

Introduction



The Housing Element is a guide for housing within San Jacinto. The Element provides an indication of the need for housing in the community in terms of affordability, availability, adequacy, and accessibility. The Element provides a strategy to address housing needs and identifies a series of specific housing programs to meet community needs. A detailed Housing Needs Assessment was prepared as part of the Housing Element update and serves as the technical background document to the Housing Element. This Technical Report is included as an appendix to the Housing Element, with key points from the assessment synthesized in the Housing Plan section of the Element.

PURPOSE OF THE HOUSING ELEMENT

The Housing Element is an official municipal response to a growing awareness for the need to provide housing for all economic segments of the community, as well as a legal requirement that housing policy be included as a part of the planning process. The Housing Element provides San Jacinto with the opportunity to plan for the existing and future housing needs in the community. The San Jacinto Housing Element has been prepared in compliance with the 2000-2005 update cycle for cities in the Southern California Association of Governments (SCAG) jurisdiction. The cycle was extended to 2008 to coincide with the region's next Regional Transportation Plan (RTP) update. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; and 5) promoting equal housing opportunities.

SCOPE AND CONTENT OF THE HOUSING ELEMENT

The San Jacinto Housing Element includes the following sections: 1) Introduction; 2) Goals and Policies; 3) Housing Plan; and 4) Appendix - Technical Report. The City's existing and projected housing needs are evaluated in the Technical Report and summarized in the Housing Plan section of the Element. The Element draws on these identified needs to define housing goals and policies, and specific implementing programs.

The State Legislature recognizes the role of local general plans and particularly the Housing Element in implementing Statewide housing goals to provide decent and adequate housing for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups.

The major concerns of the Legislature with regards to the preparation of Housing Elements are:

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals;
- Preparation and implementation of City and County Housing Elements which coordinate with State and federal efforts in achieving State housing goals;
- Participation by local jurisdictions in determining efforts required to attain State housing goals; and
- Cooperation between local governments to address regional housing needs.

The State Department of Housing and Community Development (HCD) sets forth specific requirements regarding the scope and content of housing elements prepared by cities and counties.

***RELATED PLANS
AND PROGRAMS***

A number of local and regional plans and programs relate to the Housing Element. A brief description of these plans and programs follows.

***Regional Housing
Needs Assessment
(RHNA)***

State Housing Element Law requires SCAG, or its designated subregion, to create a plan every five years, the Regional Housing Needs Assessment (RHNA), which identifies a community's existing and future housing needs. The Western Riverside Council of Governments (WRCOG), as a designated subregion of SCAG, has developed San Jacinto's future housing needs for the period covering 1998 through 2005, identified as 5,339 new units.

***San Jacinto and Soboba
Springs Redevelopment
Project Areas***

Pursuant to State redevelopment law, San Jacinto has adopted a five-year implementation plan for the San Jacinto and Soboba Springs Redevelopment Projects. The original 1,140-acre San Jacinto and 465-acre Soboba Springs Redevelopment Projects were adopted by the City Council in 1983. The San Jacinto Redevelopment Project area was amended in April 1996 to include an additional 2,253 acres, encompassing a total of 3,393 acres in 27 sub areas throughout the City. The five-year implementation plan includes the goals and objectives for the project areas for the five-year period; specific projects and expenditures to be made in the projects areas during this period; and an explanation how the stated goals and objectives, projects, and expenditures will eliminate blight and meet the low and moderate income housing requirements.

**RELATIONSHIP TO OTHER
GENERAL PLAN
ELEMENTS**

The San Jacinto General Plan is comprised of the following seven elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Resource Management; 5) Noise; 6) Public Safety; and 7) Community Services and Facilities. Background information and policy direction presented in one element is also reflected in other General Plan elements. For example, residential development capacities established in the Land Use Element are incorporated into the Housing Element. This Housing Element builds upon other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. For example, the Land Use Element identifies use designations at densities that will facilitate the provision of a range of residential housing products for all income groups. The Circulation Element plays a role in the location of residential development in relation to roadways, transit, pedestrian, and bicycle facilities. The Noise Element establishes noise levels appropriate for residential uses. Whenever an element in the General Plan is amended, the Housing Element will be reviewed and modified, if necessary, to ensure the continued consistency between elements.

**COMMUNITY
PARTICIPATION**

Section 65583(c)(5) of the Government Code states that “the local government shall make diligent efforts to achieve public participation of all the economic segments of the community in the development of the Housing Element, and the program shall describe this effort.” As part of the comprehensive General Plan update, public participation occurred through the following methods:

- Three community workshops that encouraged residents and business people to identify issues to address in the plan; comment on proposed land use, circulation, and housing alternatives; and review of the Preliminary Draft General Plan.
- A series of six workshops with a General Plan Advisory Committee (GPAC) comprising: representatives of the Planning Commission and other standing commissions and committees; representatives of the community at large; and leaders from business within the City. The GPAC formulated a long-range vision for the future and assisted in translating this vision into General Plan issues, goals and policies, as well as suggestions for land use and circulation alternatives. The public was invited to share their comments and concerns with the members of the GPAC during these workshops.
- Four joint City Council/Planning Commission Workshops, in which the public had the opportunity to address decision makers directly regarding issues, goals, and policies and land use, housing, and circulation alternatives, as well as other general comments and concern regarding the General Plan update.
- Information posted on the City’s website.
- Newsletters about the General Plan update.

During its 60-day review by HCD, copies off the Draft Housing Element were made available for public review at the Planning Department and

the San Jacinto Library. In addition, public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested individuals.

Issues, Goals and Policies



The following issues, goals, and policies focus on the maintenance and provision of a variety of housing in terms of type, affordability, and style. The Housing Element sets forth goals and policies to address the following issue areas: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting the development of affordable housing; 4) removing governmental constraints; and

5) promoting equal housing opportunity.

