

# CITY OF SAN JACINTO 2021-2029 HOUSING ELEMENT

Adopted February 1, 2022



*Envision  
San Jacinto*

**GENERAL  
PLAN 2040**

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**Prepared For:**

Travis Randel  
Deputy City Manager  
Development Services  
City of San Jacinto  
595 S. San Jacinto Avenue  
San Jacinto, CA 92583  
P: 951.654.7337  
F: 951.654.3728  
trandel@sanjacintoca.gov  
[www.sanjacintoca.gov](http://www.sanjacintoca.gov)

# CITY OF SAN JACINTO

## 2021-2029

# HOUSING ELEMENT

Adopted February 1, 2022

**Prepared By:**

De Novo Planning Group  
Contact: Amanda Tropiano, Principal  
180 E Main Street Suite 108  
Tustin, CA 92780  
info@denovoplanning.com  
<https://denovoplanning.com/>

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STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE)ss  
CITY OF SAN JACINTO )

RESOLUTION NO. 3895

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA, AMENDING THE GENERAL PLAN TO REPLACE THE HOUSING ELEMENT AND HOUSING ELEMENT BACKGROUND REPORT IN THEIR ENTIRETY, AND TO ADOPT THE 6TH CYCLE 2021-2029 HOUSING ELEMENT UPDATE OF THE CITY OF SAN JACINTO**

**WHEREAS**, the California Legislature has determined that the availability of housing is a matter of statewide importance and the cooperation between government and the private sector is critical to attainment of the State's housing goals; and

**WHEREAS**, California Government Code Section 65588(b) requires the City of San Jacinto ("City") to periodically prepare an update to the Housing Element of its General Plan; and

**WHEREAS**, the General Plan Housing Element serves as a policy and action guide to address the comprehensive housing needs of the City of San Jacinto; and

**WHEREAS**, the City of San Jacinto prepared the 6th Cycle 2021-2029 Housing Element Update in accordance with California Housing Element Law (Government Code section 65580 et. seq.); and

**WHEREAS**, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element Update; and

**WHEREAS**, Housing Element Law requires the Housing Element to identify adequate sites to accommodate the City's Regional Housing Needs Allocation ("RHNA"), and the City has identified an adequate list of housing sites to accommodate the amount, type, and income levels required by RHNA; and

**WHEREAS**, the proposed amendments to the City's Housing Element and Housing Element Background Report of the General Plan are intended to ensure that the needs of all residents in the City are met; and

**WHEREAS**, the Planning Commission of the City of San Jacinto, California, advertised for and held a public hearing on December 14, 2021, to consider amendments to the Housing Element and Housing Element Background Report of the General Plan in compliance with California Housing Element Law, Government Code Section 65580 et seq.; and

**WHEREAS**, the City Council received and considered the reports and recommendations from the Planning Commission and all other testimony, whether written or oral, presented at the public hearing.

**NOW, THEREFORE, BE IT RESOLVED**, determined, and ordered by the City Council of the City of San Jacinto, California, as follows:

**SECTION 1:** It is in the public interest to amend the Housing Element and Housing Element Background Report of the General Plan, in their entirety, as more particularly described below.

**SECTION 2:** The Housing Element of the General Plan is hereby amended and replaced in its entirety with Exhibit "A" attached hereto and incorporated herein by reference, which includes all of the following entitled documents: 6th Cycle 2021-2029 Housing Element, Housing Element Background Report.

**SECTION 3:** The 6th Cycle 2021-2029 Housing Element attached hereto as Exhibit "A" and incorporated herein by reference is hereby adopted.

**SECTION 4: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office located at 595 S. San Jacinto Avenue, San Jacinto, CA 92583. The custodian for these records is the City Clerk.

**SECTION 5: Severability.** If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

**SECTION 6: CEQA.** The City Council finds that the project is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to §15060(c)(2) of the CEQA Guidelines - Preliminary Review - as it can be seen with certainty that the adoption of the Housing Element will not result in a direct or reasonable foreseeable indirect physical change in the environment; and, §15061(b)(3) - Common Sense Exemption - whereby the activity is covered by the common sense exemption that CEQA applies only to project which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council further directs Staff to record a Notice of Exemption with the County Recorder's Office.

**SECTION 7: Effective Date.** Resolution 3895 shall be effective immediately upon adoption.

**PASSED, APPROVED, and ADOPTED** at a regular meeting of the City Council on the 1st day of February 2022 by the following vote:

**AYES: Ayala, Ledezma, Hawkins, Heath, Ruiz**  
**NAYS: None**  
**ABSENT: None**  
**ABSTAIN: None**

**CITY OF SAN JACINTO:**

*Crystal Ruiz*

\_\_\_\_\_  
Crystal Ruiz, Mayor

**ATTEST:**

*Julia Espinoza*

\_\_\_\_\_  
Julia Espinoza, Deputy City Clerk

**APPROVED AS TO FORM:  
BEST BEST & KRIEGER LLP**

*Michael J. Maurer*

\_\_\_\_\_  
Michael J. Maurer, City Attorney

## CERTIFICATION

**STATE OF CALIFORNIA)  
COUNTY OF SAN JACINTO) ss  
CITY OF SAN JACINTO)**

I, Julia Espinoza, duly appointed Deputy City Clerk of the City of San Jacinto, do hereby certify that the foregoing Resolution No. 3895 was duly passed, approved, and adopted at a regular meeting of the City Council of the City of San Jacinto on the 1<sup>st</sup> day of February 2022, by the following vote:

**AYES: Ayala, Ledezma, Hawkins, Heath, Ruiz**  
**NAYS: None**  
**ABSENT: None**  
**ABSTAIN: None**

WITNESS MY HAND AND OFFICIAL SEAL this 1<sup>st</sup> day of February, 2022.

*Julia Espinoza*

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Julia Espinoza, Deputy City Clerk  
City of San Jacinto



# 2021-2029 Housing Element Organization

## **Part 1: Housing Plan**

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise San Jacinto.

## **Part 2: Background Report**

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of San Jacinto's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing, as presented in Part 1: Housing Plan. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

## **Appendix A: Housing Sites Inventory**

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level.

## **Appendix B: Public Engagement Summary**

As part of the Housing Element Update process, the City hosted numerous multilingual opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B.

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**PART 1:  
HOUSING PLAN**

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## TABLE OF CONTENTS

<b>1. HOUSING PLAN INTRODUCTION .....</b>	<b>2</b>
<b>2. GOALS AND POLICIES .....</b>	<b>2</b>
A. CONSERVE AND IMPROVE AFFORDABLE HOUSING.....	2
B. PROVIDE ADEQUATE HOUSING SITES .....	3
C. ASSIST IN THE PROVISION OF HOUSING.....	4
D. REMOVE CONSTRAINTS TO HOUSING PRODUCTION .....	5
E. PROMOTE EQUAL HOUSING OPPORTUNITIES .....	6
<b>3. HOUSING PROGRAMS .....</b>	<b>7</b>
CONSERVE AND IMPROVE AFFORDABLE HOUSING .....	7
PROVIDE ADEQUATE HOUSING SITES .....	9
FACILITATE THE PROVISION OF AFFORDABLE HOUSING.....	14
REMOVE GOVERNMENTAL CONSTRAINTS .....	17
PROMOTE EQUAL HOUSING OPPORTUNITIES .....	19
<b>4. QUANTIFIED OBJECTIVES.....</b>	<b>24</b>

## 1. Housing Plan Introduction

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Previous sections of the Housing Element establish the housing needs, opportunities, and constraints in the City of San Jacinto. The Housing Plan presented in this section sets forth the City's goals, policies and programs to address San Jacinto's identified housing needs.

## 2. Goals and Policies

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The following goals and policies focus on the maintenance and provision of a variety of housing in terms of type, affordability, and style. The Housing Plan 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.

### A. 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.

**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:** Develop programs directed at rehabilitating and preserving the integrity of existing housing stock for all income levels.

**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, proactively work with potential nonprofit purchasers/managers as appropriate and explore funding sources available to preserve the at-risk units.

**B. Provide Adequate Housing Sites**

The City provides for a mix of new housing opportunities by designating a range of residential densities and promoting creative design and development of vacant land and reuse of developed land. By providing for the construction of a range of housing, the needs of all sectors of the community can be met.

**GOAL 2: Provide adequate sites for new residential construction to meet the needs of all segments of the community while promoting the character of the City.**

**Policy 2.1:** Maintain adequate capacity to accommodate the City’s unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.

**Policy 2.2:** Encourage residential development that provides a range of housing types in terms of cost, density, unit size, and configuration.

**Policy 2.3:** Encourage the use of clustered development to preserve and enhance important environmental resources and open space, consistent with sustainability principles.

**Policy 2.4:** Promote mixed-use development to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy consumption.

**Policy 2.5:** Continue to allow accessory dwelling units and junior accessory dwelling units as a means of providing additional affordable rental housing opportunities.

**C. Assist in the Provision 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 that is 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 more affordable to lower income groups.

**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.

**Policy 3.4:** Pursue available incentives in the form of additional points or other preference in the scoring of competitive housing, community development, and infrastructure programs.



#### **D. Remove Constraints to Housing Production**

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

**GOAL 4:** **Reduce or 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 special needs housing.

**Policy 4.3:** Improve the City's development review and approval process to facilitate housing construction.

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

**Policy 4.5:** Periodically review City development standards to ensure consistency with the General Plan and to ensure high-quality affordable housing.

**Policy 4.6:** Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

**Policy 4.7:** Regularly identify and evaluate the impact of nongovernmental constraints on housing development and implement programs to reduce negative impacts.

**E. 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 and affirmatively further fair housing, the City must ensure equal and fair housing opportunities for all residents.

**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, gender, 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 housing design standards that promote the accessibility of housing for persons with special needs, such as the elderly, persons with disabilities, including persons with developmental disabilities, large families, single-parent households, and the homeless.

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

**Policy 5.5:** Strengthen opportunities for participation in the approval process for all housing projects, including affordable housing.

**Policy 5.6:** Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

### 3. Housing Programs

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This section describes the programs that will implement Housing Element goals and policies. The housing programs define the specific actions the City will undertake in order to achieve the goals for the current planning 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

Code enforcement staff use 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 City will seek grant funding to complete a comprehensive windshield survey of housing conditions to determine the number and types of housing problems and substandard housing conditions in the City. The results of the survey will be used to target rehabilitation programs to those areas in greatest need.

**Responsible Agency:** Code enforcement staff

**Financing:** General fund

**Program Objectives:** Continue to implement code enforcement program. By the end of FY 22/23, complete a comprehensive housing conditions survey.

**Schedule:** Housing conditions survey in FY 22/23; code enforcement throughout the planning period

**2. Preservation of At-Risk Units**

State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. The City will establish contact with public and nonprofit agencies interested in purchasing and/or managing units at risk at least three years prior to the expiration of affordability restrictions. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per California law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law by sharing information online and in hard copy. The City shall contact the Fair Housing Council of Riverside County to assist renters. The City will implement State Preservation Notice Law (Gov. Code 65863.10, 65863.11, 65863.13) which requires owners to provide tenants and affected public entities (including the City) notices regarding expiring rental restrictions starting three years before expiration.

**Responsible Agency:** Planning 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 assisted projects.

**Schedule:** Annually monitor units at risk of converting. Coordinate noticing as required per California law.

**3. Section 8 Rental Assistance**

The Section 8 Rental Assistance Program provides rental subsidies to very-low-income (up to 50 percent of areawide median income – [AMI]) family and elderly households who spend more than 30 percent of their income on rent. The subsidy represents the difference between 30 percent of monthly income and the actual rent. Section 8 assistance is issued to the recipients as vouchers, which permit tenants to choose their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

The City contracts with the Riverside County Housing Authority to administer the Section 8 Certificate/Voucher Program.

**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 vouchers for lower income San Jacinto residents.

**Schedule:** Throughout the planning period



#### 4. Rehabilitation Program

The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME, CalHome, and CDBG, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for lower-income households and will work with the County to obtain available funds to be used, as available, for place-based revitalization in areas with concentrated poverty or rehabilitation need. Targeted efforts to improve housing conditions in areas of need will assist in reducing displacement risk for these residents by improving living conditions and enabling them to stay in their home and community.

**Responsible Agency:** Planning Department

**Financing:** HOME

**Program Objectives:** Rehabilitation of 16 housing units

**Schedule:** Starting in 2021, annually apply for funding as Notices of Funding Availability are released; meet with the County annually to assess availability of funds.

### Provide Adequate Housing Sites

#### 5. General Plan and Development Code Update/Shortfall Program

In 2018, the City of San Jacinto embarked on an effort to comprehensively update its General Plan and Development Code. As part of this effort, the City has prepared a Proposed Land Use Plan and Land Use Classifications which allow for new types of higher-density residential and mixed-use development in San Jacinto, including residential development at densities at and above 30 du/ac.

The following modifications have been proposed to the City's current land use designations:

- Combine Estate Residential and Rural Residential into new Very Low Density Residential designation allowing for a density of up to 2 du/ac
- Increase the maximum allowable density for Low Density Residential from 5 du/ac to 7 du/ac
- Increase the maximum allowable density for Medium Density Residential from 10 du/ac to 14 du/ac
- Change the name of the current Medium High Density Residential land use to High Density Residential (and maintain the maximum allowable density of 22 du/ac)
- Change the name of the current High Density Residential to Very High Density Residential and increase the maximum allowable density from 30 du/ac to 32 du/ac
- Combine the Downtown Commercial and City Center designations into a new Downtown Village designation and increase the maximum allowable density from 5 du/ac to 40 du/ac

To further support development of higher-density residential projects and mixed-use projects, the City has also proposed a new mixed-use land use designation which allows for residential development at densities of 10.1 to 36 du/ac and nonresidential development up to a floor area ratio of 1.0 (single-use projects are allowed).

## City of San Jacinto 2021-2029 Housing Element

The City's ongoing Development Code update will incorporate standards as necessary in order to maintain consistency between the Land Use Element and the Development Code, including preparation of new standards to support mixed-use development. Specifically, it is envisioned that land use designations and zones that allow for mixed-use development will allow single-use projects, including projects that are 100% residential. In addition, the City intends to adopt an updated Development Code that makes it easier for projects to be developed in mixed-use areas, and envisions that a use permit will no longer be required for mixed-use projects in mixed-use land use designations and zones. The Development Code is being updated concurrently with the General Plan and the adoption of an updated Development Code is expected to occur by December 2022 (approximately six months after adoption of the updated General Plan).

The City is committed to rezoning those sites identified in the Housing Inventory (Appendix A) which accommodate a portion of the City's lower income RHNA pursuant to Government Code section 65583.2, subdivisions (h) and (i). Specifically, this includes:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
  - allow 100 percent residential use, and
  - require residential use occupy 50 percent of the total floor area of a mixed-use project.

**Responsible Agency:** Planning Department

**Financing:** General fund

**Program Objectives:** Maintain adequate sites to accommodate San Jacinto's regional housing needs throughout the planning period.

**Schedule:** Adopt General Plan/zoning amendments in 2022

## 6. Housing Sites

Planning and regulatory actions to achieve adequate housing sites are implemented through the Land Use Element, Development Code, and adopted Specific Plans. These regulatory documents provide for a variety of residential development, ranging from lower-density single-family homes to higher-density apartments, condominiums, and mixed-use projects. The City of San Jacinto received a RHNA allocation of 3,392 units for the 2021-2029 RHNA period, including 800 extremely/very low-income, 465 low-income, 560 moderate-income units, and 1,567 above moderate-income units.

The residential sites inventory consists of vacant sites identified for residential development. Program 4 of the Housing Plan directs the City to complete its ongoing update to the General Plan and Development Code to allow for new residential development capacity at higher densities and intensities than currently allowed. Given the vast amount of vacant land in San Jacinto and the relative affordability of more traditional lower-density housing units, the City would not necessarily need to complete the update to its General Plan and Development Code in order to demonstrate sufficient capacity to accommodate its RHNA. However, the City is nearly complete with this robust planning effort and desires to create long-term consistency between its General Plan Land Use Element and Housing Element. For this reason, the Housing Element refers to the Proposed Land Use Plan land use designations (presented to the Planning Commission and City Council in Fall of 2020) in order to accommodate the City's RHNA. Public hearings for the General Plan Update are scheduled for Spring 2022 and the Development Code Update is expected to be completed by Fall 2022. The resources identified have the capacity to accommodate at least 4,409 new units, approximately half of which are available at sites proposed to accommodate densities of at least 30 du/ac (and thus, determined to accommodate the City's lower-income RHNA). These sites can accommodate the City's RHNA allocation for all income levels through year 2029. The City will maintain an inventory of sites with residential development potential and provide it to prospective residential developers upon request.

**Responsible Agency:** Planning Department

**Financing:** General fund

**Program Objectives:** Monitor status of residential and mixed-use sites on an annual basis. Provide sites information to interested developers and technical assistance regarding City mixed use zoning and density bonus incentives. Conduct a mailing to property owners with mixed-use designations (Downtown Village and Mixed-Use) to inform them of opportunities and incentives available for mixed use developments.

**Schedule:** Adopt General Plan/zoning amendments in 2022 (see Program 4; contact with property owners in new mixed-use designations by April 2022; annual monitoring to confirm adequate site capacity; annual reporting throughout the planning period

### **7. Residential Development Monitoring (No Net Loss)**

To ensure adequate sites are available throughout the planning period to meet the City's RHNA at all income levels, and to assist developers in identifying appropriate sites for residential and mixed use developments, the City will monitor the depletion of residential acreage, and review proposed General Plan amendments, Zone Changes, Specific Plan Amendments, and development projects, to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. To ensure sufficient residential development capacity is maintained to accommodate the City's RHNA allocation, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level(s) than shown in the Housing Element Site Inventory.

