p>
<p>Zoning Code Update: Menifee's General Plan establishes new land use designations that will guide future development in the community. Following adoption of the General Plan, the City will update the Zoning Code to implement the general</p>	<p>"By mid-2015, complete the comprehensive update of the Zoning Code to</p>	<p>The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020.</p>	<p>Completed: The City successfully updated the Zoning Code, adopted December 2019 and effective January 2020.</p>



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<p>plan. Although the scope of work is yet to be finalized, the Zoning Code update will include permitted land uses, development regulations, and administrative procedures to review and approve projects consistent with the General Plan. Other codes will be adopted to address housing element compliance issues, including fair housing, density bonuses, housing for people with disabilities, and transitional and permanent supportive housing. During the period of time of the update of the Zoning Code and drafting of 20.1–24R standards, the City will accept, consider, and allow proposed residential development projects consistent with the General Plan to proceed, with final approval upon completion and adoption of the zoning code amendment.</p>	<p>implement the City's adopted general plan."</p>		
<p>Financial Incentives Program: As a newly formed community, Menifee has limited financial resources available to facilitate and encourage the production of housing. About 75% of total fees for residential development are derived from: 1) Transportation Uniform Mitigation Fee; 2) school district fees, and 3) water and</p>	<p>Annually evaluate the appropriateness of the City's fee structure for encouraging the production of affordable housing.</p>	<p>The City initiated a fee study review in 2017. The updated fee schedule was adopted in December 2018. As a result of the new fee study, hourly rates were reduced, some engineering fees were reduced and several application types are</p>	<p>Ongoing: The City of Menifee adopted the fee schedule in late 2018 to reduce fees for applicants of housing projects in the 5th cycle. The City will continue to evaluate the fee structure and</p>



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<p>sewer fees required from the Eastern Municipal Water District. Under the TUMF program, affordable housing projects are exempt from this fee. School districts do not offer fee waivers for affordable housing but do allow for significant reductions for senior housing. Water and sewer providers do not offer reductions for either affordable or senior housing. With the elimination of redevelopment and reduction in community development block grants, most cities can no longer subsidize affordable housing. As the economy improves, however, the City will periodically evaluate the appropriateness of its fee strategy for opportunities to support the production of affordable housing.</p>		<p>now flat fees, which should lower costs for applicants of housing projects.</p> <p>Specifically, the biggest reduction and provision of more certainty to the development community was the transition from deposit to flat based fees for majority of discretionary planning applications. The City DIF fee was also adopted in the 5th cycle, which resulted in higher DIFs generally for residential but established ADU/Senior housing specific DIF.</p>	<p>encourage the production of affordable housing during the 6th cycle, specifically in FY 21/22 as part of City comprehensive fee study.</p>
<p>At-Risk Housing Preservation: As the City gradually begins to develop an inventory of publicly subsidized housing units, the City will monitor the status of its projects. Should the need arise to preserve or rehabilitate such units, the City will work with property owners or qualified organizations to facilitate the preservation</p>	<p>Every two years, monitor affordable projects and work with qualified entities to preserve the long-term affordability of such projects.</p>	<p>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</p>	<p>Ongoing: The City continued to review affordable projects in the 5th cycle. The City will continue to preserve affordable projects and work with qualified entities within the 6th cycle.</p>



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<p>and long-term affordability of these projects.</p>		<p>households. The Vineyards Senior Apartments, Avila (formerly Encanto) Apartments, and the Halter Hillside Senior Apartments in Sun City.</p> <p>These affordable projects in Meniffee are to remain affordable until at least 2046.</p>	
<p>Energy Conservation: The City of Meniffee recognizes the importance of addressing statewide goals for energy conservation and climate change reduction by taking reasonable actions to encourage the conservation of energy, reduction of greenhouse gas emissions, and other feasible practices in residential construction.</p>	<p>Continue to require adherence to the latest applicable California 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.</p>	<p>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.</p>	<p>Ongoing: The City of Meniffee complied with the 2019 California Green Building Standards Code and other practices deemed feasible to reduce greenhouse gas emissions and conserve resources that did not constrain affordable housing during the 5th cycle. The City will continue to so in the 6th cycle.</p>



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<p>Density Bonus Program: State law requires all cities and counties to adopt a bonus density ordinance that specifies how compliance with the state bonus density law will be implemented. The City of Menifee will adopt a bonus density ordinance to allow greater density bonuses and incentives and concessions for affordable and senior citizen housing, in accordance with changes made in the state-mandated density bonus law effective in 2005. Among other things, the ordinance will provide for greater density and incentive options based on the level of affordability and percentage of affordable units, as well as incentives for senior housing. The ordinance may also allow basic incentives and concessions to be granted through an administrative procedure, regardless of whether or not the project otherwise requires a discretionary review. In the meantime, the City will permit such requests as required under state law.</p>	<p>Prepare local density bonus ordinance consistent with state law.</p>	<p>The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020. Density Bonus provisions are included in Chapter 9.180 of the Zoning Code.</p>	<p>Completed: The City successfully prepared a local density bonus ordinance consistent with state law.</p>