CONSERVE AND IMPROVE AFFORDABLE HOUSING

Substandard and deteriorating housing units, in addition to the obvious problems of blight and appearance, can expose occupants to a variety of hazards ranging from electrical fire to toxic substances and materials used in construction. A number of factors will determine the life expectancy of a housing unit including quality of workmanship, age of unit, location, type of construction and degree of maintenance. As a city with a large number of older housing units, it is important that on-going maintenance programs are implemented in San Jacinto. In addition to rehabilitation efforts, conservation of the existing stock of affordable housing is also important, as the cost to preserve existing affordable housing is often lower than replacing the units.

Housing Goal 1: Conserve, improve, and rehabilitate existing housing.

- Policy 1.1:** Develop and foster activities to increase the health, safety, and property values of the City's existing housing stock.
- Policy 1.2:** Promote the 13 Neighborhood Concept program in planning for the conservation, improvement, and rehabilitation of these existing neighborhoods.
- Policy 1.3:** Preserve existing single-family home neighborhoods.
- Policy 1.4:** Encourage continued and new investments in established communities.
- Policy 1.5:** Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.

Related Housing Element Programs: 1, 2, 3, 5, 6

**PROVIDE ADEQUATE
HOUSING SITES**

Economic forces are driving jobs and housing development eastward in Riverside County, which will result in increased pressure in San Jacinto for new housing opportunities. As an example, the population of the City increased more than 60 percent in the last decade to over 26,000 persons, and is expected to continue to experience a high rate of growth during the next ten to twenty years. To meet this need, the Southern California Association of Governments (SCAG) has identified a need for 5,339 more housing units within San Jacinto through 2005. These new housing units need to provide a range of housing opportunities, including units targeting above moderate income households to allow for the vertical mobility of San Jacinto residents, as well as units affordable to lower income households.

Housing Goal 2: *Provide adequate sites for new residential construction to meet the needs of all segments of the community without compromising the character of the City.*

Policy 2.1: Provide adequate sites for new housing construction to meet the Regional Housing Need Assessment (RHNA) for San Jacinto of 5,339 units.

Policy 2.2: Provide adequate sites for a range of housing types and prices.

Related Housing Element Programs: 7**ASSIST IN DEVELOPMENT
OF HOUSING**

New construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction can be high in comparison to housing preservation programs. In addition, market rate new construction may not provide housing affordable, or adequate, for special needs populations such as the elderly, disabled, farmworkers, and homeless. Incentive programs such as density bonuses offer a cost-effective means of promoting affordable housing development. Public sector assistance can also promote the construction of affordable housing that meets the needs of all segments of the community. San Jacinto is fortunate in that the cost of land is relatively low in comparison to much of southern California, keeping the cost of new housing affordable to most income groups.

Housing Goal 3: *Assist in the development of a housing supply which is affordable to all segments of the community.*

Policy 3.1: Allow for the development of housing affordable to all income groups by utilizing a variety of public and private efforts.

Policy 3.2: Assist with the development of housing that targets the needs of special populations, including the elderly, disabled, farmworkers, and homeless.

Policy 3.3: Promote the development of attractive and safe housing to meet community needs.

Related Housing Element Programs: 8, 9, 10

**REMOVE
GOVERNMENTAL
CONSTRAINTS**

Under current State law, the San Jacinto Housing Element must address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Housing Goal 4: *Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.*

Policy 4.1: Promote efficient and creative alternatives to help reduce governmental constraints.

Policy 4.2: Provide incentives and regulatory concessions for affordable and seniors housing.

Policy 4.3: Improve the City's development process to facilitate housing construction.

Policy 4.4: Provide for reasonable accommodation for housing for persons with disabilities.

Related Housing Element Programs: 11

**PROMOTE EQUAL
HOUSING
OPPORTUNITIES**

Housing should be made available to all persons regardless of race, religion, sex, family size, marital status, national origin, color, age, disability, or income. To make adequate provisions for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

Housing Goal 5: *Promote equal opportunity for housing throughout the City of San Jacinto.*

Policy 5.1: Prohibit discrimination in the sale or rental of housing with regard to race, religion, disability, sex, family size, marital status, national origin, color, or income.

Policy 5.2: Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.

Policy 5.3: Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.

Policy 5.4: Accommodate emergency shelters and transitional housing facilities in compliance with applicable State laws and the City's Zoning Ordinance.

Related Housing Element Programs: 12, 13

Housing Plan

**SUMMARY OF HOUSING
NEED**



The following provides a discussion of the housing needs that exist in San Jacinto today, as well as a discussion of the City’s actions to help provide adequate housing for all segments of the community.

The following summarizes the key housing needs as identified through the needs assessment process. Appendix A of the Element contains the Housing Element Technical Report from which this summary is drawn. The summary of needs is organized into four issue areas: housing availability; housing adequacy; housing affordability; and special needs households. These needs are also summarized in **Table H-1**, below:

**Table H-1
Existing Housing Needs**

Housing Availability		Housing Affordability	
Total Overcrowded Units	1,161	Renters	
Owner Households	538	Overpaying	1,065
Renter Households	623	Owners	
Total Extremely Overcrowded Units	675	Overpaying	1,098
Housing Adequacy		Special Needs Households/Persons	
Rehabilitation or Replacement	3,000	Elderly Persons	4,092
		Agricultural Workers (Persons)	196
		Female-headed Households w/Children	679
		Disabled Persons	6,191
		Large Households	1,541
		Homeless	0

Sources: 2000 Census, City of San Jacinto, 2002.

Housing Availability

San Jacinto has a current (2000) housing stock of 9,476 units, the majority of which are single-family detached and attached homes (60 percent). The City also contains a large number of mobile homes, comprising 27 percent of the housing stock. During the period of 1990 to 2000, San Jacinto experienced a 38 percent increase in housing units and households; slightly lower than the population growth rate during this period (47 percent). Approximately 71 percent of the City’s households own their homes, with the remaining 20 percent renting.

Over 600 single-family homes were sold in San Jacinto during the one-year period of October 2001 and November 2002, with a median sales price of \$135,000. Many of these homes (76 percent) had three or more bedrooms. During the same period, an additional 39 condominiums were sold with a median price of \$78,000. The City is continuing to experience a high level of residential growth.