Should an approval of development result in a reduction of residential development capacity below the capacity needed to accommodate the remaining need for lower-income, moderate-income, or above-moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate site requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

**Responsible Agency:** Planning Department

**Financing:** General fund

**Program Objectives:** Annually monitor the City's sites inventory and continued ability to accommodate the remaining RHNA by maintaining an accurate electronic inventory of available sites. The Planning Department will be responsible for maintaining the electronic inventory, consulting the inventory as part of the development review process, and updating the inventory as projects are proposed, approved, and developed. The City will complete its annual review concurrent with preparation of its annual Housing Element Progress Report.

**Schedule:** Ongoing implementation and annual monitoring and reporting throughout the planning period concurrent with the City's Housing Element Annual Progress Report

**8. Replacement of Affordable Units**

Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past five years preceding the application, residential uses restricted with rents affordable to low- or very low-income households or residential uses occupied by low- or very low-income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site, and such replacement requirements shall be consistent with Section 65915(c)(3).

**Responsible Agency:** Planning Department

**Financing:** General fund

**Program Objectives:** For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required, occurs.

**Schedule:** Ongoing implementation and annual monitoring and reporting throughout the planning period

**9. Accessory Dwelling Units**

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) help meet the City’s housing needs for all income levels and also provide a housing resource for seniors and low- and moderate-income households throughout the entire community, not just in any single geographic area. The City will continue to apply Development Code regulations that allow accessory units (also known as second units or granny flats) by right in all residential zones, in accordance with State law. The City of San Jacinto will continue to amend the ordinance based on future changes to State law and work with HCD to ensure continued compliance with State law. The City will also continue to monitor the extent of ADU production to ensure that the ordinance modifications are successful and that the Housing Element goals can be met.

**Responsible Agency:** Planning Department

**Financing:** General fund

**Program Objectives:** Survey and evaluate potential methods to encourage ADU development throughout the community and adopt appropriate procedures, policies, and regulatory provisions. Update the City’s Development Code to be consistent with State ADU Law and monitor State law for future updates to ADU regulations and update the City’s Development Code to be consistent with future updates as needed. Continue educating the community on the opportunity to develop ADUs and promote the development of ADUs affordable to lower-income households. Continue to provide information about ADUs on the City’s website and on public counters.

**Schedule:** Ongoing implementation and annual monitoring and reporting throughout the planning period

## Facilitate the Provision of Affordable Housing

### 10. Incentives and Assistance to Affordable Housing Developments

In order to facilitate the development of housing for low- and moderate-income households, the City will implement the following actions:

- Provide administrative assistance to developers seeking available state and federal funding and/or tax credits for the construction of low- and moderate-income housing
- Facilitate projects that incorporate affordable units by granting modifications to development standards, expedited processing, or financial incentives consistent with state law.
- Affordable housing developers will be proactively contacted each year to solicit interest and apprise them of available assistance programs.

Targeted assistance for special needs housing and extremely-low-income (ELI) units will be provided through density bonuses and/or regulatory incentives, modified development standards and fee deferrals, when feasible.

**Responsible Agency:** Planning Department

**Financing:** General Fund

**Program Objectives:** Facilitate affordable housing development commensurate with the RHNA.

**Schedule:** Provide administrative assistance upon request; annual proactive contact with affordable housing developers; ongoing implementation and annual monitoring and reporting throughout the planning period

### 11. Infill Housing Program

Development of infill housing (single-family and multifamily) will help promote homeownership and neighborhood improvement and expand housing choices at all income levels in areas close to goods, services, and infrastructure. Infill housing can be developed in the older portions of the City, such as in Downtown San Jacinto, which will help improve the vacant lots and provide additional affordable housing opportunities.

Through its General Plan Update, the City has identified three individual vacant lots between 0.50 and 10 acres that are appropriate for infill housing development in the Downtown area and are proposed to be designated as "Downtown Village" allowing for residential development at densities of up to 40 du/ac; these three sites total 2.62 acres and are included in the City's inventory of sites as appropriate to accommodate a small portion of the City's lower-income RHNA (Appendix A). It is noted that there are other infill sites available in Downtown San Jacinto, however, due to their size (less than 0.50 acres) they have not been included in the City's inventory of sites.

During the planning period, the City will conduct proactive outreach to private property owners to promote the development of housing on these properties. The City will make available a map of vacant sites designated for residential development and explore available incentives, such as a fee reduction program, to support their development.

**Responsible Agency:** Planning Department

<b>Financing:</b>	General Fund
<b>Program Objectives:</b>	Assist in the development of one infill housing project annually.
<b>Schedule:</b>	Post map of vacant sites online by October 2022; present to the City Council at least three potential incentives that could be used to support infill housing development by December 2022; annual proactive outreach to the development community

**12. Pursue State and Federal Funding**

The City will continue to pursue available state and federal funding sources in cooperation with private developers, non-profit housing corporations, and other interested entities to assist in meeting the needs of lower-income households. The City will work proactively with developers or other 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 program is available through the County of Riverside Economic Development Agency (EDA). HOME funds are disbursed on a project need basis. 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.

<b>Responsible Agency:</b>	Planning Department, County of Riverside EDA, HCD, CalHFA, and others.
<b>Financing:</b>	CDBG, HOME, tax credits, and bonds
<b>Program Objectives:</b>	Work with at least one developer or interested entity annually. When a developer expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.
<b>Schedule:</b>	Apply for funding at least annually throughout the planning period



### 13. Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. Previously, the Riverside County MCC Program provided for a 15% rate which could be applied to the interest paid on the mortgage loan. The borrower could claim a tax credit equal to 15% of the interest paid during the year. Since the borrowers taxes were being reduced by the amount of the credit, this increased the take-home pay by the amount of the credit. The buyer took the remaining 85% interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible. This program was initiated by the Riverside County Economic Development Agency (EDA) in November 2008 but has been put on hold due to lack of funding available for the program. The City will encourage that the program be restarted by coordinating directly with Riverside County to submit letters of support for funding requests.

**Responsible Agency:** Riverside County EDA, Planning Department

**Financing:** Federal tax credits and EDA

**Program Objectives:** Encourage the relaunch of the MCC Program.

**Schedule:** Annual coordination with the County of Riverside and annual funding application support

### 14. Prohousing Designation Program

Increasing the availability of housing statewide is critical to bettering the quality of life of all Californians and to ending homelessness. The 2019-2020 Budget Act provided a spectrum of support, incentives, and accountability measures to meet California's housing goals, and provided for the establishment of the Prohousing Designation Program. The Prohousing Designation Program provides incentives to cities and counties in the form of additional points or other preference in the scoring of competitive housing, community development, and infrastructure programs. The California Department of Housing and Community Development established the Prohousing Designation Program to administer these incentives.

Local governments can receive a designation when implementing Prohousing policies and receive an advantage when applying for several funding programs including:

- Affordable Housing & Sustainable Communities (AHSC)
- Infill Infrastructure Grant (IIG)
- Transformative Climate Communities (TCC)

Other programs may be added to the list after HCD engages with stakeholders and partner agencies on adding Prohousing points to other housing and non-housing programs.

The City of San Jacinto will pursue the Prohousing Designation to memorialize the City's commitment to helping expand the State's housing stock and promote more affordable housing options. HCD is expected to assess the City's Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use; Acceleration of Housing Production Timeframes; Reduction of Construction and Development Costs; and Providing Financial Subsidies. The City must demonstrate that it has enacted or proposes at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four

categories. A Prohousing Designation requires a total score of 30 points or more across all four categories (as of November 2021). As part of the application process, the City will identify those strategies that it already implements (i.e., establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying EIRs, and related documents) and identify additional strategies for implementation in order to further promote housing development in San Jacinto and achieve the required score to receive the Prohousing Designation.

The City will work with HCD's ongoing technical assistance team to submit an application by the end of 2022 with the objective of receiving the designation by March 2023.

**Responsible Agency:** Planning Department.

**Financing:** General fund; grants

**Program Objectives:** Achieve Prohousing Designation by HCD

**Schedule:** Submit application to HCD by December 2022 and receive designation by March 2023

## Remove Governmental Constraints

### 15. Development Code Amendments – Housing Constraints

The City shall update the Development Code to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following.

1. Low barrier navigation centers: The Development Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
2. Agricultural worker housing: The Development Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.6. The Development Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
3. Employee housing: The Development Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single family structure and shall be subject to the same standards for a single family residence in the same zone.
4. Streamlined and ministerial review for eligible affordable housing projects: The Development Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark

## City of San Jacinto 2021-2029 Housing Element

or criterion available and knowable by both the development applicant and public official prior to submittal.”

5. Emergency shelter parking: The Development Code will be updated to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139/Gov. Code, § 65583, subd. (a)(4)(A).
6. Transitional and supportive housing: The Development Code will be updated to permit transitional and supportive housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone in compliance with Gov. Code, § 65583, subd. (a)(5) and further ensure that the Development Code is consistent with requirements for by-right permanent supportive housing under AB 2162.

<b>Responsible Agency:</b>	Planning Department
<b>Funding:</b>	General fund
<b>Program Objectives:</b>	Revise the Development Code in accordance with this program by October 2022.
<b>Schedule:</b>	Development Code adoption in 2022

### **16. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws**

Although the 2021-2029 Housing Element update did not identify any significant governmental constraints to the development or maintenance of housing in San Jacinto, the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate and update its Development Code to comply with federal and State law. The City will also endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

<b>Responsible Agency:</b>	Planning Department
<b>Funding:</b>	General fund
<b>Program Objectives:</b>	Stay updated on changes in federal and state housing, planning, and zoning laws.
<b>Schedule:</b>	Annual review, in coordination with the City Attorney's Office, of federal and State Housing, Planning, and Zoning Laws; timely updates to the City's Development Code as needed to comply with federal and State law; ongoing implementation and annual monitoring and reporting throughout the planning period

**17. Density Bonus Ordinance**

The City will provide for density bonuses consistent with State law, including density bonuses and incentives for projects that contain 100% very low- and low-income units. The City will monitor State law updates which impact density bonuses and will update local plans and programs as necessary.

- Responsible Agency:** Planning Department
- Funding:** General fund
- Program Objectives:** Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.
- Schedule:** Update the City’s Density Bonus Ordinance to comply with State law by December 2022; ongoing implementation and annual monitoring and reporting throughout the planning period

**Promote Equal Housing Opportunities**

**18. 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, which 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-parent households; homebuyer workshops; and bilingual housing literature. Information regarding available services will be provided at City Hall, on the City website, and at other governmental offices within the city. In addition, the City will work cooperatively with the County of Riverside to distribute fair housing information annually; this information typically includes flyers on housing discrimination, information on reasonable accommodation procedures, explanations of housing rights, tenant and landlord information, resources related to the public health such as the COVID-19 pandemic, rental and utility assistance programs, and other programs that promote fair and equal housing opportunities.

- Responsible Agency:** Planning Department
- Financing:** General fund
- Program Objectives:** Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto.
- Schedule:** At least annually post fair housing information such as flyers and other program literature online and at City Hall in English and Spanish; annual proactive coordination with County of Riverside or other fair housing service provider(s) operating in the City to solicit information to share with the public online and in hard copy; work with the County of Riverside or other fair housing service provider(s) at least annually to identify areas of the City where reports of discrimination appear to be concentrated and conduct targeted proactive outreach to landlord in these areas

### **19. Affirmatively Furthering Fair Housing Outreach and Coordination Program**

To comply with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) (AB 686), the City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and any other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law. Specific actions include:

#### *Assess to Opportunity*

- Target community revitalization efforts to areas with lower opportunities levels and develop strategies to enhance mobility and reduce displacement on a biennial basis (concurrent with the City's budgeting process).
- Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies (typically every two or four years).
- Provide education to the community on the importance of participating in the planning and decision-making process on an annual basis and the importance of completing Census questionnaires as they are released, with a special focus on ensuring participation in the decennial census.
- Meet with developers annually to identify special housing needs in the City (i.e., housing for seniors or persons with disabilities) and encourage development of special needs housing that accesses the population of San Jacinto.
- Meet with disability service providers, including the Inland Regional Center, to identify whether there is unmet demand anywhere in the City by March 2022. If an unmet demand is realized, work with providers to secure funding to expand services by March 2023.

#### *Place Based Solutions*

- On an ongoing basis, and at least annually, review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.
- Use information contained in the Housing Element Background Report and TCAC resources map, along with information from the City, to create a targeted improvement program for portions of San Jacinto that need infrastructure improvements and include the program in the General Plan Implementation Program for future funding.
- Implement Program 5, General Plan and Development Code Update

*Displacement Risk*

- Work annually with local organizations to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- Implement Program 2, Preservation of At-Risk Units

*Housing Mobility*

- In conjunction with the City's comprehensive General Plan Update in 2022, educate the community on what affordable/attainable housing means and who it benefits.
- Annual training of City staff, including through coordination with local advocacy groups or the Fair Housing Council of Riverside County, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to Department of Fair Employment and Housing (DFEH) to ensure that affordable housing laws are actively enforced.
- Biennial fair housing update to the City Council.
- Staff to meet annually with the Riverside Transit Agency to assess unmet transit needs in the city and expand routes and frequency as needed to connect residents with educational facilities (both for youth and adults), employment centers, medical centers, and other resources and services. If expansion needs are identified, provide technical support to RTA to apply for funding to support infrastructure improvements. Work with developers to encourage transit access be included in new projects.

**Responsible Agency:** City of San Jacinto, Community Development Department; Housing Rights Center.

**Financing:** CDBG funds

**2021-2029 Objectives:** Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.

**Timing:** Ongoing implementation and annual monitoring and reporting throughout the planning period.

**20. Housing for Extremely-Low-Income Persons and Persons with Special Needs**

State law requires local governments to consider the needs of extremely-low-income (ELI) persons and persons with special needs (i.e., seniors, persons with disabilities, or large families) in formulating housing programs. In San Jacinto, housing is much more affordable than most areas of Southern California, and therefore ELI households have less difficulty finding suitable housing than many other areas. However, in order to encourage and facilitate additional housing for persons with extremely-low-incomes or persons with special needs the City will pursue meaningful actions, such as:

- Conduct proactive annual outreach to non-profit developers and developers of housing for persons with special needs
- Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments
- Facilitate expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing
- Encourage the production of new rental units in the City, including units sizes to accommodate larger families
- Conduct targeted advertising of housing rehabilitation programs to areas with high concentrations of senior residents

<b>Responsible Agency:</b>	Planning Department
<b>Financing:</b>	Grant funds, Riverside County EDA
<b>Program Objectives:</b>	Strive to facilitate development of 40 ELI units, if feasible, during the planning period.
<b>Schedule:</b>	Annual proactive outreach to non-profit developers; discuss available concessions and/or incentives with applicants as part of the development review process.

**21. Residential Energy Conservation**

In addition to helping to mitigate greenhouse gas emissions, residential energy efficiency can reduce home heating and cooling costs. Assembly Bill 117 was passed in 2002 to establish Community Choice Aggregation, which offers an opportunity for Californians to choose their electric provider and the source of their electricity. As a result, residents of the City of San Jacinto have the option of choosing between two different electricity providers: San Jacinto Power (SJP) and Southern California Edison (SCE). As of 2018, SJP is the default electricity provider for residents and businesses within the City of San Jacinto, while SCE continues to provide electric delivery, billing services, and maintenance of the lines (San Jacinto Power 2021). Residents may choose to opt out of SJP.

SJP was established to provide residents and businesses with a new choice to the traditional utility model: a community-controlled power supply that offers electricity from cleaner energy sources at competitive rates, through the creation of a new, nonprofit public agency. The San Jacinto City Council governs SJP and operation of the program is administered by City staff and consultants through a joint agreement with the California Choice Energy Authority (CalChoice). SJP gets its electricity from suppliers who, much like SCE, get their electricity from a variety of generation sources. At a minimum, 35 percent of the basic “Prime Power” option comes from renewable sources such as wind or solar. The “Pure Green” program provides electricity from 100 percent renewable sources.

The City supports the following programs:

- Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.
- Encourage maximum utilization of Federal, State, and local government programs that assist homeowners in providing energy conservation measures.
- Continue to participate in regional planning efforts to promote energy conservation and address climate planning
- Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from San Jacinto Power and utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.

**Objectives:** Work cooperatively with property owners, utility companies and other government agencies to reduce energy use in residential developments.

**Responsible Agency:** San Jacinto Power

**Funding:** General Fund; grant programs, as available

**Timeline:** Implementation throughout the planning period



## 4. Quantified Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City's quantified objectives are described under each program, and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in the table below represent a portion of the City's overall RHNA for the 2021-2029 planning period for all income levels. The objective identified for each income level is based on historic trends and patterns of development; units affordable to lower-income households are historically more difficult to develop due to extremely limited available funding for affordable housing projects. Moderate- and above-moderate income units are more likely to be developed by the private market. The City does not build housing and is not in direct control of the number of units that are constructed during the planning period; the private market is responsible for developing new projects in San Jacinto.

The table below summarizes the City's quantified objectives for housing during the 2021-2029 planning period.