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<p>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. Given the loss of local funding, Menifee will face challenges in encouraging the production of housing for extremely low-income persons. To that end, the City will seek, where feasible, to encourage the production of housing affordable to extremely low-income households through activities such as developer outreach on an annual basis, rezoning land identified in this housing element, identifying and supporting grants or other funding opportunities, adopting a density bonus program, amending the Zoning Code to define single room occupancy units, and exploring other feasible means to further this goal.</p>	<p>Conduct annual outreach to developers, apply for or support applications for funding, and adopt a density bonus ordinance to facilitate housing for extremely low, very low, and low-income households. Amend the Zoning Code to as part of the Zoning Code update to be completed in mid-2015.</p>	<p>The City adopted a Comprehensive Zoning Code update on December 18, 2019, which became effective in January 2020.</p>	<p>Ongoing: The City of Menifee successfully updated the Zoning Code to define single room occupancy units in the 5th cycle. The City will continue annual outreach to developers and apply for or support applications for funding during the 6th cycle.</p>
<p>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</p>	<p>Amend the Municipal Code to allow emergency shelters as a by-right use in the I-P zone (north of</p>	<p>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</p>	<p>Ongoing: The City adopted an Economic Development Corridor Zone which includes emergency shelters as a permitted use</p>



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<p>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.</p> <p>In complying with this requirement, the City must amend the Municipal Code to define emergency shelters as required under state law. The City of Menifee can create standards permitted in state law with respect to maximum occupancy, off-street parking regulations, onsite waiting and client intake areas, onsite management, proximity of other emergency shelters, length of stay, lighting, and security. Considerable flexibility is granted, but shelters must be subject to development standards required of other uses in the zone.</p>	<p>Rouse) and create development and operational standards allowed for under state law. Amend all zones allowing residential use to permit transitional housing and supportive housing as a residential use, subject only to the same standards and processes required for the same type of housing in the same zone.</p>	<p>by-right in the Economic Development Corridor (EDC) and Heavy Industrial (HI) Zones. 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, a regional partnership with four other cities, local nonprofit organizations, law enforcement, code enforcement officers, park rangers and the local council of governments. The five cities participating in the Alliance are Menifee, Murrieta, Wildomar, Lake Elsinore and Temecula. 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.</p>	<p>within the 5th cycle. The City of Menifee will continue to participate in CoC and will continue to support appropriate new methods should they become available in the 6th cycle. In 2020, the City initiated a Zoning Code clean-up amendment, which will include an amendment to allow Transitional and Supportive Housing subject to the same standards and processes required for other housing allowed in the same zone, in compliance with State law. The amendment is anticipated to be adopted in 2021.</p>
<p>Fair Housing Program: Menifee is committed to furthering fair housing opportunity for all residents. Menifee is a contract city under Riverside County's CDBG Program, and the Fair Housing</p>	<p>"Annually implement housing programs contained herein, prepare the Analysis of Impediments to Fair</p>	<p>The City adopted its Comprehensive Zoning Code update on December 18, 2019, which became effective in January</p>	<p>Ongoing: The City of Menifee successfully updated the Zoning Code during the 5th cycle. The City will continue to</p>



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<p>Council of Riverside County provides fair housing services, including antidiscrimination and landlord-tenant mediation, training and technical assistance, enforcement of laws, and administrative hearings. The City committed to making changes to its code to further fair housing, which address reasonable accommodations, Zoning Code updates, housing for people with disabilities, and housing for homeless people. The City will continue to prepare its Analysis of Impediments as required and take necessary steps to remove impediments to fair housing opportunity.</p>	<p>Housing as required, and take necessary steps to remove identified impediments to fair housing. In 2015, as part of the Zoning Code update, revise the term family, single-family residence, apartment, and other Zoning Code definitions consistent with fair housing law. Annually publicize and disseminate materials for fair housing services at the City Hall and library. Refer requests for services or concerns to the Fair Housing contractor designated as part of the consortium."</p>	<p>2020. The City has been implementing the housing programs as noted above.</p> <p>Flyers/brochures are provided by Fair Housing and displayed in the lobby at City Hall. The City holds a yearly "First-Time Homebuyer" workshop, except in 2020 due to Covid-19, and other workshops are held as needed.</p>	<p>implement the housing program and provide materials for fair housing services at the City Hall and library during the 6th cycle.</p>