A large number of the multi-family projects in San Jacinto include deed restricted affordable units, for a total of 481 units. Of the few market-rate apartments in the community, rents ranged from around \$440 for a studio, to \$475 and \$575 to \$655 for one and two-bedroom units, respectively. Townhomes, mobile homes, and single-family homes also provide an important source of rental units in San Jacinto, with rents typically higher than those identified for apartments.

Overcrowding is another indicator of housing availability. The Census defines overcrowding as households with greater than 1.01 persons per room, excluding kitchens, bathrooms, and porches. According to the 2000 Census, approximately 14 percent of the households in San Jacinto were living in overcrowded conditions, which is slightly higher than the proportion of County residents living in these conditions (13 percent).

Housing Affordability

According to the 2000 Census, approximately 27 percent of owner households and 45 percent of renter households are overpaying for their housing (spending more than 30 percent of income on housing cost).

As a means of assessing the affordability of the current housing market in San Jacinto, housing sales and rentals can be compared with household incomes. With a 2003-04 median sales price of \$257,000 for a single-family house, \$135,000 for a condominium, and \$95,000 for a mobile home, both low and moderate income households would be able to purchase an adequately sized home. Very low income households also are able to purchase an adequately sized mobile home or a condominium or house, though it may be a smaller or older unit. To support the fact that both low and very low income households are able to purchase homes within San Jacinto, the 2003 Home Mortgage Disclosure Act (HMDA) data shows that 64 to 76 percent of very low, 63 to 75 percent of low income households, and 64 percent to 81 percent of moderate income households were approved for conventional and government-backed home loans. The approval/origination rate for conventional home purchase loans was actually higher for very low income households than it was for all other households and approval/origination rates of all income groups was higher among San Jacinto households when compared to Riverside County households.

All income levels are able to afford the rent of apartments in San Jacinto. However, due to the low vacancy of market-rate units, some lower income households may be forced to rent more expensive rents for single-family houses and condominiums.

The multi-family market in San Jacinto has traditionally been driven by the provision of deed restricted affordable units, reflective of the fact that until recently, the majority of homes in San Jacinto have been affordable to lower income residents. Currently, only two of San Jacinto's apartment projects are not deed-restricted affordable housing. Approximately 338 deed-restricted units are located within San Jacinto in seven complexes. Of these, approximately 198 units may be in risk of conversion to market rate housing by the year 2010.

Housing Adequacy

In general, when housing reaches 30 years in age, major rehabilitation improvements begin to become necessary. About 20 percent (1,895) of the City's housing stock is over 30 years of age. An additional 20 percent of the housing was built during the 1970's and will become 30 years old during the next 10 years. Based on the age of the City's housing stock, as many as 3,000 units (27 percent) may be in need of repair or replacement.

The majority (60 percent) of the housing was built after 1980 and is most likely in good condition. However, the City has not completed a comprehensive housing conditions survey recently, and no specific information regarding the number of houses in need of rehabilitation or replacement is readily available. To address this, the City will complete a windshield housing conditions survey within this Housing Element cycle. Additionally, the City will implement several housing rehabilitation programs as described in the *Housing Programs* section of this Element.

Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. These special groups, as defined by State housing element law, include the elderly, agricultural workers, single parents, persons with disabilities, large households, and the homeless. **Table H-1** summarizes the special needs populations present in San Jacinto.

Elderly

The special needs of many elderly result from lower, fixed incomes, physical disabilities, and dependence needs. In 2000, 2,307 (39 percent) of the City's households were headed by elderly persons aged 65 or over. Of the elderly population, approximately 49 percent were reported in 2000 to have a disability. According to the 1990 Census, about 18 percent of the City's elderly owner households overpaid for housing, compared to approximately 49 percent of the elderly renter households.

There are over 100 assisted units in San Jacinto that target seniors and the mobility impaired; which, given the high incidence of overpayment among elderly households is not adequate to meet current needs. The City's programs to increase affordable housing opportunities will help meet the needs of seniors.

Agricultural Workers

While agriculture is a predominant industry in the San Jacinto region, the City is converting rapidly to a suburban community. The 2000 Census identified approximately 196 agricultural workers, a decrease of about 50 percent from 1990. The type of agricultural operations common to the planning area consist of activities that typically generate year-round employment in comparison to seasonal, or temporary jobs. As a result, those employed locally are generally able to access housing through the local housing market, and any housing needs for agricultural workers can generally be addressed by overall programs for housing affordability.

Single Parents

Single-parent households often require special consideration and assistance due to their greater need for affordability and accessible day care, health care, and other supportive services. In particular, female-headed households with children tend to have lower incomes than other types of households, a situation that limits their housing options and access to supportive services. According to the 2000 Census, 910 households with related children in San Jacinto were headed by single-parents, of which, 75 percent (682) were headed by women. Among the female-headed families with children, 43 percent (293) were living below the poverty level, compared to 52 percent countywide. San Jacinto's housing programs aimed to increase the supply of affordable housing in the City will assist single parent households.

Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn

adequate income. Approximately 28 percent of the community's residents age five or over were recorded by the Census 2000 as having a disability. The elderly have a higher incident of disabilities, with approximately 32 percent of the population 65 and over reporting a disability in the 2000 Census. The City will develop and adopt a reasonable accommodation procedure for housing for persons with disabilities. The City will also revise its Zoning Ordinance to identify zones for community care facilities, including facilities for persons with disabilities, in accordance with State law.

Large Households

Large households are identified as a group with special needs based on the limited availability of adequately sized, affordable housing units. Large households are often lower income and may live in overcrowded, smaller dwelling units, which accelerates unit deterioration. According to the 2000 Census, there are about 1,541 households in San Jacinto with five or more members. Unlike many communities, San Jacinto contains a large number of housing units with three or more bedrooms about 2,800 three-bedroom and 900 units with four or more bedrooms; therefore, lack of larger sized units is not a problem in San Jacinto. Of the larger units, 18 percent are occupied by renters. Approximately 26 percent of the rental housing stock has more than three bedrooms, while 50 percent of the ownership housing stock is comprised of larger units. Overpayment is a more important issue for large households, with approximately 39 percent of large owner and 63 percent of large renter households overpaying for housing in 1990. Therefore, overpayment is largely a function of the tenure composition and real estate market, rather than unit size problem.