TABLE 1: QUANTIFIED HOUSING OBJECTIVES: 2021-2029

	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low Income	80	8	71
Very Low Income	80	8	
Low Income	232	16	
Moderate Income	560	-	-
Above Moderate Income*	1,200	*	*
Total	2,152	32	71

*\* It is assumed that the market will address the need for construction of new above moderate-income households; based on past trends, the City has assumed that approximately 1,200 above-moderate income units could be produced by the private market during the planning period. The City has not identified any above-moderate income units in need of rehabilitation. Finally, it is the City's intent to promote conservation/preservation of all of the City's existing above-moderate income units.*

**PART 2:  
BACKGROUND REPORT**

*Envision  
San Jacinto*

**GENERAL  
PLAN 2040**

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## TABLE OF CONTENTS

<b>1. BACKGROUND REPORT INTRODUCTION .....</b>	<b>5</b>
<b>2. ACCOMPLISHMENTS UNDER 5TH CYCLE HOUSING ELEMENT .....</b>	<b>7</b>
2A. REVIEW OF 2013 HOUSING ELEMENT .....	7
2B. HOUSING PRODUCTION DURING 5TH CYCLE RHNA PERIOD .....	7
2C. APPROPRIATENESS AND EFFECTIVENESS OF 2013 HOUSING ELEMENT .....	8
<b>3. HOUSING NEEDS ASSESSMENT .....</b>	<b>21</b>
3A. INTRODUCTION AND BACKGROUND .....	21
3B. POPULATION TRENDS AND CHARACTERISTICS .....	21
3C. HOUSEHOLD CHARACTERISTICS .....	25
3D. INCOME .....	27
3E. HOUSING CHARACTERISTICS .....	31
3F. HOUSING COSTS .....	34
3G. FUTURE HOUSING NEEDS .....	41
3H. SPECIAL NEEDS GROUPS .....	42
3I. UNITS AT RISK OF CONVERSION .....	53
3J. ESTIMATES OF HOUSING NEED .....	57
<b>4. CONSTRAINTS .....</b>	<b>58</b>
4A. GOVERNMENTAL CONSTRAINTS .....	58
4B. NON-GOVERNMENTAL CONSTRAINTS .....	89
4C. ENVIRONMENTAL CONSTRAINTS .....	92
4D. INFRASTRUCTURE CONSTRAINTS .....	93
<b>5. RESOURCES .....</b>	<b>96</b>
5A. REGIONAL HOUSING NEEDS .....	96
5B. COMPREHENSIVE GENERAL PLAN UPDATE/PROPOSED LAND USE MAP .....	96
5C. SITES FOR HOUSING DEVELOPMENT .....	97
5D. HOUSING, FINANCIAL, AND SERVICES RESOURCES .....	104
5E. ADMINISTRATIVE RESOURCES .....	107
5F. ENVIRONMENTAL CONSTRAINTS .....	107
5G. ENERGY CONSERVATION AND CLIMATE CHANGE .....	108
5H. CONSISTENCY WITH THE GENERAL PLAN .....	110
5I. RELATIONSHIP TO OTHER CITY PLANS AND POLICIES .....	111
5J. PRIORITY FOR WATER AND SEWER .....	111
<b>6. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) ANALYSIS .....</b>	<b>112</b>
6A. OUTREACH .....	112
6B. ASSESSMENT OF FAIR HOUSING ISSUES .....	114
6C. ANALYSIS OF CONTRIBUTING FACTORS .....	135

## TABLES

TABLE 2–1: REGIONAL HOUSING NEEDS ALLOCATION – 5TH CYCLE PROGRESS .....	7
TABLE 2–2: EVALUATION OF THE 2013 SAN JACINTO HOUSING ELEMENT PROGRAMS .....	10
TABLE 3–1: POPULATION TRENDS – NEIGHBORING JURISDICTIONS .....	22
TABLE 3–2: POPULATION BY AGE (2018).....	22
TABLE 3–3: RACE AND ETHNICITY (2018) .....	23
TABLE 3–4: JOB GROWTH AND EMPLOYMENT STATUS .....	23
TABLE 3–5: JOBS BY INDUSTRY (2018) .....	24
TABLE 3–6: JOBS BY OCCUPATION (2018).....	24
TABLE 3–7: TRAVEL TIME TO WORK (2018).....	25
TABLE 3–8: COMMUTE METHOD (2018).....	25
TABLE 3–9: HOUSEHOLDS BY TENURE AND AGE (2018).....	26
TABLE 3–10: HOUSEHOLD SIZE BY TENURE (2018).....	27
TABLE 3–11: MEDIAN HOUSEHOLD AND PER CAPITA INCOME .....	27
TABLE 3–12: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2018) .....	28
TABLE 3–13: HOUSEHOLDS BY INCOME GROUP (2017).....	28
TABLE 3–14: OCCUPATIONS WITH WAGES FOR EXTREMELY LOW-INCOME HOUSEHOLDS (2020) .....	30
TABLE 3–15: HOUSING STOCK BY TYPE AND VACANCY (2020).....	31
TABLE 3–16: VACANCY BY TYPE (2018).....	31
TABLE 3–17: HOUSING STOCK CONDITIONS (2018).....	32
TABLE 3–18: OVERCROWDING BY TENURE (2018) .....	33
TABLE 3–19: HOUSEHOLD SIZE BY TENURE (2018).....	34
TABLE 3–20: NUMBER OF BEDROOMS BY TENURE (2018) .....	34
TABLE 3–21: HOMES FOR SALE (MAY 2021).....	34
TABLE 3–22: RENTAL COSTS (2018).....	35
TABLE 3–23: RENTAL RATES BY NUMBER OF BEDROOMS.....	36
TABLE 3–24: STATE INCOME LIMITS – RIVERSIDE COUNTY (2020).....	36
TABLE 3–25: HOUSING AFFORDABILITY BY INCOME GROUP .....	37
TABLE 3–26: HOUSEHOLDS BY INCOME LEVEL AND COST BURDEN (2017) .....	38
TABLE 3–27: DEED RESTRICTED AFFORDABLE HOUSING UNITS.....	39
TABLE 3–28: MOBILE HOME PARKS IN SAN JACINTO .....	40
TABLE 3–29: SENIOR POPULATION AND HOUSEHOLDS (2010 & 2018).....	41
TABLE 3–30: HOUSEHOLDER AGE BY TENURE (2018).....	42
TABLE 3–31: DISABILITIES BY DISABILITY TYPE (2018).....	44
TABLE 3–32: DISABLED PERSONS BY EMPLOYMENT STATUS (2018).....	44
TABLE 3–33: DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE (2019).....	45
TABLE 3–34: FACILITIES AND SERVICES FOR DISABLED PERSONS.....	45
TABLE 3–35: MEDIAN INCOME BY HOUSEHOLD SIZE (2019).....	46
TABLE 3–36: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2018).....	47
TABLE 3–37: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2018) .....	48
TABLE 3–38: HOMELESS FACILITIES (2019)* .....	50
TABLE 3–39: FACILITIES AND SERVICES FOR THE HOMELESS.....	51
TABLE 3–40: SUMMARY OF AT-RISK SUBSIDIZED HOUSING UNITS .....	52
TABLE 3–41: SUMMARY OF NEEDS.....	55
TABLE 4–1: CURRENT GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS .....	59
TABLE 4–2: PROPOSED GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS .....	60
TABLE 4–3: PERMITTED RESIDENTIAL USES BY ZONE .....	61
TABLE 4–4: ADU AND JADU DEVELOPMENT STANDARDS .....	64
TABLE 4–5: BASIC RESIDENTIAL DEVELOPMENT STANDARDS FOR THE RE, RR, AND RL ZONES.....	69
TABLE 4–6: BASIC RESIDENTIAL DEVELOPMENT STANDARDS FOR THE RE, RR, AND RL ZONES.....	70

TABLE 4–7: RESIDENTIAL PARKING REQUIREMENTS .....	71
TABLE 4–8: TYPICAL PERMIT PROCESSING TIMES AND REVIEWING BODY .....	75
TABLE 4–9: DEVELOPMENT PROJECT PROCESSING FEES (EFFECTIVE 07/01/2020) .....	84
TABLE 4–10: TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS IN SAN JACINTO (2016) .....	85
TABLE 4–11: TOTAL PROCESSING AND FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS (2016) .....	86
TABLE 5–1: REGIONAL HOUSING NEEDS ALLOCATION, 2021-2029 .....	93
TABLE 5–2: CAPACITY ADJUSTMENT FACTORS – RESIDENTIAL DEVELOPMENT .....	97
TABLE 5–3: VACANT RESIDENTIAL SITES (OUTSIDE OF SPECIFIC PLANS) .....	97
TABLE 5–4: CAPACITY ADJUSTMENT FACTORS – MIXED-USE ZONES .....	99
TABLE 5–5: VACANT MIXED-USE SITES .....	99
TABLE 5–6: RHNA SITE INVENTORY .....	100
TABLE 6–1: COMPLIANCE WITH FAIR HOUSING LAWS .....	115
TABLE 6–2: RACIAL/ETHNIC DISSIMILARITY TRENDS.....	119
TABLE 6–3: DEMOGRAPHIC TRENDS .....	120
TABLE 6–4: MEDIAN HOUSEHOLD INCOME .....	124
TABLE 6–5: OPPORTUNITY INDICATORS BY RACE/ETHNICITY.....	126
TABLE 6–6: DOMAINS AND LIST OF INDICATORS BY FACTORS .....	127
TABLE 6–7: OPPORTUNITY RESOURCE LEVELS BY CENSUS TRACT .....	127
TABLE 6–8: DEMOGRAPHICS OF HOUSEHOLDS WITH DISPROPORTIONATE HOUSING NEEDS .....	131
TABLE 6–9: FAIR HOUSING CONTRIBUTING FACTORS .....	136

## FIGURES

FIGURE 5–1: HOUSING ELEMENT SITES .....	101
FIGURE 6–1: CENSUS TRACT BOUNDARIES .....	137
FIGURE 6–2: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018 .....	139
FIGURE 6–3: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010 .....	141
FIGURE 6–4: DIVERSITY INDEX BY CENSUS BLOCK GROUP - COUNTYWIDE .....	143
FIGURE 6–5: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP .....	145
FIGURE 6–6: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP - COUNTYWIDE .....	147
FIGURE 6–7: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT .....	149
FIGURE 6–8: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT - COUNTYWIDE .....	151
FIGURE 6–9: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE .....	153
FIGURE 6–10: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE - COUNTYWIDE .....	155
FIGURE 6–11: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSHOLDS.....	157
FIGURE 6–12: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSHOLDS - COUNTYWIDE.....	159
FIGURE 6–13: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT .....	161
FIGURE 6–14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT - COUNTYWIDE.....	163
FIGURE 6–15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT .....	165
FIGURE 6–16: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT - COUNTYWIDE .....	167
FIGURE 6–17: ETHNICITY ANALYSIS - RACIAL CONCENTRATIONS.....	169
FIGURE 6–18: ETHNICITY ANALYSIS - RACIAL CONCENTRATIONS - COUNTYWIDE.....	171
FIGURE 6–19: VERY LOW AND LOW INCOME POPULATION .....	173
FIGURE 6–20: VERY LOW AND LOW INCOME POPULATION - COUNTYWIDE .....	175
FIGURE 6–21: TCAC ECONOMIC SCORE BY CENSUS TRACT .....	177
FIGURE 6–22: JOB PROXIMITY INDEX BY BLOCK GROUP .....	179
FIGURE 6–23: TCAC EDUCATIONAL SCORE BY CENSUS TRACT.....	181
FIGURE 6–25: TCAC OPPORTUNITY AREAS BY CENSUS TRACT.....	183
FIGURE 6–26: TCAC OPPORTUNITY AREAS BY CENSUS TRACT.....	185
FIGURE 6–27: OVERCROWDED HOUSEHOLDS.....	187
FIGURE 6–28: OVERCROWDED HOUSEHOLDS - COUNTYWIDE.....	189

FIGURE 6–29: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT ..... 191

FIGURE 6–30: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT..... 193

FIGURE 6–31: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT - COUNTYWIDE..... 195

FIGURE 6–32: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT - COUNTYWIDE ..... 197

FIGURE 6–32: SENSITIVE COMMUNITIES..... 199

# 1. Background Report Introduction

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The City of San Jacinto, with a present-day population of approximately 51,000 people, is a growing community located at the base of the San Jacinto mountains in western Riverside County. Incorporated in 1888 and one of the oldest incorporated cities in Riverside County, San Jacinto lies at the northern end of the San Jacinto Valley, bounded by Hemet to the south and approximately 40 miles west of Palm Springs. Regional access is provided by the Ramona Expressway and State Routes 74 and 79. The San Jacinto planning area is approximately 33.2 square miles of land, about a fourth of which is unincorporated land located to the north and east of the current City limits.

From its rural and agricultural origins, San Jacinto has become one of the fastest growing cities in Riverside County with existing and future residents finding themselves drawn to the natural aesthetic and unique character of the City.

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” This report is an update of the City’s 2013-2021 Housing Element (5<sup>th</sup> Cycle), adopted in September 2013.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality’s existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality’s share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality’s share of the regional housing need.



## City of San Jacinto 2021-2029 Housing Element

- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next 10 years.

The Background Report of this housing element identifies the nature and extent of San Jacinto's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's last Housing Element, statutory changes have occurred that must be included in the 2021-2029 San Jacinto Housing Element (6<sup>th</sup> Cycle). These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

## 2. Accomplishments Under 5th Cycle Housing Element

The following section reviews and evaluates the City’s progress in implementing the 2013 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2013 through 2021. This section also analyzes the difference between projected housing need and actual housing production.

### 2A. Review of 2013 Housing Element

The 2013 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure adequate housing sites, to encourage the production of new housing, including affordable and special needs housing, to encourage the maintenance and preservation of existing housing, to remove various constraints to housing, including housing for special needs populations, and to encourage fair housing and non-discrimination. The 2013 Housing Element identified the following goals:

- Goal 1:** Conserve, improve, and rehabilitate existing 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.
- Goal 3:** Assist in the development of a housing supply which is affordable to all segments of the community.
- Goal 4:** Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.
- Goal 5:** Promote equal opportunity for housing throughout the City of San Jacinto.

### 2B. Housing Production During 5th Cycle RHNA Period

The City’s 5<sup>th</sup> Cycle Housing Element specifically addressed housing needs for San Jacinto from October 15, 2013 through October 15, 2021, in line with the Regional Housing Needs Allocation (RHNA) planning period adopted by the Southern California Association of Governments (SCAG).

Table 2–1 shows the total number of housing units built in the City during the 5<sup>th</sup> RHNA cycle to date and compares these units with the units required to be accommodated under the Regional Housing Needs Allocation.

During the 5<sup>th</sup> Cycle, 955 units were constructed in the City, including 333 above moderate market-rate single-family homes and 622 moderate-income units, as shown in Table 2–1.

TABLE 2–1: REGIONAL HOUSING NEEDS ALLOCATION – 5TH CYCLE PROGRESS

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	281	281	394	441	1,036	2,433
Permits Issued	0	0	0	622	333	955
<i>Remaining Allocation</i>	<i>281</i>	<i>281</i>	<i>394</i>	<i>0 (surplus of 181 permits)</i>	<i>703</i>	<i>1,478</i>

Sources: 2020 General Plan Annual Progress Report

## 2C. Appropriateness and Effectiveness of 2013 Housing Element

The overarching goals and policies of the 2013 Housing Element continue to be appropriate to encourage the City's housing goals. While the majority of goals, policies, and programs included in the 2013 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance and more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing to make it easier to identify the applicability and timing of programs. In order to improve the ease of use of the Housing Plan, the housing programs will be presented as a user-friendly table. While this change is visual, it is anticipated to simplify the implementation and tracking of the programs.

As discussed in Table 2–2, most housing programs fulfilled their objective and/or are necessary to comply with housing laws and regulations. The intent of these programs will be kept in the 2021-2029 Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update, and to affirmatively furthering fair housing. The City implemented many of the housing programs in the last several years and anticipates that these changes will further encourage affordable and special needs housing.

A key consideration of this Housing Element is the City's ongoing comprehensive General Plan Update, which was initiated in 2018. Through this process, the City is looking to develop a strategic vision for the future of San Jacinto and chart a course for the next twenty years. The City has worked diligently with the community, property owners, and other stakeholders as part of this effort, and is nearing completion of the draft General Plan and Environmental Impact Report (EIR); it is anticipated that the updated General Plan and EIR will be circulated for public review in early 2022 and considered at a series of public hearings in Spring 2022. Moreover, the City is also completing a concurrent update to its Development Code to ensure consistency with the General Plan; the update to the Development Code is expected to be completed by October 2022.

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan for the goals, policies, and programs of this Housing Element.

While the City took a number of significant steps to promote housing during the prior planning period, the experience of most communities throughout the state demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate-income housing when working alone. All cities, including San Jacinto, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies.

### CUMULATIVE EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs (e.g., low income households, elderly, persons with disabilities, large households, female headed households, farmworkers, persons experiencing homelessness, and non-English speakers). As shown in Table 2–2, during the 2014-2021 RHNA period, the City worked diligently to continuously promote housing for special needs groups in a variety of ways by:

- Amending the Municipal Code to permit emergency shelters in accordance with State law and providing resources to **persons experiencing homelessness** seeking shelter;
- Assisting **low income and elderly** residents that apply for Section 8 rental assistance;
- Amending the Municipal Code to require that **transitional/supportive housing** be subject to the same permit processing procedures as other housing in the same zone;
- Updating the Municipal Code to permit Accessory Dwelling Units pursuant to California Government Code Sections 65852.150 and 65852.2, to allow for the development of a unique housing option well-suited to meet the needs of the City's **lower-income** and **elderly** populations;
- Updating the Municipal Code to include Reasonable Accommodation procedures and continuing to support and provide resources for individual homeowners requesting exemptions to zoning and development standards in order to accommodate a disability, thereby assisting **persons with disabilities**;
- Supporting a successful Tax Credit application and fast tracking the rehabilitation plans and review process for an existing 36-unit **low-income** apartment development; and
- Providing bilingual handouts and other materials on fair housing to assist **non-English speakers**.

The City has considered the cumulative efforts to address special housing needs and finds that the City's existing programs to address the community's special housing needs, particularly for lower income households, the elderly, persons experiencing homelessness, persons with disabilities, and non-English speakers, continue to be relevant and will be continued in the next planning period. Through this review, the City has identified the need to amend specific Housing Programs to more thoroughly address the needs of large households, female headed households, and farmworkers. Programs 15 (Development Code Amendments – Housing Constraints), 19 (Affirmatively Furthering Fair Housing Outreach and Coordination Program), and 20 (Housing for Extremely-Low-Income Persons) have been amended to further address the community's special housing needs. The City will continue to review progress towards addressing these needs as part of each Housing Element Annual Progress Report.

TABLE 2-2: EVALUATION OF THE 2013 SAN JACINTO HOUSING ELEMENT PROGRAMS

Program	Accomplishments
<b><i>Conserve and Improve Affordable Housing</i></b>	
<p><b>Program 1: Code Enforcement.</b> As part of its Neighborhood Strategy, code enforcement staff use proactive techniques to improve the physical condition of the City's homes and neighborhoods. The code enforcement team addresses the following:</p> <ul style="list-style-type: none"> <li>• Substandard housing</li> <li>• Weed abatement</li> <li>• Abandoned vehicle abatement</li> <li>• General property and building maintenance</li> <li>• Health and safety conditions</li> </ul> <p>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 City will seek grant funding to complete a comprehensive windshield survey of housing conditions to determine the number and types of housing problems and substandard housing conditions in the City. The results of the survey will be used to target rehabilitation programs to those areas in greatest need.</p>	<p><b>Result/Evaluation:</b> The City continues to implement its code enforcement program and provide information to the public about City and County housing programs. A comprehensive housing conditions survey has not been completed due to funding and staffing constraints. Given that the survey was not completed in the prior year due to budget and staff constraints, the City has modified this program for the 6<sup>th</sup> Cycle to include actions to seek grant funding to support implementation of a housing conditions survey, and direction to target code enforcement to areas of the City with significant code violation issues.</p> <p>In FY17/18, the City added two Code Enforcement Officers in addition to a Code Enforcement Supervisor to its existing staff to provide better coverage and quicker response times. The City has maintained staffing levels through at least FY21/22.</p> <p><b>Continue/Modify/Delete:</b> This program is continued with modifications to seek funding in the 2021-2029 Housing Element.</p>
<p><b>Program 2A: Home Rehabilitation Loan Program.</b> The Home Rehabilitation Loan Program targets lower-income homeowners who need extensive repairs to improve the condition of their homes. The primary focus of the program is code-related improvements, including major improvements such as roofing, plumbing, and electrical, followed by aesthetic improvements, such as paint, carpet, and landscaping. The program includes improvements needed to correct health and safety violations. The program provides loans of up to \$50,000, with affordability covenants and no interest for 45 years.</p>	<p><b>Result/Evaluation:</b> This program was placed on hold in 2011 due to elimination of the City's Redevelopment Agency (RDA) and loss of funding. The City does not currently have a replacement funding source and a future funding source to continue the program is uncertain at this time. The City continues to monitor alternative funding sources. There are no known households in San Jacinto that were assisted by this program in the prior planning period before its discontinuation.</p> <p><b>Continue/Modify/Delete:</b> This program is continued with modifications to seek alternative funding in the 2021-2029 Housing Element.</p>
<p><b>Program 2B: Enhanced Senior Home Repair Grant Program.</b> The Enhanced Senior Home Repair Grant Program provides one-time grants of up to \$3,000 to qualified low-income seniors for needed repairs to both mobile home units and conventional housing.</p>	<p><b>Result/Evaluation:</b> This program was placed on hold in 2011 due to dissolution of the City's Redevelopment Agency (RDA) and loss of funding. The City does not currently have a replacement funding source and a future funding source to continue the program is uncertain at this time. The City continues to monitor alternative funding sources. There are no known households in San Jacinto that were assisted by this program in the prior planning period before its discontinuation.</p> <p><b>Continue/Modify/Delete:</b> This program is continued in the 2021-2029 Housing Element.</p>
<p><b>Program 3: Conservation of Existing and Future Affordable Units.</b> San Jacinto has several assisted affordable housing developments, although none is at risk of conversion to market rate during the current planning period. However, the City will continue to monitor the status of these projects and take steps to preserve affordability should any become at-risk of conversion in</p>	<p><b>Result/Evaluation:</b> The City supported a Tax Credit application for one housing project and it received Tax Credit funding to rehabilitate units and add a small community room. The rehabilitation was completed in 2017. The City continues to monitor the status of affordable housing development projects.</p>

Program	Accomplishments
the future.	<b>Continue/Modify/Delete:</b> This program is largely continued in the 2021-2029 Housing Element, with modifications to reflect the current at-risk status of affordable units.
<p><b>Program 4: Section 8 Rental Assistance.</b> The Section 8 Rental Assistance Program provides rental subsidies to very-low-income (up to 50 percent of areawide median income – [AMI]) family and elderly households who spend more than 30 percent of their income on rent. The subsidy represents the difference between 30 percent of monthly income and the actual rent. Section 8 assistance is issued to the recipients as vouchers, which permit tenants to choose 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 244 households are receiving Section 8 assistance in San Jacinto.</p>	<p><b>Result/Evaluation:</b> The City continues to support the Section 8 Rental Assistance Program; 244 households are receiving Section 8 assistance in San Jacinto as of September 30, 2021.</p> <p><b>Continue/Modify/Delete:</b> This program is continued in the 2021-2029 Housing Element.</p>
<b><i>Provide Adequate Housing Sites</i></b>	
<p><b>Program 5: Land Use Element.</b> Planning and regulatory actions to ensure adequate housing sites are achieved through the Land Use Element and Development Code. The Land Use Element provides for a variety of residential types, ranging from lower-density single-family houses to higher-density apartments and condominiums. A significant portion of the inventory of sites for higher-density housing is located in large planned developments. In some cases, large parcels must be subdivided to create suitable building sites prior to construction. When large sites must be divided into smaller parcels prior to development, the City will facilitate this process through pre-application meetings to clarify procedures, concurrent priority processing of subdivision maps with any other required approvals, and incentives such as density bonus and modified development standards when the project includes affordable multi-family housing. The City has a successful track record of facilitating development applications, and will continue to work cooperatively with developers to streamline the permit process for large parcels requiring subdivisions.</p> <p>The Very High Density Residential (VHDR) land use designation allows multi-family residential development at 18.1 – 22.0 units/acre (excluding density bonus) and is suitable for lower-income housing in the San Jacinto market area.</p> <p>The High Density Residential (HDR) land use designation currently allows multi-family housing at a density of 10.1 – 14.0 units/acre. As noted in the Technical Appendix, all recent multi-family developments (both market rate and deed-restricted) in San Jacinto have been affordable to lower-income households regardless of density. However, in order to provide enhanced opportunities for affordable housing development in the current</p>	<p><b>Result/Evaluation:</b> The Land Use Element was amended in 2012 to provide additional capacity for high-density housing commensurate with the RHNA (see also Program 11). The City continues to take action to facilitate adequate housing site development.</p> <p><b>Continue/Modify/Delete:</b> This program is largely continued in the 2021-2029 Housing Element with modifications to reflect the changes to the Development Code which have been adopted since 2013. The City is also undertaking a comprehensive General Plan Update and associated Development Code Update.</p>

## City of San Jacinto 2021-2029 Housing Element

Program	Accomplishments
<p>planning period, multi-family projects in the HDR district will be permitted by-right at a density of 20 units/acre when 50% of the units are restricted for lower-income occupants (see Program 11).</p> <p>In addition, the City will complete the Development Code update and incorporate standards for the Very High Density Residential (VHDR) land use designation (see Program 11) that will permit multi-family housing by-right at a density of 18.1 to 22.0 dwelling units per acre (excluding density bonus), with refinements to the General Plan as necessary in order to maintain consistency between the Land Use Element and the Development Code.</p>	
<p><b>Program 6: Provide Incentives and Assistance to Affordable Housing Developments.</b> In order to facilitate the development of housing for low- and moderate-income households, the City will implement the following actions:</p> <ul style="list-style-type: none"> <li>• Provide administrative assistance to developers seeking available state and federal funding and/or tax credits for the construction of low- and moderate-income housing</li> <li>• Facilitate projects that incorporate affordable units by granting modifications to development standards, expedited processing, or financial incentives consistent with state law.</li> <li>• Affordable housing developers will be contacted each year to solicit interest and apprise them of available assistance programs.</li> <li>• Targeted assistance for special needs housing and extremely-low-income (ELI) units will be provided through density bonuses and/or regulatory incentives, modified development standards and fee deferrals, when feasible.</li> </ul>	<p><b>Result/Evaluation:</b> The City supported a successful Tax Credit application and fast tracked the rehabilitation plans and review process for an existing 36- unit low-income apartment development. The City continues to implement actions to facilitate development of housing for low- and moderate-income households. The City outreached to developers of affordable housing during the planning period on a regular basis to offer assistance in seeking funding and educate them on activity in the City, including sites available for development.</p> <p><b>Continue/Modify/Delete:</b> This program is continued in the 2021-2029 Housing Element.</p>
<p><b>Program 7: Downpayment Assistance Program.</b> The Downpayment Assistance Program provides downpayment or closing cost assistance of up to 6% of the sales price (up to \$390,450) to persons or families earning up to 120% of the area median income. The program is flexible and can be used to reduce monthly payments or cover closing costs.</p>	<p><b>Result/Evaluation:</b> This program was placed on hold in 2011 due to dissolution of the RDA and loss of funding. The City does not currently have a replacement funding source and a future funding source to continue the program is uncertain at this time. There are no known households in San Jacinto that were assisted by this program in the prior planning period before its discontinuation.</p> <p><b>Continue/Modify/Delete:</b> Funding is no longer available and this program has been discontinued.</p>
<p><b>Program 8: Single-Family Infill Housing Program.</b> Development of single-family infill housing will help promote homeownership and neighborhood improvement. Single-family infill housing can be developed in the older portions of the City, which will help improve the vacant lots and provide additional affordable housing opportunities. Several City-owned properties may be available for development. To enhance the affordability of the units, down payment assistance may be provided. The</p>	<p><b>Result/Evaluation:</b> This program was placed on hold due to dissolution of the RDA and loss of funding. Prior to the dissolution of the RDA, the City was working with Habitat for Humanity to acquire sites for new homes. The City does not currently have a replacement funding source and a future funding source to continue the program is uncertain at this time.</p> <p><b>Continue/Modify/Delete:</b> This program will be modified in the 2021-2029 Housing Element to reflect the program priorities within the context of</p>



Program	Accomplishments
<p>City will also identify individual vacant lots that are appropriate for single-family housing development and cooperate with private property owners to develop housing on these properties. The City may offer assistance for developing the properties with housing for income-qualified households to the extent feasible.</p>	<p>available funding sources.</p>
<p><b>Program 9. Pursue State and Federal Funding.</b> The City will continue to pursue available state and federal funding sources in cooperation with private developers, non-profit housing corporations, and other interested entities to assist in meeting the needs of lower-income households. The City will work with developers or other 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:</p> <ul style="list-style-type: none"> <li>• Providing data that is necessary for a funding request; and</li> <li>• Expediting permit decisions on proposed projects that require City approval or that will be more competitive with City approval, prior to submitting funding requests.</li> </ul> <p>For example, the City is not eligible to apply directly for HOME funds, but this program 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.</p>	<p><b>Result/Evaluation:</b> Through the HOME funded down payment assistance program, 13 low income families in San Jacinto were assisted between 2014 and 2020. The City routinely engages private developers to assist with identifying and procuring State and federal funding to provide assistance for low income developments. The City is a member of Western Riverside Council of Governments (WRCOG), which has retained Blais &amp; Associates to identify grant opportunities and provide grant writing assistance. The report is e-mailed to member agencies on a bi-weekly basis. The most current overview includes 76 grant programs, several of which are for housing. City staff utilize the table to help identify grants that may be appropriate for various development projects. To date, none of the development projects meet the program requirements for funding. The City continues to discuss opportunities with potential affordable housing developers and identify and evaluate potential State and federal funding sources to support affordable housing development in the community.</p> <p><b>Continue/Modify/Delete:</b> This program is continued in the 2021-2029 Housing Element with modifications to reflect existing conditions and priorities.</p>
<p><b>Program 10: Mortgage Credit Certificate Program.</b> A Mortgage Credit Certificate (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a 15% rate which can be applied to the interest paid on the mortgage loan. The borrower can claim a tax credit equal to 15% of the interest paid during the year. Since the borrowers taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit. The buyer takes the remaining 85% interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible.</p>	<p><b>Result/Evaluation:</b> During the planning period, the City worked with Riverside County EDA to facilitate MCCs for homebuyers in San Jacinto. MCCs were allocated to 10 homebuyers in 2012; 7 were allocated in 2014; 9 were allocated in 2016; and 2 were allocated in 2018. The program was suspended in 2018 due to reprioritization away from MCC in favor of rental housing development.</p> <p><b>Continue/Modify/Delete:</b> This program is continued with modifications to support relaunch of the program in the 2021-2029 Housing Element.</p>



Program	Accomplishments
<p>This program was initiated by the Riverside County Economic Development Agency (EDA) in November 2008. The City will provide information regarding this program on the City website, at City Hall and other public locations.</p>	
<p><b>Remove Governmental Constraints</b></p>	
<p><b>Program 11. Development Code Update.</b> After the updated General Plan was adopted in 2006, the City began a comprehensive update to the Development Code to ensure consistency with the General Plan. In the interim period until the new Development Code is adopted, the General Plan is the controlling land use document. If a development application is submitted for a project that is consistent with the General Plan but inconsistent with zoning, a zone change will be processed as part of the application at no additional cost. Any application that is inconsistent with the Land Use Element of the General Plan would require a General Plan amendment, even if it is consistent with the Development Code. As part of this update, the Ordinance will also be revised for compliance with State law. In 2003 the City updated the Second Unit Ordinance to permit second units by-right in accordance with Section 65852.2, eliminating the need for a conditional use permit.</p> <p>The following additional issues will be addressed in the current Housing Element cycle:</p> <ul style="list-style-type: none"> <li>a. Small Community Care Facilities: Sections 5116 and 5117 of the California Welfare and Institutions Code stipulate that the use of property by state-licensed facilities for the care of six or fewer disabled persons is a residential use of such property for the purposes of zoning.</li> <li>b. Small Community Care Facilities: Sections 5116 and 5117 of the California Welfare and Institutions Code stipulate that the use of property by state-licensed facilities for the care of six or fewer disabled persons is a residential use of such property for the purposes of zoning.</li> <li>c. Emergency Shelters: In accordance with Government Code §65583(c)(1), the City must encourage and facilitate the development of a variety of housing types, including emergency shelters. The City will identify at least one zone that explicitly permits emergency shelters by right, consistent with SB 2 of 2007. Based on preliminary review, the Heavy Commercial Limited Industrial Zone will be considered for this purpose. Within one year of Housing Element adoption, the City Council will make a final determination and adopt an ordinance identifying at least one zone where emergency shelters may be</li> </ul>	<p><b>Result/Evaluation:</b> This Development Code Update was adopted by the City Council in 2012 and has been periodically amended since that time. This program has been completed.</p> <p><b>Continue/Modify/Delete:</b> This program will be modified to reflect any new Development Code Updates that are required in order to comply with current state housing law. The identification of these necessary updates are included in this Housing Element Background Report and in the Housing Plan.</p>

Program	Accomplishments
<p>established by-right (i.e., with no conditional use permit or other discretionary approval) subject to appropriate development standards. The selected zone will provide adequate capacity to accommodate at least one year-round shelter and will subject shelters only to those development and management standards that apply to other developments in the same zone, in conformance with SB 2.</p> <p>d. Transitional and Supportive Housing: The Municipal Code will be amended to clarify that transitional/supportive housing is a residential use subject to the same requirements as other residential uses of the same type in the same zone.</p> <p>e. Definition of “Family: The Municipal Code definition of “family” will be amended consistent with current law.</p> <p>f. Density Bonus: Recent changes to California Government Code §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.</p> <p>g. New Medium High Residential (MHR) district and increased density in the High-Density Residential (HDR) district: To enhance the feasibility of affordable multifamily housing, the City will amend the zoning regulations for the HDR district to increase the allowable density range from 10.1 – 14.0 units/acre to 14.1 – 18.0 units/acre (excluding density bonus). A companion amendment to the Land Use Element will also be processed to establish a density range of 14.1 – 18.0 units/acre in the High Density Residential General Plan land use designation.</p> <p>In connection with this amendment, a new “Medium High Residential” (MHR) district will be established with an allowable density range of 10.1 – 14.0 units/acre and properties currently located in the HDR district will be reclassified as MHR. In order to create additional incentives for affordable housing development in the current planning period commensurate with the RHNA, development projects in the new MHR district that provide at least 50% of</p>	

Program	Accomplishments
<p>the units reserved for lower-income households will be permitted by-right at a density of 20 units/acre and may utilize the development standards that are applicable to the VHDR district. Such projects will not be subject to the bonus density criteria that apply to other developments (see Technical Report p. TR-34) in order to achieve a density of 20 units/acre. The City will also provide assistance to affordable housing developments as described in Program 6.</p> <p>The sites to be reclassified to MHR are listed in Appendix B, Table B-4 and are subject to the following requirements pursuant to Government Code §65583.2(h):</p> <ul style="list-style-type: none"> <li>• Owner-occupied and rental multi-family residential use shall be permitted by-right</li> <li>• Minimum of 16 units per site</li> <li>• Minimum density of 20 units/acre</li> <li>• At least 50% of the unmet need shall be accommodated on sites designated for residential use and for which non-residential uses or mixed uses are not permitted.</li> </ul> <p>Following adoption of the General Plan and zoning amendments to reclassify HDR properties to MHR, owners of these properties may request redesignation to the new HDR designation subject to the provision of community benefits (such as housing affordability or public improvements) in recognition of the increased property value that is created with higher densities.</p> <p>h. New VHDR Zoning District: Develop new standards to implement the Very High Density Residential (VHDR) General Plan land use designation. This new zoning district will permit residential densities from 18.1 to 22.0 dwelling units per acre. Among the development standards to be adopted with this new district will be:</p> <ul style="list-style-type: none"> <li>• A requirement that projects not develop below the minimum density of 18.1 dwelling units per acre to ensure the City can accommodate its share of very-low-income housing needs; and</li> <li>• Allowance of residential projects as a permitted use by-right (no conditional use permit or other discretionary requirement as in the R-3 zone).</li> <li>• Standards for parking, lot coverage and height limits that encourage and facilitate development of multi-family housing affordable to lower-income households.</li> <li>• As noted in Appendix D (Analysis of</li> </ul>	