Homeless

The homeless population refers to persons lacking consistent and adequate shelter. According to the 1990 Census, there was no homeless person reported visible at street locations in San Jacinto. The Riverside County Housing Element also contains a summary of the distribution of known homeless for 1997. Based on this summary, no homeless persons seeking resources are identified for San Jacinto, though approximately 15 percent of the County's homeless seek resources in Hemet, the community neighboring San Jacinto. While there are no homeless shelters in San Jacinto, the Valley Restart Shelter is located in Hemet and the God's Helping Hand shelter is located in Perris.

Residential Sites Analysis

Vacant Sites

An important component of the San Jacinto Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of this site inventory in accommodating the City's share of regional housing growth as determined by the Western Riverside Council of Governments (WRCOG).

As part of this Housing Element update, a parcel-by-parcel vacant residential site analysis was completed based on the City's geographic information system (GIS) that was recently updated as part of the General Plan update. **Table H-2** quantifies the number and type of housing units that could be accommodated on the City's vacant residential land. An assumption of the average development that may occur is used to estimate future development since land rarely is developed at the maximum allowed due to development constraints.

In years past, the lack of infrastructure, in particular the lack of water and sewer infrastructure, has made development of portions of San Jacinto economically unfeasible. With demand for housing rising in western Riverside County, housing developers are increasingly able to carry the cost of providing necessary infrastructure to serve proposed residential projects in largely un-urbanized areas, such as the western portion of San Jacinto. However, several large residential projects are under construction west of Sanderson Avenue, indicating the availability of these facilities Citywide.

Table H-2 summarizes the housing development potential on vacant sites within the entire City limits. **Figure 3** in the Technical Report depicts the City's vacant residential sites.

Table H-2
San Jacinto Development Potential

General Plan Residential Designation	Maximum Density (du/acre)	Average Density ¹ (du/acre)	Total Vacant Acreage ²	Total Potential Units
Estate	0.5	0.4	457.9	183
Rural	2.0	1.5	209.4	314
Low Density	2.1-5.0	4	3,670.8	14,683
Medium Density	5.1-10.0	6	1,499.5	8,997
High Density	10.1-14.0	11	69.9	769
Very High Density	18.0-22.0	20	91.6	1,831
Total			5,999.0	26,777

¹ Average density is used for projection purposes only; it does not limit the actual level of development allowed.
² Vacant acreage represents net acreage to account for open space and right of way dedication.

Overall, the vacant site inventory yields an estimated capacity of 26,777 units as of December 2005. The abundance of less expensive land in Riverside County has allowed for the development of housing that sells for less than housing in Orange, Los Angeles, and San Diego Counties. In addition, with the acceptance of mobile home parks in San Jacinto, lower cost, for-sale units will be available at a lower density than typically occurs in other southern California communities.

Residential Development Potential Compared with San Jacinto's Regional Housing Needs

The WRCOG has adopted a Regional Housing Needs Assessment (RHNA) for its member cities. For San Jacinto, WRCOG has established the City's share of regional housing needs as 5,339 additional units for the period of January 1, 1998 to June 30, 2005.¹ **Table H-3** shows the breakdown of these 5,339 dwelling units into income categories. For a detailed explanation of methodology used to determine the remaining RHNA in **Table H-3**, please refer to Appendix A to the Technical Appendix.

Housing units constructed and issued certificates of occupancy after January 1, 1998 can also be counted toward fulfilling the RHNA for this Housing Element cycle. According to City records, a total of 1,464 new single-family and 52 multi-family units have been constructed from January 1, 1998 through December 31, 2003.

Table H-3
Regional Housing Growth Need by Income Group

Income Group	Total RHNA (1/1/98-6/30/2005)	Housing Units Constructed (1/1/1998-12/31/2003)*	RHNA Remaining*	Site Inventory Feasible Units Capacity
Very Low Income	1,379	0	1,379	1,831
Low Income	898	904	0	0
Moderate Income	1,267	600	667	769
Upper Income	1,795	6	1,789	24,177
Total	5,339	1,510	3,835	26,777

Source: WRCOG, June 2000; City of San Jacinto, 2004.
¹ Refer to Appendix A of the Technical Report for methodology used to determine this column.
² Refer to Table H-2.

¹ Although the WRCOG allocation was for January 1, 1998 to June 30, 2005, SCAG extended the housing element cycle through June 30, 2008.

As shown in the table above, while enough vacant sites have been identified to accommodate the remaining overall RHNA and San Jacinto has exceeded its allocation for lower income households.

Approximately 904 housing units constructed from 1998 through 2003 were sold at prices affordable to low income households, while 600 units constructed during this time period were sold at prices affordable to moderate income households (Appendix A). Only 6 newly constructed units were sold at prices not affordable to low or moderate income households. These units have been credited against San Jacinto's RHNA.

Through the General Plan Update process, San Jacinto identified 91.6 acres of land that was suitable for development at a minimum of 20 units per acre. The Very High Density Residential (VHDR) category was created to permit 18 to 22 units per acre to accommodate the City's RHNA for very low income households. These newly designated parcels could yield 1,831 lower income units, which exceeds the City's RHNA for this income category.

Based on San Jacinto's housing market, it can be assumed that new units constructed on vacant land with High Density Residential (HDR) land use designation will be offered at prices that are affordable to moderate income households. The City's 69.9 acres of vacant HDR land could yield 769 units, exceeding the RHNA for this income category.

All new units constructed on vacant land at a density of less than 10 units per acre are assumed to be affordable to upper income households. The City has over 5,000 acres of land with lower density residential designations. These parcels could yield over 20,000 new single family homes.

**EVALUATION OF
ACCOMPLISHMENTS
UNDER ADOPTED ELEMENT**

As part of the Housing Element update, the City must evaluate the accomplishments made under the adopted Element. Wherever possible, these accomplishments should be quantitative, but may be qualitative if necessary. **Table H-4** contains the programs, objectives, and accomplishments of the previous adopted Housing Element. Significant differences between the objectives and the accomplishments are also explained in the Table.