Program	Accomplishments
<p>Unaccommodated Need from the Previous Planning Period) some parcels within the new VHDR General Plan Land Use category are not currently within a zoning district with development standards that would allow development consistent with the VHDR General Plan designation, and therefore these sites are subject to the requirements of Government Code § 65583.2(h) described above. In addition, projects on these sites that provide at least 50% of the units reserved for lower-income households will be permitted by-right at the upper end of the allowable density range (i.e., 22 units/acre) and will not be subject to the bonus density criteria that apply to other developments (see Technical Report p. TR-34) in order to achieve this density. These VHDR sites are listed in Appendix B, Table B-4 and will be rezoned to VHR concurrent with Housing Element adoption.</p> <p>The City shall comply with the “no net loss” provisions of Government Code §65863 through the implementation of an ongoing project-by-project evaluation process to ensure that adequate sites are available to accommodate the City’s RHNA share throughout the planning period. The City shall not reduce the allowable density of any site in its residential land inventory, nor approve a development project at a lower density than assumed in the land inventory, unless both of the following findings are made:</p> <ul style="list-style-type: none"> <li>• The reduction is consistent with the adopted General Plan, including the Housing Element; and</li> <li>• The remaining sites identified in the Housing Element are adequate to accommodate the City’s share of regional housing need pursuant to Government Code §65584.</li> </ul> <p>If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City’s share of the regional housing need pursuant to §65584, the City may reduce the density on that parcel if it identifies sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.</p>	

Program	Accomplishments
<p>As part of the annual General Plan implementation report, the City will review housing activity in the MHR and VHDR districts to ascertain the effectiveness of this program in facilitating affordable housing production. If it is determined that the bonus density provision for projects that include 50% lower-income units is not resulting in a beneficial impact on housing production and RHNA objectives, the City Council will review other options for facilitating affordable housing development.</p> <ul style="list-style-type: none"> <li>i. Rezone S-D Lands to R-2: To achieve consistency with State fair housing laws, the City will eliminate the senior development zone and rezone these areas R-2. The rezone will include incentives and flexible development standards to encourage senior housing development at these locations.</li> <li>j. PUD review procedures: In order to minimize processing time and enhance the certainty of development, the Development Code will be amended to limit the PUD review process to confirming that projects comply with applicable development standards.</li> </ul>	
<p><b>Promote Equal Housing Opportunities</b></p>	
<p><b>Program 12: Fair Housing Services.</b> 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, which 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-parent households; and bilingual housing literature. Information regarding available services will be provided at City Hall, on the City website, and at other governmental offices within the city. In addition, the City will work cooperatively with the County of Riverside to distribute fair housing information annually.</p>	<p><b>Result/Evaluation:</b> The City continues to work with the County of Riverside, who provides fair housing services through Riverside County EDA. Fair Housing Provides the following services: Anti-Discrimination; Landlord – Tenant Services; First-Time Homebuyer; Foreclosure Prevention; Pre-Purchase Consulting; Credit Counseling; and Training. During the planning period, the Fair Housing Council provided homebuyer workshops. The City continues to provide information on available fair housing services.</p> <p><b>Continue/Modify/Delete:</b> This program is continued in the 2021-2029 Housing Element.</p>
<p><b>Program 13. Reasonable Accommodation in Housing for Persons with Disabilities.</b> Both the Federal Fair Housing Act and the California Fair Employment and Housing Act require 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.</p> <p>Although existing City practices and customs provide reasonable accommodation for housing intended for persons with disabilities, the City does not have a formal policy or procedure</p>	<p><b>Result/Evaluation:</b> The City updated the Development Code in 2014 to include Reasonable Accommodation procedures in accordance with Government Code §65583(c)(3). The City continues to monitor zoning laws and other land use regulations and ensure consistency with state and federal statute related to reasonable accommodations.</p> <p><b>Continue/Modify/Delete:</b> This program is largely continued into the 2021-2029 Housing Element with minor modifications to reflect existing conditions and requirements.</p>

Program	Accomplishments
<p>for processing such requests. The City will amend the Development Code to establish formal policy and procedures for processing requests for reasonable accommodation administratively in accordance with Government Code §65583(c)(3).</p>	
<p><b>Program 14. Housing for Extremely-Low-Income Persons.</b> Recent changes to state law (AB 2634 of 2006) require local governments to consider the needs of extremely-low-income (ELI) persons in formulating housing programs. In San Jacinto, housing is much more affordable than most areas of Southern California, and therefore ELI households have less difficulty finding suitable housing than many other areas. However, in order to encourage and facilitate additional housing for persons with extremely-low-incomes the City will pursue the following actions:</p> <ul style="list-style-type: none"> <li>• Provide expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing</li> <li>• Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments</li> <li>• Conduct annual outreach to non-profit developers</li> </ul>	<p><b>Result/Evaluation:</b> The City continues to work with affordable housing developers to identify potential sites and to facilitate development of ELI units, although no ELI units were produced during the planning period.</p> <p><b>Continue/Modify/Delete:</b> This program is continued in the 2021-2019 Housing Element.</p>
<p><b>Program 15. Residential Energy Conservation.</b> With the adoption of AB 32, California’s greenhouse gas legislation, energy conservation is a growing concern. In addition to helping to mitigate greenhouse gas emissions, residential energy efficiency can reduce home heating and cooling costs.</p> <ol style="list-style-type: none"> <li>a. Through the Energy Leader Partnership Program, Southern California Edison provides support to local governments to identify and address energy efficiency opportunities in municipal facilities, take actions supporting the California Long Term Energy Efficiency Strategic Plan and increase community awareness and participation in demand side management opportunities. A key goal in SCE’s local government partnerships is helping cities and counties lead by example in addressing energy efficiency first in their own municipal facilities. In addition, the program strives to expand the policies and the energy management capacity at local governments to maintain a long term sustainability focus. The City of San Jacinto will seek to participate in the Energy Leader Program with SCE to encourage and facilitate opportunities for energy efficiency.</li> <li>b. Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar</li> </ol>	<p><b>Result/Evaluation:</b> During the planning period, the City supported the Western Riverside Council of Governments (WRCOG) HERO program for providing low interest loans to qualified property owners for energy efficient upgrades. 601 households in San Jacinto utilized the HERO program between 2013 and 2021. In 2020, the program operator, Renovate America, filed for bankruptcy, thereby ending the program. The City will actively engage with WRCOG on developing a new program that provides assistance to homeowners for Residential Energy Conservation programs. In addition, the City will provide information to San Jacinto Power customers on an annual basis, including on the San Jacinto Power website, information regarding available rebates and programs related to Residential Energy Conservation.</p> <p><b>Continue/Modify/Delete:</b> This program is continued, with modifications to reflect current programs, in the 2021-2029 Housing Element.</p>

## City of San Jacinto 2021-2029 Housing Element

Program	Accomplishments
<p>panels and sustainable building materials that are recyclable.</p> <p>c. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures.</p> <p>d. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.</p> <p>e. Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.</p>	

## 3. Housing Needs Assessment

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### 3A. Introduction and Background

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in San Jacinto, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at risk of converting to market rate projects. The Housing Needs Assessment is intended to assist San Jacinto in developing housing goals and formulating policies and programs that address local housing needs.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Pre-Certified Local Housing Data package for the City of San Jacinto developed by the Southern California Association of Governments (SCAG) and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.
- Data from the 2010 U.S. Census, 2014-2018 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Regional information from the Fair Housing Council of Riverside County.
- Other sources of economic data such as information from the websites *Zillow.com* and *Apartments.com*, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Interviews with key agencies and organizations were conducted to obtain information on housing needs and, in particular, needs of populations with special housing needs.
- Research and data related to fair housing, including Census Scope, Social Science Data Analysis Network, the UC Davis Center for Regional Change and Rabobank, N.A., and the California Fair Housing Task Force.

Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document. However, these variations do not significantly affect the discussion of overall housing trends and changes.

### 3B. Population Trends and Characteristics

#### POPULATION GROWTH

Table 3–1 shows population growth for San Jacinto and other jurisdictions in the region from 2000 through 2020. According to data prepared by the California DOF, the population of San Jacinto in 2020 was 51,028 persons, an increase of approximately 15.4% since 2010. During the previous decade (2000 to 2010), the City's population increased by 85.9%. San Jacinto's growth rate has been higher than the countywide growth rate, with Riverside County experiencing drastically lower population growth rates than San Jacinto during the 2000 to 2010 period, and slightly lower population growth rates than San Jacinto during the 2010 to 2020 period, as shown in Table 3–1. This population growth is due in large part to pressure from surrounding counties; as Orange, Los Angeles, and San Diego Counties became overcrowded, residents turned to less expensive options



in Riverside County. As an established city with room to grow and located in close proximity to these counties, San Jacinto may have benefited from this migration trend more than other areas of Riverside County. Of neighboring jurisdictions, the City of Moreno Valley had the greatest numeric change in population (66,457 persons) and the City of Perris had the largest percentage change in population (121.6%) from 2000 to 2020.

TABLE 3-1: POPULATION TRENDS – NEIGHBORING JURISDICTIONS

Jurisdiction	2000	2010	2020	Change 2000-20	% Change 2000-20
San Jacinto	23,779	44,213	51,028	27,249	114.6%
Moreno Valley	142,381	193,365	208,838	66,457	46.7%
Temecula	57,716	100,097	111,970	54,254	94.0%
Hemet	58,812	78,657	85,175	26,363	44.8%
Lake Elsinore	28,928	51,821	63,453	34,525	119.4%
Perris	36,189	68,386	80,201	44,012	121.6%
Riverside County	1,545,387	2,189,641	2,442,304	896,917	58.0%

Sources: US Census, 2000; DOF, 2020

### AGE

Changes in the age groups can indicate future housing needs. Table 3-2 compares age cohort sizes in 2018 for San Jacinto and Riverside County. In San Jacinto, children under 15 comprise 24.5% of the City's population, teens and young adults (15 – 24) represent 15.7%, and adults in family-forming age groups (25 – 44) comprise 26.4%. Adults aged 45 to 64 represent 22.4% of the population and seniors (65 and over) comprise 11%. In 2018, the median age in San Jacinto (32.2 years) was approximately three years lower than that of Riverside County (35.3 years) and four years lower than the statewide median age (36.3 years).

TABLE 3-2: POPULATION BY AGE (2018)

Age	San Jacinto		Riverside County	
	Number	Percent	Number	Percent
Under 5 Years	3,798	8.00%	158,008	6.6%
5 to 9	3,697	7.80%	169,403	7.1%
10 to 14	4,136	8.70%	177,796	7.5%
15 to 19	3,949	8.30%	177,697	7.5%
20 to 24	3,512	7.40%	170,153	7.1%
25 to 34	6,073	12.8%	328,917	13.8%
35 to 44	6,478	13.7%	303,627	12.7%
45 to 54	6,060	12.7%	303,884	12.8%
55 to 64	4,579	9.7%	265,192	11.1%
65 to 74	3,322	7.0%	186,772	7.8%
75 to 84	1,323	2.8%	101,900	4.3%
85 and Over	547	1.2%	39,937	1.7%
TOTAL	47,474	100%	2,383,286	100%

Source: US Census, 2014-2018 ACS

**RACE/ETHNICITY**

Table 3–3 shows the ethnic composition of San Jacinto’s population. Approximately two-thirds (67.8%) of the City’s population identify as White. The next largest racial group is “some other race” (14.2%), followed by Black or African American (6.9%), “two or more races” (4.9%), Asian (3.9%), and American Indian or Alaska Native (2.3%), and Native Hawaiian and Pacific Islander (0.1%). More than half of the population (54.1%) is of Hispanic or Latino origin. San Jacinto has a higher proportion of groups that identify as White, American Indian or Alaska Native, or Hispanic or Latino than the County, and fewer who identify as Asian or “some other race” which has the potential to influence buying preferences and the demand for special needs housing (e.g., multigenerational housing).

TABLE 3–3: RACE AND ETHNICITY (2018)

Race/Ethnicity	San Jacinto		Riverside County	
	Number	Percent	Number	Percent
White	32,173	67.8%	1,450,134	60.8%
Black or African American	3,270	6.9%	153,545	6.4%
American Indian or Alaska Native	1,075	2.3%	19,281	0.8%
Asian	1,847	3.9%	152,130	6.4%
Native Hawaiian and Pacific Islander	27	0.1%	6,843	0.3%
Some Other Race	6,744	14.2%	495,241	20.8%
Two or More Races	2,338	4.9%	106,112	4.5%
TOTAL	47,474	100%	2,383,286	100%
Hispanic or Latino (of any race)	25,676	54.1%	1,154,517	48.4%

Source: US Census, 2014-2018 ACS

**EMPLOYMENT**

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 3–4 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2010 and 2018. In 2018, ACS data indicated that there were 17,977 employed persons in the San Jacinto labor force and that the unemployment rate was approximately 10%, a decrease from 16.7% in 2010 as the City (and country) emerged from the Great Recession. According to the labor report data compiled by the California EDD, the Riverside-San Bernardino-Ontario Metropolitan Area’s average annual unemployment rate in 2018 was estimated at 4.3%, Riverside County’s rate was 4.5%, while California’s was 4.1%.

TABLE 3–4: JOB GROWTH AND EMPLOYMENT STATUS

	2010		2018	
	Number	Percent	Number	Percent
Total Persons in Labor Force	17,200	100%	19,976	100%
Employed	14,322	83.3%	17,977	90%
Unemployed	2,878	16.7%	1,999	10%

Sources: US Census, 2006-2010 ACS and 2014-2018 ACS

**INDUSTRY AND OCCUPATION**

Of San Jacinto’s employed residents, the “Educational services, health care and social assistance” industry employed the most people at 21.2%. The second largest employment sector was the “Retail trade” industry, which had 14.8% of the total employed persons in San Jacinto. The top two employment categories in Riverside County were the “Educational services, health care and social assistance” industry at 20.7% and the “Retail trade” industry at 12.9%.

The City’s workforce holds a variety of types of jobs as shown in Table 3–6, with the largest sector (24.2%) working in management, business, science, and arts occupations, followed by 21.5% in service occupations. Employment and occupation trends play an important role in defining housing needs. This relationship extends beyond the impact of employment growth on housing demand in the City and includes how wage levels and median earnings affect the type of housing affordable to workers and households in San Jacinto. There is a significant gap, for example, between the median earnings of a resident employed in management and a resident employed in a service occupation, and this translates into the type of housing that is needed in the City.

TABLE 3–5: JOBS BY INDUSTRY (2018)

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, mining	329	1.8%
Arts, entertainment, recreation, accommodation, food services	1,733	9.7%
Construction	1,652	9.2%
Educational services, health care and social assistance	3,801	21.2%
Finance and insurance, real estate and rental and leasing	693	3.9%
Information	94	0.5%
Manufacturing	1,287	7.2%
Other services	921	5.1%
Professional, scientific, management, administrative, waste mgmt.	1,828	10.2%
Public administration	721	4.0%
Retail trade	2,643	14.8%
Transportation, warehousing, utilities	1,763	9.9%
Wholesale trade	429	2.4%
TOTAL (Civilian Labor Force)	17,894	100%
Armed Forces	83	100%

Source: US Census, 2014-2018 ACS

TABLE 3–6: JOBS BY OCCUPATION (2018)

Occupation	Number	Percent	Median Earnings*
Management, business, science, and arts occupations	4,327	24.2%	\$50,494
Natural resources, construction, and maintenance occupations	2,565	14.3%	\$35,303
Production, transportation, and material moving	3,766	21.0%	\$25,067
Sales and office occupations	3,389	18.9%	\$26,077
Service occupations	3,847	21.5%	\$17,293

\*Median earnings in previous 12 months prior to survey

Sources: SCAG 6th Cycle Data Package; US Census, 2014-2018 ACS

**TRAVEL TO WORK**

Approximately 45% of San Jacinto workers 16 years and over travelled less than 30 minutes to work. Comparatively, almost a quarter (22.3%) of workers drive more than 60 minutes to work. Most San Jacinto workers, 76.8%, drive alone to work and 15.1% carpool. Table 3–7 identifies travel time to work and Table 3–8 identifies commute methods for San Jacinto workers in 2018.

TABLE 3–7: TRAVEL TIME TO WORK (2018)

	Number	Percent
Less than 10 minutes	1,972	11.7%
10-19 minutes	3,154	18.8%
20-29 minutes	2,430	14.4%
30-44 minutes	3,475	20.7%
45-59 minutes	2,036	12.1%
60 + minutes	3,754	22.3%

Source: US Census, 2014-2018 ACS

TABLE 3–8: COMMUTE METHOD (2018)

	Number	Percent
Drive Alone	13,357	76.8%
Carpooled	2,622	15.1%
Public Transportation	99	0.6%
Walk	345	2.0%
Other	398	2.3%
Work at Home	564	3.2%

Source: US Census, 2014-2018 ACS

**3C. Household Characteristics**

According to the Census, a **household** is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A **housing unit** is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered “households” for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the City.

Table 3–9 below identifies the ages of householders in San Jacinto and Riverside County in 2018 based on ACS data from 2014-2018. Homeowner households are generally headed by residents early middle-aged to middle-aged, with 53% of homeowner households headed by a resident 35-59 years of age; however, 17% of homeowner households are headed by someone 65-74 years. Households who rent their homes trend slightly younger; about 62.6% of renter households are headed by a person aged 25-54.

TABLE 3–9: HOUSEHOLDS BY TENURE AND AGE (2018)

	San Jacinto		Riverside County	
	Number	%	Number	%
Total Households:	12,717	-	718,349	-
<b>Owner Occupied:</b>	<b>8,182</b>	<b>64.3%</b>	<b>472,401</b>	<b>65.8%</b>
Householder 15 to 24 years	34	0.3%	2,850	0.4%
Householder 25 to 34 years	973	7.7%	43,381	6.0%
Householder 35 to 44 years	1,599	12.6%	77,261	10.8%
Householder 45 to 54 years	1,916	15.1%	101,801	14.2%
Householder 55 to 59 years	821	6.5%	54,048	7.5%
Householder 60 to 64 years	779	6.1%	49,348	6.9%
Householder 65 to 74 years	1,393	11.0%	80,773	11.2%
Householder 75 to 84 years	488	3.8%	46,189	6.4%
Householder 85 years and older	179	1.4%	16,750	2.3%
<b>Renter Occupied:</b>	<b>4,535</b>	<b>35.7%</b>	<b>245,948</b>	<b>34.2%</b>
Householder 15 to 24 years	315	2.5%	12,648	1.8%
Householder 25 to 34 years	717	5.6%	56,200	7.8%
Householder 35 to 44 years	1,270	10.0%	60,241	8.4%
Householder 45 to 54 years	852	6.7%	47,171	6.6%
Householder 55 to 59 years	403	3.2%	18,293	2.5%
Householder 60 to 64 years	312	2.5%	14,055	2.0%
Householder 65 to 74 years	401	3.2%	21,041	2.9%
Householder 75 to 84 years	139	1.1%	10,839	1.5%
Householder 85 years and older	126	1.0%	5,460	0.8%

Source: US Census, 2014-2018 ACS 5-Year Data Profile (Table B25007)

Table 3–10 identifies the household sizes by housing tenure. In 2018, the majority of households consisted of 2 to 4 persons, which is consistent with the County’s profile. However, large households of 5 or more persons made up 24.7% of the total households in San Jacinto – a sizable percentage of total households and a higher proportion when compared to the County. The average household size was 3.71 persons in San Jacinto, compared to 3.27 persons for the County. Additionally, the average household size in 2018 for an owner-occupied unit was 3.68 persons per household and 3.78 persons per household for a renter-occupied unit.

TABLE 3–10: HOUSEHOLD SIZE BY TENURE (2018)

	San Jacinto		Riverside County	
	Number	%	Number	%
<b>Owner Households</b>	8,182	100.0%	472,401	100.0%
Householder living alone	1,279	15.6%	94,214	19.9%
Households 2–4 persons	4,884	59.7%	297,075	62.9%
Large households 5+ persons	2,019	24.7%	81,112	17.2%
Average Household Size	3.68 persons		3.25 persons	
<b>Renter Households</b>	4,535	100.0%	245,948	100.0%
Householder living alone	894	19.7%	61,899	25.2%
Households 2–4 persons	2,520	55.6%	135,765	55.2%
Large households 5+ persons	1,121	24.7%	48,284	19.6%
Average Household Size	3.78 persons		3.3 persons	
<b>Total Households</b>	12,717	100.0%	718,349	100.0%
Householder living alone	2,173	17.1%	156,113	21.7%
Households 2–4 persons	7,404	58.2%	432,840	60.3%
Large households 5+ persons	3,140	24.7%	129,396	18.0%
Average Household Size	3.71 persons		3.27 persons	

Sources: SCAG 6th Cycle Data Package; U.S. Census Bureau, 2014-2018 ACS; 2014-2018 ACS 5-Year Data Profile (Table B25009)

### 3D. Income

#### HOUSEHOLD INCOME

From 2000 to 2018, the median household income increased by 64.8% to \$50,483 and the per capita income increased by 40.9% to \$18,687. From 2010 to 2018, there was an increase in both per capita and median household incomes. Table 3–11 identifies the per capita and median household incomes.

TABLE 3–11: MEDIAN HOUSEHOLD AND PER CAPITA INCOME

	2000	2010	2018
Median Household Income	\$30,627	\$45,567	\$50,483
Per Capita Income	\$13,265	\$18,154	\$18,687

Sources: US Census, 2000; US Census, 2014-2018 ACS

In 2018, a slight majority (50.5%) of San Jacinto’s households earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was significantly higher among renter households (50.3%) than owner households (25.9%). Table 3–12 identifies household income by tenure. As shown in Table 3–12, the median income of owner households is approximately \$26,000 more than renter households. Compared to the County, median household incomes are lower for both owner and renter households – by 21.6% and 18.1%, respectively.

TABLE 3–12: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2018)

Household Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	427	3.4%	200	2.4%	227	5.0%
\$5,000 to \$9,999	303	2.4%	66	0.8%	237	5.2%
\$10,000 to \$14,999	672	5.3%	237	2.9%	435	9.6%
\$15,000 to \$19,999	806	6.3%	415	5.1%	391	8.6%
\$20,000 to \$24,999	674	5.3%	272	3.3%	402	8.9%
\$25,000 to \$34,999	1521	12.0%	931	11.4%	590	13.0%
\$35,000 to \$49,999	1896	14.9%	1,186	14.5%	710	15.7%
\$50,000 to \$74,999	2393	18.8%	1,761	21.5%	632	13.9%
\$75,000 to \$99,999	1571	12.4%	1,166	14.3%	405	8.9%
\$100,000 to \$149,999	1651	13.0%	1,279	15.6%	372	8.2%
\$150,000 or more	803	6.3%	669	8.2%	134	3.0%
Median Household Income – San Jacinto	\$50,483		\$61,123		\$34,763	
Median Household Income – Riverside County	\$63,948		\$77,991		\$42,445	

Source: US Census, 2014-2018 ACS

### HOUSEHOLDS BY INCOME GROUP

A special aggregation of 2013-2017 ACS data performed by HUD, titled the Comprehensive Housing Affordability Strategy (CHAS) data, provides a breakdown of households by income group by tenure. The number of households in extremely low, very low, low, as well as moderate and above moderate-income groups is shown in Table 3–13. Approximately half (50.6%) of all households are at, or above, moderate income. The HUD CHAS data indicates the extremely low-income group represents 22.9% of households, and a higher proportion are renters (1,555) than owners (540). The very low-income group represents 16.3% of households and the low-income group represents 20.8% of households. The City’s RHNA identifies the City’s share of regional housing needs for extremely low, very low, and low-income households, as well as for moderate and above moderate-income households. As shown in Table 3–13, there is a larger proportion of renters in the extremely low and very low-income groups, while there is a larger proportion of low and moderate and above moderate-income groups in owner households.

TABLE 3–13: HOUSEHOLDS BY INCOME GROUP (2017)

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low (<30% AMI)	1,555	12.3%	540	6.6%	1,015	22.9%
Very Low (31–50% AMI)	2,070	16.3%	1,045	12.7%	1,025	23.1%
Low (51–80% AMI)	2,640	20.8%	1,760	21.4%	880	19.8%
Moderate and Above Moderate (>80% AMI)	6,405	50.6%	4,885	59.4%	1,520	34.2%
TOTAL	12,670	100.0%	8,230	100.0%	4,440	100.0%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

Available: <https://www.huduser.gov/portal/datasets/cp.html>

## POVERTY LEVELS

The 2014-2018 ACS data indicates that 1,495 (14.9%) of all San Jacinto families and 8,580 individuals (18.2%) had incomes at or below the poverty level. According to the ACS data, poverty rates are disparate between races and economic indicators are particularly severe for those identified as “Two or more races” and for American Indian and Alaska Native populations. In 2018, those identified as “Two or more races” had a poverty rate of 30.9% compared to 26.3% for American Indian and Alaska Natives, 20% Hispanics/Latinos, 18.7% for Blacks/African Americans, 18.3% for Whites, and 13.3% for Asians.

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family’s total income is less than the family’s threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120; a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453; and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (*U.S. Census Bureau, 2019*).

### *Extremely Low-Income Households*

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Riverside County, the median household income in 2020 was \$75,300. For ELI households in San Jacinto (and the rest of Riverside County), this results in an income of \$26,200 or less for a four-person household or \$15,850 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security disability insurance or disability insurance, qualify as ELI households.

As shown in Table 3–13, ELI households make up 12.3% of all households in San Jacinto. Additionally, based on Table 3–26, 86.4% of ELI households in San Jacinto pay more than 30% of their incomes for housing. This suggests the need for housing affordable to ELI households in San Jacinto.

Table 3–14 provides representative occupations with hourly wages that are close to, but not within, the ELI income range as reported by the Employment Development Department. Note that all occupations indicated median annual wages above the ELI income threshold for a one-person household, perhaps suggesting that any employment in San Jacinto could lift a household out of the extremely low-income group.



TABLE 3–14: OCCUPATIONS WITH WAGES FOR EXTREMELY LOW-INCOME HOUSEHOLDS (2020)

Occupation Title	Median Hourly Wage	Annual Wage*
Laborers and Freight, Stock, and Material Movers	\$12.70	\$26,416
Telemarketers	\$12.43	\$25,854
Waiters and Waitresses	\$12.07	\$25,106
Retail Salespersons	\$12.03	\$25,022
Ambulance Drivers and Attendants, Except Emergency Medical Technicians	\$11.94	\$24,835
Cooks, Fast Food	\$11.63	\$24,190
Couriers and Messengers	\$11.61	\$24,149
Personal Care Aides	\$11.59	\$24,107
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	\$11.52	\$23,962
Amusement and Recreation Attendants	\$11.42	\$23,754
Cashiers	\$11.42	\$23,754
Parking Lot Attendants	\$11.41	\$23,733

*Note: Annual Wage based on the following assumption: working 40 hours per week for 52 weeks.*

*Source: Employment Development Department, Long-Term Occupational Projections 2016-2026 (accessed January 2021)*

Extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the City will implement several programs including the following programs (refer to the Housing Element Policy Document for more detailed descriptions of these programs):

- Program 2: Preservation of At-Risk Units
- Program 3: Section 8 Rental Assistance
- Program 4: Rehabilitation Program
- Program 5: General Plan and Development Code Update
- Program 8: Replacement of Affordable Units
- Program 10: Incentives and Assistance to Affordable Housing Development
- Program 17: Density Bonus Ordinance
- Program 18: Fair Housing Services
- Program 19: Affirmatively Furthering Fair Housing Outreach and Coordination Program
- Program 20: Housing for Extremely-Low Income Persons

### 3E. Housing Characteristics

#### HOUSING TYPE

Table 3–15 identifies the types of housing units in San Jacinto in 2020. The table summarizes total housing stock according to the type of structure. As shown in the table, the majority of housing in San Jacinto is single-family detached housing, which accounted for 64.4% of units in 2020. Mobile homes represent 17.7% of the housing stock. Multifamily units represent 7.9% of the housing stock, with duplex through fourplex units accounting for 4.4% and developments with five or more units accounting for 3.5%. Single-family attached homes represent 10% of housing units.

TABLE 3–15: HOUSING STOCK BY TYPE AND VACANCY (2020)

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 – 4	5 + Units			
Units	15,944	10,271	1,594	701	562	2,816	14,747	1,197
Percent	100%	64.4%	10%	4.4%	3.5%	17.7%	92.5%	7.5%

Sources: SCAG 6th Cycle Data Package; DOF E-5 Report 2020

#### VACANCY RATE

Table 3–15 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. In order for the housing market to function properly in a city there should always be some level of housing vacancy, otherwise rents or housing prices could skyrocket. The 7.5% vacancy experienced in San Jacinto in 2020 is considered historically high (the historical equilibrium in California is 5.5% for rental vacancy and 1.2% for homeownership vacancy), but similar to the 2020 vacancy rate in California, which was 7.6%.<sup>1, 2</sup>

The 2014-2018 ACS data indicates that there were 1,508 vacant units in 2018. As shown in Table 3–16, of the total vacant units in 2018, 283 were for rent, 247 were for sale, 211 were rented or sold but not yet occupied, and 238 were for seasonal, recreational, or occasional use. The overall vacancy rate in San Jacinto in 2018 was 10.6%, a rate which has fluctuated since 2010.

TABLE 3–16: VACANCY BY TYPE (2018)

Vacancy Type	Number	Percent of Vacant Units	Percent of Total Units
For rent	283	18.8%	2.0%
Rented, not occupied	29	1.9%	0.2%
For sale only	247	16.4%	1.7%
Sold, not occupied	182	12.1%	1.3%
For seasonal, recreational, or occasional use	238	15.8%	1.7%
For migrant workers	0	0.0%	0.0%
Other vacant	529	35.1%	3.7%
<i>TOTAL VACANT</i>	<i>1,508</i>	<i>100%</i>	<i>2.0%</i>
<i>TOTAL UNITS</i>	<i>14,225</i>	<i>10.6%</i>	<i>100%</i>

Source: US Census, 2014-2018 ACS

<sup>1</sup> “California’s low residential vacancy rates signal more construction,” *first tuesday Journal* (February 15, 2021).

<sup>2</sup> DOF E-5 Report 2020

**HOUSING CONDITIONS**

The U.S. Census provides only limited data that can be used to infer the condition of San Jacinto’s housing stock. In most cases, the age of a community’s housing stock is a good indicator of the condition of the housing stock. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements.

The 2014-2018 ACS data indicates that a small percentage (15.3%) of the housing in the City is greater than 50 years old (i.e., built before 1970). Another 15.7% of units were built between 1970 and 1979. The majority of housing in the city (69%) was built after 1980, with nearly 40% of the housing units built within the last 20 years. The age of the housing stock indicates that while need for maintenance and rehabilitation assistance may grow during the planning period, it will likely account for a small proportion of total housing. Units built prior to 1970 may require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, foundation, electrical, plumbing, and other systems.

When examining a housing stock to determine what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional (meaning that it is in working/operable condition) or the plumbing might be substandard. Table 3–17 indicates that a small percentage of occupied dwelling units (0.7%) lacked complete plumbing facilities in 2018 (compared to 0.3% in the County of Riverside).

TABLE 3–17: HOUSING STOCK CONDITIONS (2018)

Year Structure Built	Owner-Occupied		Renter-Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
2014 to 2018 <sup>1</sup>	94	1.1%	46	1.0%	140	1.1%
2010 to 2013	175	2.1%	32	0.7%	207	1.6%
2000 to 2009	3,438	42.0%	1,108	24.4%	4,546	35.7%
1990 to 1999	1,128	13.8%	664	14.6%	1,792	14.1%
1980 to 1989	1,392	17.0%	704	15.5%	2,096	16.5%
1970 to 1979	1,012	12.4%	982	21.7%	1,994	15.7%
1960 to 1969	352	4.3%	450	9.9%	802	6.3%
1950 to 1959	419	5.1%	289	6.4%	708	5.6%
1940 to 1949	15	0.2%	54	1.2%	69	0.5%
1939 or earlier	157	1.9%	206	4.5%	363	2.9%
<b>TOTAL</b>	<b>8,182</b>	<b>100%</b>	<b>4,535</b>	<b>100%</b>	<b>12,717</b>	<b>100%</b>
<b>Plumbing Facilities (Occupied Units)</b>						
Units with Complete Plumbing Facilities	8,158	99.7%	4,467	98.5%	12,625	99.3%
Units Lacking Complete Plumbing Facilities	24	0.3%	68	1.5%	92	0.7%

Source: US Census, 2014-2018 ACS (Table B25036)

1. The information in the table above is derived from the 2014-2018 American Community Survey. It is noted that approximately 500 units were produced in San Jacinto after 2018. With the inclusion of these newer units, the distribution of units by year structure built would change, with approximately 5% of all units having been built between 2014 and 2020. It is also noted that the City’s records indicate that only approximately 60 homes were built between 2010 and 2014, the source of this discrepancy is unknown.

As noted, the City's housing stock is relatively new, with less than a quarter (23.9%) of dwelling units in San Jacinto having been constructed prior to 1980. As such, while structural deterioration and maintenance problems may exist, only a portion is likely to require rehabilitation.

According to City Staff, of the 243 units currently for sale, pending, or accepting contingency offers in the City of San Jacinto, 43 are accepting cash-only purchases. While not all cash-only purchases are a result of poor conditions for which conventional lending is available, many of these units are unlikely to receive conventional funding. Assuming 50% of the units are unable to obtain conventional lending, that would equate to approximately 10% of the total units listed for sale. Also assuming that the units listed for sale represent the composition of housing in the City, that would equate to 1,272 units (10% of total housing units, not including units built after 2018, which are not likely to require rehabilitation). Therefore, it is estimated that 1,272 units are in need of rehabilitation.

**OVERCROWDING**

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Table 3–18 summarizes overcrowding data for San Jacinto. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2018, 806 housing units (6.3% of the total occupied units) were overcrowded, which represented 3.9% of owner units and 10.7% of renter units.

TABLE 3–18: OVERCROWDING BY TENURE (2018)

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	7,862	96.1%	4,049	89.3%	11,911	93.7%
1.01 to 1.50	213	2.6%	390	8.6%	603	4.7%
1.51 or more	107	1.3%	96	2.1%	203	1.6%
<i>TOTAL</i>	<i>8,182</i>	<i>100.0%</i>	<i>4,535</i>	<i>100.0%</i>	<i>12,717</i>	<i>100.0%</i>
Overcrowded	320	3.9%	486	10.7%	806	6.3%

Source: US Census, 2014-2018 ACS

As shown in Table 3–19, the average household size in San Jacinto was 3.71 persons in 2018, which is slightly higher than the City's average household size in 2010 (3.15 persons). Table 3–19 shows San Jacinto's household sizes for owner, renter, and all households. The average household size was higher for renters (3.78 persons). Owner households had an average size of 3.68 persons. The majority (59.7%) of owner households had two to four persons, compared to 55.6% of renter households that were two to four persons in size. Table 3–20 identifies bedrooms by tenure. Owner households are generally larger than renter households, with 40.6% of owner households having four or more bedrooms, compared with 22.1% of renter households.