Table H-4
Evaluation of Accomplishments Under Previous Adopted Housing Element

Housing Program	5-Year Goal	Accomplishment/Continued Appropriateness
Density Bonus Program	Implement the City's Density Bonus Ordinance	No units were built under the Density Bonus Ordinance, however the City applies the program if requested. The City's Density Bonus Ordinance will be updated to comply with recent changes in State Law.
Second Unit Ordinance	Implement the City's Second Unit Ordinance	The City has implemented its Second Unit Ordinance, however has not received any application for a second unit and therefore no units have been constructed.
City-wide Housing Survey	Conduct survey of rental housing available to special needs groups and update on an annual basis	The City has not conducted a City-wide Housing Survey. Limited staff and funding for this program made it infeasible to implement during the previous housing element cycle. Absent funding, this program is not appropriate to continue in the current Housing Element update.
Housing Units for the Handicapped	Require that all accessible rental development with 5 or more units be adaptable for handicapped persons	No multi-family residential units have been developed that met this standard. The City will continue to enforce the accessibility regulations of the California Building Code.
Rental Housing Vacancy Survey	Conduct an annual rental housing vacancy rate study	While the City has periodically conducted a rental housing vacancy survey, this has not been done on an annual basis. Limited staff and funding for this program made it infeasible to implement as written during the previous housing element cycle. Absent funding, this program is not appropriate to continue in the current Housing Element update.
Home Program	Apply for HOME funds annually	The City is not eligible to apply directly for HOME funds. HOME funding is available through the County of Riverside Economic Development Agency. The funds are

Table H-4
Evaluation of Accomplishments Under Previous Adopted Housing Element

		<p>disbursed on a project need basis. Until recently, the City of San Jacinto has not had a project to submit for consideration for HOME funds.</p> <p>The City is currently working with a developer to design and construct a low-income housing project. The City will support the developer's application for HOME funds through the County EDA.</p>
CDBG Housing Loan Fund	Utilize CDBG funds to provide low interest loans to five appropriate housing projects	<p>The City receives approximately \$220,000 per year in CDBG funds. The bulk of the funds are allocated to the City's code enforcement and public improvement programs. The City provides \$10,000 per year of CDBG funds towards a Senior Minor Home Repair program run through the County EDA and the local United Way.</p> <p>The City does not put its CDBG funds into housing rehabilitation for several reasons, namely because: 1) there is not a sufficient amount of funds available to meet all the needs for funds; and 2) the CDBG program has many restrictions on the use of funds and heavy paper work and monitoring requirements for which the City has not had the staff or funding to maintain.</p> <p>Without additional CDBG funding, this program is no longer feasible and is not continued in the current Housing Element update.</p>
CDBG Senior Repair	Provide grants to 50 senior homeowners for minor repairs	<p>The City provides \$10,000 per year of CDBG funds toward a Senior Minor Home Repair program run through the County EDA and the local United Way.</p> <p>This program is continued in the current Housing Element</p>

**Table H-4
Evaluation of Accomplishments Under Previous Adopted Housing Element**

		Update, but given the limited funding available, the objective has been reduced.
Historic Buildings	Apply for funds to rehabilitate historic structures identified in the County Historical Society survey	<p>The City has spent over \$700,000 to purchase and retrofit a historic building. The City has also applied and received National Historic Property Status for this building and property.</p> <p>To date, the City has applied for and received federal Historic Preservation Grant of \$248,919 from the National Park Service; a historic preservation grant from the State of Calif. Office of Historic Preservation in the amount of \$50,000; landscaping grants for this property from Eastern Municipal Water district \$25,000 and Metropolitan Water District \$75,000. Finally, the San Jacinto Museum Association, a non-profit group has pledged a grant of \$30,000 to this historic property and the City is providing approximately \$60,000 in cash and staff time for a total of \$488,919. The restoration and landscaping project is scheduled to commence in the spring of 2006.</p>
Energy Conservation for New Construction	Require all new construction to be energy efficient	<p>The City has adopted an ordinance requiring construction of energy efficient buildings.</p> <p>The City continues to enforce its energy efficiency ordinance and a program is not necessary for the current Housing Element update.</p>
Retrofit Energy Conservation	Develop energy conservation standards for existing residential units and provide financing for installation according to the standards	The City has not adopted energy conservation standards for existing residential units. Limited staff and funding for this program made it infeasible to implement during the previous housing element cycle.

**Table H-4
Evaluation of Accomplishments Under Previous Adopted Housing Element**

		Absent funding, this program is not appropriate to continue in the current Housing Element update.
Redevelopment	<p>Utilize 20% of the gross tax-increment revenues to benefit low and moderate income households through the following programs:</p> <ol style="list-style-type: none"> 1) Capital Improvements for Residential Neighborhoods (Brown/2nd Street, Additional Demonstration Neighborhoods) 2) Residential Unit and Land Acquisition (Land -Brown/2nd Street and Additional Parcels, and Unit Acquisition) 3) New Residential Construction 4) Residential Rehabilitation Loan/Grant Program (Owner-Occupied Rehabilitation Loans [deferred loans, no-interest loans, low-interest loans], Rental Rehabilitation Loans, First-Time Home Buyer 2nd Trust Deeds 5) Developer Assistance 	<p>1) Approximately \$1,000,000 in bond financing and 82,716 in redevelopment set-aside funds were used for street improvements (curb, gutter, sidewalks), drainage improvements and adjacent elementary school improvements.</p> <p>2) The Agency acquired the Brown/2nd Street parcel.</p> <p>3) \$205,000 was spent assisting Habitat for Humanity in the construction of three homes; two for very low, and one for a low income household. Seven single-family homes were constructed on 3rd Street utilizing \$161,199 of redevelopment set-aside funds. In addition, seven single-family homes were constructed on Dana Court and three single-family homes were converted from multifamily on Jordan Street using \$148,000 of redevelopment set-aside revenue.</p> <p>4) The Redevelopment Agency currently places 20% of its tax increment into the Low & Moderate Income Housing Fund. These funds are used exclusively for housing program to maintain and rehabilitate existing housing stock and construct new housing when feasible. The Agency has initiated a Rehab program that provides up to \$30,000 per housing unit to bring the home up to current code and standards. The Agency also recently instituted a program that provides \$3,000 for mobile home rehabilitation and has a \$500 Senior Minor Home Repair Program. The Agency</p>