TABLE 3-19: HOUSEHOLD SIZE BY TENURE (2018)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	1,279	15.6%	894	19.7%	2,173	17.1%
2-person	2,293	28.0%	925	20.4%	3,218	25.3%
3-person	1,347	16.5%	673	14.8%	2,020	15.9%
4-person	1,244	15.2%	922	20.3%	2,166	17.0%
5-person	1,100	13.4%	542	12.0%	1,642	12.9%
6-person	458	5.6%	344	7.6%	802	6.3%
7-or-more-person	461	5.6%	235	5.2%	696	5.5%
<b>TOTAL</b>	<b>8,182</b>	<b>100% (64.3% of total)</b>	<b>4,535</b>	<b>100% (35.7% of total)</b>	<b>12,717</b>	<b>100%</b>
Average Household Size	3.68		3.78		3.71	

Source: SCAG 6th Cycle Data Package; U.S. Census Bureau, 2014-2018 ACS

TABLE 3-20: NUMBER OF BEDROOMS BY TENURE (2018)

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	49	0.6%	67	1.5%	116	0.9%
1-bedroom	353	4.3%	598	13.2%	951	7.5%
2-bedroom	1,590	19.4%	1,340	29.5%	2,930	23.0%
3-bedroom	2,872	35.1%	1,526	33.6%	4,398	34.6%
4-bedroom	2,389	29.2%	692	15.3%	3,081	24.2%
5 or more bedroom	929	11.4%	312	6.9%	1,241	9.8%
<b>TOTAL</b>	<b>8,182</b>	<b>100.0%</b>	<b>4,535</b>	<b>100.0%</b>	<b>12,717</b>	<b>100.0%</b>

Source: US Census, 2014-2018 ACS

### 3F. Housing Costs

#### FOR SALE HOUSING

As shown in Figure 3-1, between 2000 and 2018, median home sales prices in San Jacinto increased 143% while prices in the SCAG region increased 151%. The 2018 median home sales price in San Jacinto was \$290,000 – the highest median sales price experienced since 2007. Prices in the City have ranged from a low of 43.3% of the SCAG region median in 2012 to a high of 65.6% in 2006.

In May 2021, there were 105 homes listed for sale on *Zillow.com* with prices ranging from \$34,900 (manufactured home) to \$5,295,000 (30-unit multifamily property). Of these homes, there were 60 detached single-family homes with sales prices beginning at \$179,000. As shown in Table 3-21, most homes for sale are in the \$400,000 – 499,999 price range (24.8%), with

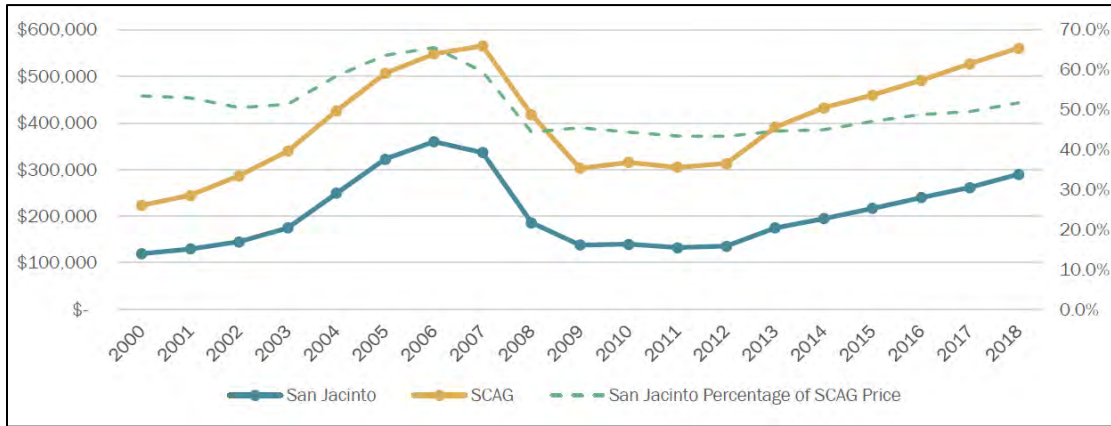
TABLE 3-21: HOMES FOR SALE (MAY 2021)

Price	Homes	Percent
\$700,000 and more	13	12.4%
\$600,000 - \$699,999	2	1.9%
\$500,000 - \$599,999	4	3.8%
\$400,000 - \$499,999	26	24.8%
\$300,000 - \$399,999	20	19.0%
\$200,000 - \$299,999	16	15.2%
\$100,000 - \$199,999	10	9.5%
\$0 - \$99,999	14	13.3%

Source: Zillow.com, 2021

19% of homes in the \$300,000 to \$399,999 range and 81.9% of homes priced under \$500,000. *Zillow* identified the April 2021 median sales price as \$364,272. While the median sales price is not affordable to lower and moderate-income households (see Table 3–25), the City’s home sales prices are lower compared to Riverside County (*Zillow* reported a median home sales price of \$475,454 for the County in April 2021), which could result in demand for the City’s lower priced housing units since they may be more affordable than comparable homes in the county.

FIGURE 3-1: MEDIAN HOME SALES PRICE



Source: SCAG 6th Cycle Data Package

**RENTAL HOUSING**

Table 3–22 summarizes rents paid in San Jacinto in 2018 by rental range. The range with the highest percentage of units rented was between \$500 and \$999 at 32.1% (1,384 units). More than two-thirds (70.4%) of all rentals were under \$1,500 per month and 29.6% were over \$1,500 per month. No rentals were \$3,000 or more.

Based on a review of rental ads on *Zillow.com*, *Rentcafe.com*, *Zumper.com*, and *Apartments.com*, the average rent in San Jacinto is \$1,106 per month. Only 7 rentals were available on these websites in May, 2021. Rents ranged from \$1,150 for 2 bed/1 bath homes to \$2,800 for a five-bedroom home.

TABLE 3-22: RENTAL COSTS (2018)

Rent Range	Number	Percent
Less than \$500	291	6.7%
\$500 to \$999	1,384	32.1%
\$1,000 to \$1,499	1,363	31.6%
\$1,500 to \$1,999	951	22.0%
\$2,000 to \$2,499	268	6.2%
\$2,500 to \$2,999	59	1.4%
\$3,000 or more	0	0.0%
Median (dollars)	\$ 1,149	

Source: US Census, 2014-2018 ACS

TABLE 3–23: RENTAL RATES BY NUMBER OF BEDROOMS

Bedroom Type	Rental Survey		
	Units Available	Range	Average Rent
Studio	0	N/A	N/A
1 bed	0	N/A	\$950
2 bed	4	\$1,150-\$1,600	\$1,388
3 bed	0	N/A	\$2,000
4 bed or more	3	\$2,350-\$2,800	\$2,148

Sources: Zillow.com, Zumper.com, and Apartments.com, May 2021

### INCOME GROUPS

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 3–24 shows the maximum annual income level for each income group adjusted for household size for Riverside County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low-Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the Department of Housing and Community Development (HCD).
- *Very Low-Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low-Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate-Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate-Income Households* have a combined income greater than 120% of AMI, as established by HCD.

TABLE 3–24: STATE INCOME LIMITS – RIVERSIDE COUNTY (2020)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$15,850	\$18,100	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700	\$46,700	\$49,700
Low	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,550
Moderate	\$63,250	\$72,300	\$81,300	\$90,350	\$97,600	\$104,800	\$112,050	\$119,250
Above Moderate	\$63,250+	\$72,300+	\$81,300+	\$90,350+	\$97,600+	\$104,800+	\$112,050+	\$119,250+

Source: HCD 2020 Riverside County Income Limits

### HOUSING AFFORDABILITY

Table 3–25 shows the estimated maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 3–24). The annual income limits established by HCD are similar to those used by the U.S. Department of Housing and Urban Development (HUD) for administering various affordable housing programs. Maximum affordable sales price is based generally on the following assumptions: 4% interest rate, 30-year fixed loan, and down payments that vary with income level, as described in Table 3–25.



Comparing the maximum affordable housing costs in Table 3–25 to the rental rates in Tables 3-22 and 3-23, rental rates in San Jacinto are generally affordable to moderate-income and above moderate-income households. While there are some units affordable to lower-income households, these units tend to be smaller (1 and 2-bedrooms). Moderate and above moderate-income households can afford a broad range of available housing.

Although there are homes for sale in San Jacinto available to all income groups based on a comparison of Tables 3-21 and 3-25, the majority of homes (i.e., in the \$300,000-\$499,999 range) are affordable to only some (i.e., four person or more) moderate and above moderate-income households.

TABLE 3–25: HOUSING AFFORDABILITY BY INCOME GROUP

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$55,163	\$396	\$63,941	\$453	\$92,887	\$655	\$126,874	\$879
Very Low	\$100,051	\$660	\$114,682	\$754	\$143,945	\$941	\$167,550	\$1,093
Low	\$165,423	\$1,055	\$188,833	\$1,205	\$235,848	\$1,506	\$270,347	\$1,748
Moderate	\$255,004	\$1,581	\$290,315	\$1,808	\$360,740	\$2,259	\$417,119	\$2,620
Above Moderate	\$255,004+	\$1,581+	\$290,315+	\$1,808+	\$360,740+	\$2,259+	\$417,119+	\$2,620+

*\*Maximum affordable sales price is based on the following assumptions: 4.0% interest rate, 30-year fixed loan; down payment: \$5,000 – extremely low, \$10,000 – very low; \$15,000 – low, \$25,000 – moderate; property tax, utilities, and homeowners insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Homes sales prices are rounded to nearest \$100.*

Source: De Novo Planning Group, 2021

**Extremely Low-income Households**

As previously described, extremely low-income households earn less than 30% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$396 and \$879 per month and homes priced at \$55,163 to \$126,874. As of May 2021, there were no rental homes listed on Zillow or Apartments.com that would be affordable to extremely low-income households. However, based on US Census data, approximately 37% of renters pay monthly rents affordable to extremely low-income households. Extremely low-income households *may* be able to afford to purchase a mobile home in San Jacinto, however real estate listings indicate that there is a very limited supply of homes affordable at this price point.

**Very Low-income Households**

Very low-income households earn between 31% and 50% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$660 to \$1,093 per month and homes priced at \$100,051 and \$167,550. As of May 2021, there were no rental homes listed on Zillow or Apartments.com that could be affordable to very low-income households. However, based on US Census data, approximately 39% of renters pay monthly rents affordable to very low-income households (inclusive of units also affordable to extremely low-income). Very low-income households *may* be able afford to purchase a mobile home in San Jacinto, however real estate listings indicate that there is a very limited supply of homes affordable at this price point.

**Low-income Households**

Low-income households earn between 51% and 80% of the County Area Median Income (AMI).



Depending on the household size, these households can afford rents between \$1,055 to \$1,748 per month and homes priced at \$165,423 to \$270,347. As of May 2021, about half of available rentals listed on Zillow or Apartments.com would be affordable to low-income households; these units include two-bedroom options. Based on US Census data, almost three-quarters (more than 70%) of renters pay monthly rents affordable to larger low-income households, meaning the rent is less than \$1,748 per month. However, it should be noted that most renters are not six-person households, so the actual affordability by household size may be significantly more limited. Low-income households can afford a broader array of home types than lower income households, including mobile homes, multifamily homes, and single-family detached homes.

*Moderate-income Households*

Moderate-income households earn between 80% and 120% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,581 and \$2,620 per month and homes priced at \$255,004 to \$417,119. As of May 2021, most rental units available were affordable to moderate-income households; these units included multifamily homes as well as single-family homes listed for rent by the homeowner. Moderate-income households can also afford more than half of homes listed for sale as of May 2021. These unit types include mobile homes, single-family homes, and multifamily homes, including new construction. This is further confirmed by US Census data.

**COST-BURDENED**

As with most communities, the location of the home is one of the biggest factors with regard to price. Compared to the county, housing in San Jacinto is relatively affordable. However, housing is not affordable for all income levels, particularly the extremely low, very low, and low-income households of smaller sizes. As shown in Table 3–26, 54.2% of renters in San Jacinto and 33.7% of homeowners are cost-burdened, meaning they pay more than 30% of household income on housing costs. The majority of cost-burdened renters are in the lower income groups, with 78.3% in the extremely low-income group and 27.8% in the very low-income group severely overpaying for housing (over 50% of their monthly income). Comparatively, 55.6% of extremely low-income owners and 21.1% of very low-income owners are severely cost-burdened. Therefore, while more predominate among lower income renter households, cost burden is an issue for both renter and owner households. More than a third (40.9%) of all households in San Jacinto are cost-burdened.

TABLE 3–26: HOUSEHOLDS BY INCOME LEVEL AND COST BURDEN (2017)

Household Overpayment	Renters	Owners	Total	% of Income Category
Extremely Low-Income Households	1,015	540	1,555	100.0%
With Cost Burden >30%	865 / 85.2%	400 / 74.1%	1,265	81.4%
With Cost Burden >50%	795 / 78.3%	300 / 55.6%	1,095	70.4%
Very Low-Income Households	1,025	1,045	2,070	100.0%
With Cost Burden >30%	795 / 77.6%	545 / 52.2%	1,340	64.7%
With Cost Burden >50%	285 / 27.8%	220 / 21.1%	505	24.4%
Low-Income Households	880	1,760	2,640	100.0%
With Cost Burden >30%	535 / 60.8%	1,030 / 58.5%	1,570	59.5%
With Cost Burden >50%	165 / 18.8%	285 / 16.2%	450	17.0%
<b>Total Extremely Low, Very Low, and Low-Income Households Paying &gt;30%</b>	<b>2,195 / 75.2%</b>	<b>1,975 / 59.0%</b>	<b>4,175</b>	<b>67% of lower income households</b>

TABLE 3–26: HOUSEHOLDS BY INCOME LEVEL AND COST BURDEN (2017)

Household Overpayment	Renters	Owners	Total	% of Income Category
Moderate and Above Moderate-Income Households	1,520	4,885	6,405	100%
With Cost Burden >30%	210 / 13.8%	795 / 16.3%	1,005	15.7%
With Cost Burden >50%	0 / 0.0%	70 / 1.4%	70	1.1%
<b>Total Households</b>	<b>4,440</b>	<b>8,230</b>	<b>12,670</b>	<b>100.0%</b>
With Cost Burden >30%	2,405 / 54.2%	2,770 / 33.7%	5,180	40.9%
With Cost Burden >50%	1,245 / 28.0%	875 / 10.6%	2,120	16.7%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 (Data is rounded to the nearest 5)

**AFFORDABLE HOUSING INVENTORY**

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in San Jacinto include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, and/or were financed by redevelopment funds or non-profit developers.

Table 3–27 shows assisted units with covenants that require rents to be maintained at affordable levels for various agreed upon periods of time. In 2020, San Jacinto had 418 total deed-restricted affordable units. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property, and ensures the property will remain available for low to moderate-income persons through the foreseeable future.

TABLE 3–27: DEED RESTRICTED AFFORDABLE HOUSING UNITS

Project Name	Address	Type	No. of Restricted Units	No. of Total Units
Manzanita Gardens	537 N. Ramona Boulevard, San Jacinto, CA 92583	Family	36	36
San Jacinto Garden Apartments	324 E. Shaver Street, San Jacinto, CA 92583	Family	97	97
San Jacinto Manor	1672 S. Santa Fe Street, San Jacinto, CA 92583	Seniors and Mobility Impaired	66	66
San Jacinto Senior Apartments	633 E. Main Street, San Jacinto, CA 92583	Senior	46	46
San Jacinto Village Apartments	700 Idyllwild Drive, San Jacinto, CA 92583	Family	38	38
San Jacinto Villas Apartments	1692 S. Santa Fe Ave, San Jacinto, CA 92583	Family	81	81
Terracina Apartments	1825 S. Santa Fe Street, San Jacinto, CA 92583	Family	54	55
<b>Total</b>			<b>418</b>	<b>419</b>

Sources: California Housing Partnership, May 2021; National Housing Preservation Database, May 2021

**MOBILE HOMES**

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Riverside County in 2018 was \$60,200 (2018 ACS 5-Year Estimates Data Profile). Overall, 2,816 mobile homes are located in San Jacinto (DOF, Table 2: E-5, 1/1/2019). As shown in Table 3–28, there are 15 mobile home parks in the City with a total of 1,846 permitted spaces. The mobile home parks are located throughout the City.

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. And although they present a more affordable alternative, mobile home rents have risen steadily in Riverside County and throughout southern California since 2009.<sup>3</sup>

TABLE 3–28: MOBILE HOME PARKS IN SAN JACINTO

Park Name/Address	Operator	MH Spaces
Elms Mobile Home Park & Apts (33-0040-MP) 350 S State St, San Jacinto, CA 92583	Continental Corporation	42
California Palms (33-0112-MP) 501 S Mistletoe Ave, San Jacinto, CA 92583	Thomson, Ray	11
Hemacinto MP (33-0131-MP) 2150 S San Jacinto Ave, San Jacinto, CA 92583	Niemeyer, Richard	56
Valley Sunrise (33-0219-MP) 999 S Santa Fe Ave, San Jacinto, CA 92583	Melody Ridge LLC	93
El Rancho Mobile Estates (33-0221-MP) 258 W 7th St, San Jacinto, CA 92583	Kierman, Michael	80
Santiago Estates (33-0224-MP) 351 E 7th St, San Jacinto, CA 92583	Santiago Communities	58
Blue Fountain MHP (33-0252-MP) 1600 S San Jacinto Ave, San Jacinto, CA 92583	Blue Fountain Park	186
Las Casitas Mobile Home Park (33-0303-MP) 390 E 7th St, San Jacinto, CA 92583	JDH Capital LLC	51
Caravana Estates (33-0321-MP) 655 E Main St, San Jacinto, CA 92583	Buffalo Ridge LLC	98
Country Lake (33-0332-MP) 21100 HWY 79, San Jacinto, CA 92583	Country Lake Manufactured Home Community LP	383
Tradewinds Mobile Lodge (33-0364-MP) 455 E 7th St, San Jacinto, CA 92583	J & H Asset Property Management	82
Soboba Springs MHP (33-0404-MP) 2230 Lake Park Dr, San Jacinto, CA 92583	Zimmer, E	254
Villa Del Monte (33-0448-MP) 1499 Old Mountain Ave, San Jacinto, CA 92583	PVC Properties Inc	183
Mountain View MHP (33-0470-MP) 485 Idyllwild Dr, San Jacinto, CA 92583	Regos, Laszlo	69
Parkview Estates MHC (33-0531-MP) 913 Grand Ave, San Jacinto, CA 92582	Parkview MHC LP	200
<i>Total Mobile Home Spaces</i>		<i>1,846</i>

Source: HCD 2019 Mobile Home Park Listings

<sup>3</sup> Jeff Collins, “Soaring rents jolt senior tenants at mobile home park,” *OC Registrar* (July 20, 2018).