**Table H-4
Evaluation of Accomplishments Under Previous Adopted Housing Element**

		<p>has allocated over \$700,000 for these programs in the current year.</p> <p>5) The Agency is currently working with a local developer to construct between 70 and 100 low income apartments with funds provided through a bond sale. This project is in the development stage and will not start construction for probably 8 months to a year. The Agency has committed its available resources to this project.</p> <p>While the current Housing Element update does not include this specific program, the City's Housing Rehabilitation, Single-Family Homeowner, Single-Family Infill Housing, and Pursue State and Federal Funding programs are funded by redevelopment set-aside monies.</p>
<p>Future Housing Redevelopment</p>	<p>Complete implementation of the 1993-4 Housing Redevelopment Plan and adopt a similar plan to continue with similar projects</p>	<p>The City did not complete implementation of its 1993-4 Housing Redevelopment Plan and has not adopted a similar plan to continue with similar projects.</p> <p>The Redevelopment Agency acquired five acres of residential land on Seventh Street in 1999. The Agency is currently working with a developer to construct between 70 and 100 low-income multifamily housing either this site or another nearby site, to be determined.</p> <p>Target area projects: Main Street was rehabilitated between San Jacinto/Hwy 79 and Jordan Avenue to include new pavement, hardscape and landscape.</p> <p>Rehabilitation loans and grants are available to homeowners within the downtown target area.</p>

Table H-4
 Evaluation of Accomplishments Under Previous Adopted Housing Element

		<p>The City has been adding programs to enhance the Redevelopment Project Area in recent years. The main constraint has been lack of funding to initiate or continue projects. The recent booming economy has provided the City and Agency with funding to continue older programs and develop new programs.</p> <p>Staffing limitations have also been a problem; there are not enough staff persons to develop and monitor programs and projects, thus the City and Agency have relied heavily on costly consultants to assist in accomplishing the City's goals.</p>
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Comparison of 1989-1994 RHNA with Units Constructed Since 1989

According to the City's 1993 Housing Element, the City of San Jacinto had a total regional housing needs assessment of 3,000 units, including 300 very low, 500 low, 2,000 moderate, and 200 upper income units. These were the preliminary numbers generated by the Southern California Association of Governments in 1992.

San Jacinto added 2,358 dwelling units to its housing stock between 1989 and 1998. Of the units built between 1989 and 1998, there were 4 multi-family residential units in 1989, 42 in 1990, 75 in 1991, 56 in 1992 and none between 1992 and 1998. There were 299 total units constructed from 1994 to Dec 31, 1997. The City does not keep records by affordability; however, it is believed 21 of these units were deed restricted.

HOUSING PROGRAMS

This section contains the housing programs that address the Housing Element goals and policies. The housing programs define the specific actions that City will undertake in order to achieve the goals for the current housing period. Pursuant to State law, the programs address the following issue areas:

1. Conserve and improve the existing housing stock
2. Provide adequate sites for the development of new housing
3. Assist in the provision of affordable housing
4. Minimize the impact of governmental constraints on housing production
5. Assure equal housing opportunity for all residents

Conserve and Improve Affordable Housing

1. Code Enforcement

As part of its Neighborhood Strategy, code enforcement staff uses proactive techniques to improve the physical condition of the City's homes and neighborhoods. The code enforcement team addresses the following:

- Substandard housing
- Weed abatement
- Abandoned vehicle abatement
- General property and building maintenance
- Health and safety conditions

The most important elements of the code enforcement program are assisting in the identification of substandard housing and providing information to the public about City and County housing programs. During this Housing Element cycle, the Code Enforcement team will complete a comprehensive windshield survey of housing conditions to

determine the number and types of housing problems and substandard housing conditions in the City.

Responsible Agency:	Code enforcement staff
Financing:	Redevelopment set-aside, CDBG, and General fund
Program Objectives:	Continue to implement code enforcement program. By the end of FY 06/07, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B.

2. Housing Rehabilitation Programs

2A: Single-Family Homeowner. The City will develop a program that targets single-family homeowners that need extensive repairs to improve the condition of their home. The primary focus will be code related improvements, including major improvements such as roof, plumbing, and electrical followed by aesthetic improvements, such as paint carpet, and landscaping. The program would provide up to a \$30,000 low interest loan, with repayment provisions. Homeowners will also be informed of the possibility for them to participate in the County of Riverside rehabilitation programs, which provide loans/grants of up to \$15,000.

Responsible Agency:	Redevelopment Agency, Planning Department
Financing:	Redevelopment set-aside, CDBG, Federal HOME, and General fund
Program Objectives:	By the end of FY 06/07, develop a Single-Family Homeowner Rehabilitation Program. The program will strive to assist two single-family homeowners annually through the end of the planning period.

2B: Substandard Housing Rehabilitation. A separate loan program will be developed and implemented for property owners with single-family or multi-family housing units identified as "substandard" during the City's comprehensive housing conditions survey (Program 1). This program would provide loans in excess of \$30,000 to address the substandard conditions. In addition, the City may recommend to the property owner other options and City programs that may be used to address the substandard housing conditions.

Responsible Agency:	Redevelopment Agency, Planning Department, Code Enforcement team
Financing:	Redevelopment set-aside, CDBG, Federal HOME, and General fund

Program Objectives: By the end of FY 06/07, develop a Substandard Housing Rehabilitation Program. Coordinate the development of the program based on the results of the housing conditions survey. (Program 1). The program will strive to assist two property owners annually through the end of the planning period.

2C: Mobile Home Rehabilitation: Thirteen mobile parks are located in San Jacinto. A rehabilitation program for mobile homes is needed to address their deterioration and improve living conditions.

Responsible Agency: Redevelopment Agency, Planning Department, Code Enforcement team

Financing: Redevelopment set-aside, CDBG, Federal HOME, and General fund

Program Objectives: By the end of FY 06/07, develop a Mobile Home Rehabilitation Program. The program will strive to assist two mobile home homeowners annually through the end of the planning period.

3. Conservation of Existing and Future Affordable Units

Between July 1, 2000 and June 30, 2010, three federally assisted housing projects in San Jacinto are at-risk of converting to market rate housing. San Jacinto Garden Apartments has 97 units that could convert at any time as the affordability is maintained by the USDA through annual subsidization. The Manzanita Gardens Apartments, with 36 units, and San Jacinto Manor, with 65 units, are also at-risk of converting to market rate in 2005 and 2006, respectively. Detailed analysis on the potential conversion of these projects into market rate housing is provided in the Technical Appendix to this Housing Element.

The City of San Jacinto will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock:

- Monitor Units at Risk: Monitor the status of San Jacinto Garden Apartments, Manzanita Garden Apartments, and San Jacinto Manor during the planning period. Owners of affordable housing are required to notify the City when they intend to convert units to market rate.
- Work with Potential Purchasers: If there is an opportunity, due to the pending sale of any at-risk property, contact public and non-profit agencies interested in purchasing and/or managing units at

risk. Potential interested organizations include Southern California Housing and the Coachella Valley Housing Coalition. Where feasible, provide technical assistance to these organizations with respect to financing.

- Tenant Education: California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should the property owner pursue conversion of the units to market rate, the City will ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units. The City will also provide tenants with information regarding Section 8 rent subsidies through the Housing Authority of Riverside County (HARIVCO), and other affordable housing opportunities in the City.
- Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at risk" units to obtain these Section 8 vouchers through HARIVCO.

Responsible Agency: Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and the Housing Authority of Riverside County (HARIVCO)

Financing: HUD Section 8 vouchers, other funding sources as available.

Program Objectives: Monitor the status of the 198 at-risk units at San Jacinto Garden Apartments, Manzanita Garden Apartments, and San Jacinto Manor. Should a property owner file notice to convert the units to market rate, the City will, within 60 days of receiving notice: (1) Contact potential non-profit organizations as potential purchasers/managers of at-risk housing units; (2) Explore funding sources available to preserve the affordability of the at-risk units, construct replacement units, or provide rental assistance to displaced residents; (3) Contact residents to ensure that they have been properly noticed and are informed of their rights and options; and (4) Assist tenants to obtain Section 8 vouchers from the County.

4. Section 8 Rental Assistance

The Section 8 rental assistance program extends rental subsidies to very low-income (up to 50 percent of AMI) family and elderly, which spend more than 30 percent of their income on rent. The subsidy represents

the difference between the excess of 30 percent of the monthly income and the actual rent. Section 8 assistance is issued to the recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

According to the Housing Authority of Riverside County (HARIVCO), approximately 296 households are receiving Section 8 assistance in San Jacinto in August 2005. Of these 296 households, 124 were seniors (42 percent) and 113 had a disability (38 percent). An additional 1,352 households living in San Jacinto were on the waiting list to receive Section 8 rental assistance, 37 percent of which were elderly and/or disabled.

Responsible Agency: Housing Authority of Riverside County
Financing: Section 8 vouchers
Program Objectives: Continue to support the HARIVCO's applications for additional Section 8 allocations and efforts to provide 100-200 vouchers for lower income San Jacinto residents.

5. Preservation of Historic Housing

San Jacinto incorporated in 1888, making the City one of the oldest communities in Riverside County. Neighborhoods adjacent to downtown and throughout the City have examples of late 19th and early 20th century homes, including a number of Victorian houses and California bungalows. Some historic homes include the Estudillo Mansion, Scherman Home, Dunham House, and Geiser Home.

The City will continue to support applications for National Historic Property Status and funding for preservation of the City's most sensitive historic resources. The City will also develop and implement a program that allows owners of historic properties to obtain a local landmark status, allowing for "Mills Act" property tax relief. The Historic Preservation program will support the continued viability of the City's older housing stock and provide a means of making ownership of old homes more cost effective.

Responsible Agency: Community Development Department
Financing: Department Budget
Program Objectives: Develop and implement a Historic Preservation program by the end of FY 06/07 to assist applications for National Historic Property Status and establish a local landmark status for other locally significant structures. Assist two property owners with applications for National Historic Property Status local landmark status annually through the end of the planning period.

6. Senior Homeowner Minor Repair

The City allocates approximately \$10,000 annually of CDBG funds to Senior Minor Home Repair program implemented by the County of Riverside Economic Development Agency and the local chapter of the United Way.

Responsible Agency:	Redevelopment Agency
Financing:	CDBG
Program Objectives:	Provide grants to five senior homeowners annually through the end of the planning period for minor repairs.

Provide Adequate Housing Sites

7. Land Use Element

Planning and regulatory actions to achieve adequate housing sites are achieved through the Land Use Element and Zoning Ordinance. The Land Use Element provides for a variety of residential types, ranging from lower density single family houses to higher density apartments and condominiums. The Land Use Elements provides for adequate sites within the City limits to meet the City's share of regional housing needs, which have been identified as 5,339 for the 1998 to 2005 period.² The City will update the Zoning Ordinance and incorporate standards for the newly created Very High Density Residential (VHDR) land use designation (Program 11) that will permit housing between 18 and 22 dwelling units per acre. The ability of this residential category to meet the City's remaining need to accommodate very low-income housing is based on the assumption that development in this category will average 20 units per acre, the mid-point of the density range (see Table 26 of the Housing Element Technical Report).

Responsible Agency:	Planning Department
Financing:	General fund
Program Objectives:	Maintain land use designations on sites identified in Appendix 2 of the Housing Element Technical Report in accordance with Government Code Section 65863 to accommodate San Jacinto's regional housing needs.

² Although the WRCOG allocation was for January 1, 1998 to June 30, 2005, SCAG extended the housing element cycle through June 30, 2008.

*Assist in Housing
Development***8. Single-Family Homeowner Assistance Program**

The 2000-2005 Redevelopment Implementation Plan includes a City Mortgage Assistance Program/Second Trust Deed Program to assist income-qualified first-time home buyers with up to a \$7,500 loan.

Responsible Agency: Redevelopment Agency

Financing: Redevelopment set-aside

Program Objectives: Provide two second mortgage loans annually through the end of the planning period to assist first time home buyers.

9. Single-Family Infill Housing Program

Development of single-family infill housing will help promote homeownership and neighborhood improvement. Single-family infill housing can be developed in the older portion of the City, which will help improve the vacant lots and provide additional affordable housing opportunities. Several City-owned properties are available for development. The City will develop and circulate Requests for Proposals (RFPs) to solicit proposals for development of the Artesian Street and Park Manor properties. To assist in the affordability of the units, down payment assistance may be provided. The City will also identify individual vacant lots that are appropriate for single-family housing development and cooperate with the private property owners and developers to develop housing on these properties. The City may offer assistance for developing the properties with housing for income-qualified households as feasible.

Responsible Agency: Planning Department

Financing: Redevelopment set-aside, CDBG, HOME, tax credits, bond financing

Program Objectives: Assist in the development of one single-family home annually through the end of the planning period.

10. Pursue State and Federal Funding

The City will continue to pursue available State and federal funding sources in cooperation with private developers, nonprofit housing corporations, and other interested entities to assist in meeting the needs of lower income households. The City will work with developers or entities to identify the funding sources most appropriate to meet a specific need and apply for funds, or assist other entities in applying for funds, during available funding cycles. City assistance to other entities will include, but not be limited to:

- Providing data that is necessary for a funding request; and
- Expediting permit decisions on proposed projects that require City approval or that will be more competitive with City approval, prior to submitting funding requests.

For example, the City is not eligible to apply directly for HOME funds, but this funding is available through the County of Riverside Economic Development Agency (EDA). HOME funds are disbursed on a project need basis. The City is currently working with a developer to design and construct a low-income housing project and will support the developer's application for HOME funds through the County EDA. During the timeframe of this Housing Element, the City will work with affordable housing providers to assist in the development of at least one family housing project that will reduce the incidence of overcrowding among low-income families who rent.

Responsible Agency:	Redevelopment Agency, County of Riverside EDA, HCD, CalHFA, and others.
Financing:	Redevelopment set-aside, CDBG, HOME, tax credits, and bonds
Program Objectives:	Work with one developer or interested entity annually through the end of the planning period. When a developer or entity expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.

Remove Governmental Constraints

11. Zoning Ordinance Update

After the updated General Plan has been adopted, the City will comprehensively update the Zoning Ordinance to ensure consistency with the General Plan. As part of this update, the Ordinance will also be revised for compliance with State law in regards to:

- Small Community Care Facilities: Sections 5116 and 5117 of the California Welfare and Institutions Code stipulates that the use of property for the care of six or fewer disabled persons is a residential use of such property for the purposes of zoning.
- Agricultural Employee Housing: Health and Safety Code Section 17021.6 requires that agricultural employee housing for up to 12 people be permitted as an agricultural use in any agricultural zone.
- Emergency Shelters and Transitional Housing: In accordance with Government Code Section 65583(c)(1), the City must facilitate and encourage the development of a variety of types of

housing, including transitional housing and emergency shelters. The City will identify zones that explicitly permit or conditionally permit emergency shelters and transitional housing within the heavy Commercial Limited Industrial, Industrial Park Manufacturing, and Light Manufacturing Zones.

- Second Dwelling Units: Second Unit approval must be permitted by right in accordance with Government Code Section 65852.2. The City will have the authority to specify the development standards for certain parameters, but the City will not require a conditional use permit.
- Density Bonus: Recent changes to California Government Code Section 65915 require the City to update its Density Bonus Ordinance. Under the current law, applicants are eligible for a range of density bonuses up to 35 percent, based on the percentage of affordable units in a development. Applicants are also eligible for a new land donation density bonus. The City is now required to offer one to three regulatory incentives based on the percentage of affordable units in a development. Reduced, waived, or partially paid fees are possible incentives associated with applications for density bonuses. The law also limits parking requirements that localities may impose.
- Residential Development Standards and Processing Procedures: Revise and streamline residential development standards and application processing procedures and requirements for ease of application and public understanding.
- New Zoning District: Develop new standards to implement the Very High Density Residential (VHDR) land use designation. This new zoning district will permit residential densities of between 18 and 22 dwelling units per acre. Among the development standards to be adopted with this new district will be:
 - A requirement that projects not develop below the minimum density of 18 dwelling units per acre to ensure the City can accommodate its remaining share of very low-income housing needs; and
 - Allowance of residential projects as a permitted use (no conditional use permit requirement as in the R-3 zone).
- Rezone S-D Lands to R-2-PD: To achieve consistency with State fair housing laws, the City will eliminate the senior development zone and re-zone these areas R-2- PUD. The re-zone will include incentives and flexible development standards to encourage senior housing development at these locations.

Responsible Agency:	Planning Department
Funding:	General fund
Program Objectives:	Revise the Zoning Ordinance in accordance with this program by the end of FY 06/07.

*Promote Equal Housing Opportunities***12. Fair Housing Services**

San Jacinto is not an Entitlement City and is therefore not required to contract directly with a fair housing service provider. The City will continue to work with County of Riverside who provides fair housing services to all unincorporated areas of the county and non-entitlement cities. Fair housing services offered by the County include counseling and information on potential discrimination and landlord/tenant problems; special assistance for ethnic minorities and single-headed households; and bilingual housing literature.

Responsible Agency: Redevelopment Agency
Financing: General fund
Program Objectives: Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto.

13. Reasonable Accommodation for Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling.

Although existing City practice and custom provide reasonable accommodation for housing intended for persons with disabilities, the City does not have a formal policy or procedure for processing such requests. The City will establish a formal policy or procedure for processing requests for reasonable accommodation administratively in accordance with Government Code Section 65583(c)(3).

Responsible Agency: Planning Department
Financing: Department budget
Program Objectives: Establish a formal policy or procedure for processing requests for reasonable accommodation by end of FY 06/07.

Summary of Quantified Objectives

Income Category	New Construction	Rehab	Conservation/Preservation	Homebuyer Assistance	Section 8 Vouchers
Very Low	100	25	198	5	296 (existing)
Low	50	25		10	100 – 200 (new)
Moderate	667			20	
Above Moderate	1,789				