### 3G. Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for San Jacinto is developed by the Southern California Association of Governments (SCAG), and allocates a “fair share” of regional housing needs to individual cities. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

This Housing Element addresses SCAG’s Regional Housing Needs Allocation (RHNA) schedule for the 6<sup>th</sup> Cycle, from 2021 through 2029. The City will need to plan to accommodate 3,392 new units, which includes 800 very low units, 465 low, 560 moderate, and 1,567 above moderate-income units. Pursuant to Government Code Section 65583(a)(1), 50% of San Jacinto’s very low-income regional housing needs assigned by HCD are extremely low-income households, thus San Jacinto’s allocation of 800 very low income units can be broken into two separate categories: 400 units for extremely low-income and 400 units for very low income.

### 3H. Special Needs Groups

Government Code Section 65583(a)(7) requires a housing element to address special needs housing, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these groups is to continue to seek state technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations influence an agency’s ability to implement programs for these groups.

#### SENIORS

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

TABLE 3–29: SENIOR POPULATION AND HOUSEHOLDS (2010 & 2018)

Population	2010	2018
Number	5,119	5,192
Percent Change	-	1.4%
Annual Percent Change	-	0.2%
Households	2010	2018
Number	3,137	2,726
Percent Change	-	-13.1%
Annual Percent Change	-	-1.6%

Source: US Census, 2010; US Census, 2014-2018 ACS

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. Senior household growth in San Jacinto from 2010 to 2018 is shown in Table 3–29. The small increase in elderly persons is likely due to the aging in place of San Jacinto’s residents along with the increase of families with children. Senior households decreased by 13.1% from 2010 to 2018. While seniors represent approximately 10% of the City’s population, senior households represent approximately 21% of total households, which is primarily due to the smaller senior household size.

Table 3–30 summarizes senior households by age and tenure. The majority of senior households are owners, 2,060 or approximately 76%, whereas approximately 24% of senior households, 666, are renters. San Jacinto has a lower percentage of owner-occupied elderly households than in Riverside County (16.2% vs. 20%) but the same percentage of renter-occupied elderly households (5.2% vs. 5.2%). Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation, and entertainment.

During the planning period, senior households are anticipated to increase at a rate commensurate with overall population and household growth. Senior housing types can include market rate homes, senior single-family housing communities, senior apartments, and mobile homes.

TABLE 3–30: HOUSEHOLDER AGE BY TENURE (2018)

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	1,393	67.6%	401	60.2%
75-84 years	488	23.7%	139	20.9%
85 plus years	179	8.7%	126	18.9%
TOTAL	2,060	75.6% (of total)	666	24.4% (of total)

Source: US Census, 2014-2018 ACS (Table B25007)

The median income of households with a head of household that is 65 years and over in the City is \$31,505, significantly less (37.6%) than the City’s median household income of \$50,483.

### Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

**Independent Living** – Housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

**Group Living** – Shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

**Assisted Living** – Provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

San Jacinto permits residential care facilities and residential care facilities for the elderly serving six or fewer persons by right in all residential zones, and those serving more than six persons by conditional use permit in most residential and commercial zones (Residential, Medium Density;

Residential, Medium High Density; Residential, High Density; Residential, Very High Density; Commercial Neighborhood; and Commercial General). The California Department of Social Services Community Care Licensing Division reports that as of May 2021, 6 residential care facilities serve the elderly in San Jacinto.

Several programs address the non-housing needs of seniors in San Jacinto. Additional support for senior residents is provided by the Riverside County Office on Aging, which operates a senior citizen center in the City at the San Jacinto Community Center (Senior Center). The Senior Center serves as the primary site for senior services programs offered by the Riverside County Office on Aging and non-profits such as Family Service Association. Some of the programs and services provided at the Senior Center include a literacy program, hot meal service, tax assistance and legal assistance, health screening, counseling services, and recreational activities. Riverside Transit Authority provides senior transportation services via Dial-A-Ride program throughout San Jacinto. Care-A-Van, a non-profit founded to meet the transportation needs of the elderly and disabled, also provides services throughout San Jacinto through Measure A and CalTrans 5310 funding.

### DISABLED PERSONS

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

According to the 2014-2018 ACS, there were 7,227 persons with one or more disabilities in San Jacinto. Of the disabled population, 64.1% were aged 5 to 64, 35.7% were aged 65 and over, and 0.4% were aged 5 and under. Table 3–31 identifies disabilities by type of disability.



TABLE 3–31: DISABILITIES BY DISABILITY TYPE (2018)

Type of Disability	Persons Ages 5-64		Persons Ages 65+		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	628	13.6%	1,263	49.01%	1,907	26.4%
Vision Difficulty	1,025	22.1%	814	31.59%	1,855	25.7%
Cognitive Difficulty	2,169	46.8%	626	24.29%	2,795	38.7%
Ambulatory Difficulty	2,468	53.3%	1,856	72.02%	4,324	59.8%
Self-Care Difficulty	1,023	22.1%	871	33.80%	1,894	26.2%
Independent Living Difficulty	1,584	34.2%	1,257	48.78%	2,841	39.3%
Total Persons with One or More Disabilities <sup>1</sup>	4,634	100% / 64.1% of disabled	2,577	100% / 35.7% of disabled	7,227	100.0%

<sup>1</sup>A person may have more than one disability, so the total disabilities may exceed the total persons with a disability

Source: US Census, 2014-2018 ACS

As shown in Table 3–32, the 2014-2018 ACS indicates that for individuals between the ages of 16 and 64, approximately 2,718 persons had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance.

TABLE 3–32: DISABLED PERSONS BY EMPLOYMENT STATUS (2018)

	Ages 16 to 64	Percent
Employed with Disability	1,003	25.3%
Unemployed with Disability	242	6.1%
Not in Labor Force with Disability	2,718	68.6%
Total	3,963	100%

Source: US Census, 2014-2018 ACS

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2014-2018 ACS survey does report on indicators that relate to a disabled person’s or household’s income. The 2014-2018 ACS data indicates that 1,644 persons with a disability are below the poverty level. The 2014-2018 ACS data indicates that 53.8% of households in the City that receive food stamps or similar assistance have a disabled member. Of the 4,804 households with a disabled member, 1,176 households receive food stamps or similar assistance. The 2014-2018 ACS data indicates that the median earnings for males 16 years and over with a disability were \$13,750 compared with \$32,083 for males with no disability. Median earnings for females 16 years and over with a disability were \$13,850 compared to \$20,620 for females with no disability.

The persons in the “with a disability” category in Tables 3-32 and 3-33 include persons with developmental disabilities. “Developmental disability”<sup>4</sup> means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This term includes an intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

While the U.S. Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental

<sup>4</sup> State Section 4512 of the Welfare and Institutions Code

Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of San Jacinto; however, the data was joined at the jurisdiction level by SCAG to approximate the counts for San Jacinto. The DDS/SCAG data indicates that 556 developmentally disabled persons between the ages of 0 to 17 reside in San Jacinto; 279 are 18 years or older. Table 3–33 breaks down the developmentally disabled population by residence type. Of these persons, the majority (466) live at home with a parent or guardian and only 38 live independently.

TABLE 3–33: DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE (2019)

	Home of Parent/Guardian	Independent/Supported Living	Community Care Facility	Intermediate Care Facility	Foster/Family Home	Other
San Jacinto*	466	38	37	0	10	5

\* Data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG.

Sources: CA DDS, 2019; SCAG 6th Cycle Data Package

### Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with a developmental disability and are expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single-family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low-income housing (both rental and ownership), Section 8/Housing Choice Vouchers, and single room occupancy-type units.

Although there are no assisted living residential care facilities for adults with special needs, including physical, mental, and developmental disabilities in San Jacinto, there are a number of resources available throughout the county to serve the disabled residents of San Jacinto. Table 3–34 identifies some of the organizations in or near San Jacinto that specialize in providing services for the disabled and developmentally disabled population.

TABLE 3–34: FACILITIES AND SERVICES FOR DISABLED PERSONS

Organization Name	Type of Service Provided	Population Served
Towards Maximum Independence (TMI)	Employment and family support services	Disabled adults
California Department of Rehabilitation	Vocational rehabilitation, independent living	Developmentally disabled adults
Coyne & Assoc.	Early start, behavioral services for children	12 months to 12 years
Goodwill Industries of the Inland Counties	Vocational evaluation, training, and employment opportunities	Adults with physical, psychiatric, and developmental disabilities
Inland Respite, Inc.	Caregivers and companion care	Developmentally disabled adults
Maxim Homecare Services	Home healthcare, autism services	Mentally disabled persons
Project T.O.U.C.H. (Together Our Unity Conquers Homelessness)	Shelter and homeless services	Disabled adults
CARE Learning Center and Counseling Services	Educational and counseling services	Disabled children and adults



Organization Name	Type of Service Provided	Population Served
A.C.C.E.S.S.	Therapeutic services	Developmentally disabled children and adolescents
Community Access Center (CAC)	Advocacy, assistive technology	Disabled adults
Towards Maximum Independence (TMI)	Employment and family support services	Disabled adults

Source: Riverside County Network of Care, <https://riverside.networkofcare.org/aging/index.aspx>, 2021.

The 2014-2018 ACS data indicates that for individuals between the ages of 5 and 64, approximately 5.2% of the total population of San Jacinto have an ambulatory difficulty, 2.2% have a vision difficulty, 1.3% have a hearing difficulty, and 3.3% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

The 2014-18 ACS data also indicates that 4,804 households (37.8%) in San Jacinto had one or more disabled persons, including developmentally disabled persons. It is anticipated that this rate will remain the same during the planning period. Housing needed for persons with a disability during the planning period is anticipated to include community care facilities or at-home supportive services for persons with an independent living difficulty or self-care difficulty (approximately 10% of the population), as well as housing that is equipped to serve persons with ambulatory and sensory disabilities. Approximately 37.8% of the RHNA, 1,282 units, may be needed to have universal design measures or be accessible to persons with a disability.

### LARGE FAMILY HOUSEHOLDS

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms.

In San Jacinto, 3,140 households, 24.7% of all households, have five or more persons as described in Table 3–19. Of the large households, 64% own their home and 36% rent. Typically, there are more owner-occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2014-2018 ACS survey does not provide data regarding overpayment for large households. Table 3–35 compares the median income for households with five or more persons to the citywide median income for 2018. For each large family category, the median household income was higher versus the citywide median of \$50,483.

TABLE 3–35: MEDIAN INCOME BY HOUSEHOLD SIZE (2019)

Size	Median Income
5-Person Households	\$70,435
6-Person Households	\$60,500
7 or More Person Households	\$82,353
<i>Median Household Income (All Households)</i>	<i>\$50,483</i>

Source: US Census, 2014-2018 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In San Jacinto, there appears to be a significant amount of both ownership housing and rental housing available to provide units with enough bedrooms for larger households. Table 3–36 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in San Jacinto to accommodate large owner and renter households, it does not mean that there is a match between housing units that exist and large families. As described in Table 3–18, 3.9% of owner-occupied homes and 10.7% of renter-occupied homes are overcrowded.

TABLE 3–36: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2018)

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		House-holds	Shortfall/ Excess		House-holds	Shortfall/ Excess
Owner	2,872	1,100	1,772	3,318	919	2,399
Renter	1,526	542	984	1,004	579	425

Source: US Census, 2014-2018 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. Based on the proportion of the City’s households that are at least 5 persons, it is anticipated that approximately 25% of the regional housing needs allocation units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

**SINGLE PARENT AND FEMALE-HEADED HOUSEHOLDS**

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

While the majority of households in San Jacinto are either two-spouse couples or single person households, 32.1% of family households are headed by a single male or single female. There are 968 male heads of household with no wife present and 412 of these households have children under 18. There is a larger number of female householders with no husband present – 2,256 households or 22.5% of family households – and 1,346 of these female-headed households have children under 18. Table 3–37 identifies single parent households by gender of the householder and presence of children.

The median income of female-headed households (no husband present) is \$33,885, 30.8% less than the median income of a male-headed households (no wife present) family (\$48,949) and 32.9% less than the median income of all households in the City (\$50,483). Approximately 11.7% of all households are under the poverty level; 4.7% of female-headed households with related children under 18 are under the poverty level.

TABLE 3–37: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2018)

Category	Number	Percent
Total Families	10,036	100%
Male householder, no wife present	968	9.6%
With children under 18	412	4.1%
Female householder, no husband present	2,256	22.5%
With children under 18	1,346	13.4%

Source: US Census, 2014-2018 ACS

As San Jacinto’s population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive services needs of female-headed households, additional multifamily housing should be developed that includes childcare facilities (allowing single mothers to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

**FARMWORKERS**

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Agricultural lands have historically been one of Riverside County’s most important land uses and agriculture continues to play a large role in the local economy. While Riverside County has recently experienced an unprecedented level of population growth leading to a more diverse economic base that includes manufacturing, technology, and service-oriented sectors, it remains strongly tied to an agricultural base.

Despite this fact, the 2014-2018 ACS data estimates that only 329 (1.8%) of the working population of San Jacinto’s residents were employed in agriculture (or related industries – forestry, fishing and hunting, mining) in 2018. It is possible (although statistics are not available) that the number of residents employed in agriculture as opposed to those employed in forestry, fishing and hunting, or mining is smaller than 329. In addition, it is possible (although statistics are not available) that a number of active farmworkers are not full-time residents of San Jacinto, and migrate into the area depending on seasonal crop harvest. The United States Department of Agriculture (USDA) estimates that there were 11,365 total farmworkers in Riverside County in 2017. Of those, 1,684 were migrant farmworkers. USDA estimates that 5,607 farmworkers worked seasonally (hired for a period of less than 150 days) in Riverside County in 2017, while 5,758 farmworkers in Riverside County were permanent (hired for a period of greater than or equal to 150 days). Such farmworkers may find temporary housing by living with relatives, or short-term rental of a single unit for several families, resulting in overcrowded conditions.

The City has included Program 15, Development Code Updates, in the Housing Plan to demonstrate that the Development Code will be updated to comply with the Employee Housing Act (Health and Safety Code § 17000 et seq.), specifically, sections 17021.5 and 17021.6. Section 17021.5 which requires employee housing for six or fewer employees to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

## HOMELESS PERSONS

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. HUD has updated the definition to represent the issue in the following way:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

Homeless individuals face critical housing challenges due to their very low incomes, life challenges and lack of appropriate housing. Thus, state law requires jurisdictions to plan to help meet the needs of their homeless populations. The law also requires that each jurisdiction address community needs and available resources for special housing opportunities known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

### *Homeless Estimates*

Counting the homeless population is problematic due to their transient nature; however, through the efforts of the Riverside County Continuum of Care (CoC) estimates have been developed. The Riverside County CoC is a consortium of individuals and organizations with the common purpose of developing and implementing a strategy to address homelessness in Riverside County. The Riverside County CoC is responsible for managing U.S. Department of Housing and Urban Development (HUD) funds for homelessness, and is uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders.

As the primary coordinating body for homeless issues and assistance for the entire County, the Riverside County CoC manages a plethora of activities and programs vital to the County, including an annual point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless. Riverside County’s 2020 Point-in-Time (PIT) Count was conducted on January 29, 2020 and was planned, coordinated, and carried out by County agencies, city municipalities, non-profit service providers, and volunteers, including those experiencing homelessness.

The 2020 PIT Count identified 31 people in the City of San Jacinto experiencing homelessness, representing 1.1% of Riverside County’s total homeless count (2,884 individuals). For Riverside County, an estimated 729 (25.3%) of the 2,884 homeless individuals were sheltered and an estimated 2,155 (75%) were unsheltered. The 31 people identified in San Jacinto were unsheltered.

*Housing Accommodations*

The San Jacinto Zoning Code allows emergency shelters by right in the Light Industrial zones, subject to compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4). Transitional and supportive housing are allowed by right in all Residential zones and subject only to the same requirements for residential uses of the same type (e.g., single-family or multifamily) in the same zone. Transitional and supportive housing are also permitted by way of minor use permit in Commercial Downtown, Commercial General, and Commercial Regional zones. The Housing Plan includes policies and programs directed to encourage the provision of housing and services for the homeless population as well as persons and households at risk of homelessness.

There are currently no homeless shelters or transitional housing facilities operating in the City.

The most recent inventory of resources available within Riverside County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2020 Housing Inventory reported to HUD by the Riverside County CoC. Table 3–38 shows the total beds offered by homeless facilities in the Riverside County CoC area.

TABLE 3–38: HOMELESS FACILITIES (2019)\*

Type	Beds
Emergency Shelter Beds (year-round)	1,317
Emergency Shelter Beds (seasonal) (not included in total)	90
Transitional Housing Units	85
Rapid Re-housing Units	467
Permanent Supportive Housing Units	1,424

Source: HUD 2021 Continuum of Care Homeless Assistance Programs, Housing Inventory Count Report

- **Emergency Shelter** means “any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.”
- **Transitional housing** as “a project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living. The housing is short-term, typically less than 24 months. In addition to providing safe housing for those in need, other services are available to help participants become self-sufficient.
- **Permanent housing** (PH) is defined as community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible. Under PH, a program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is terminable only for cause. Further, leases (or subleases) must be renewable for a minimum term of one month.
- **Rapid rehousing** offers time-limited rental assistance and case management services designed to help families stabilize in housing and connect to other needed services in the community

A network of regional service providers operates a number of programs to serve the needs of varied homeless subpopulations. Table 3–39 provides a list of emergency and transitional shelters and available services for the homeless population in and around San Jacinto.

TABLE 3–39: FACILITIES AND SERVICES FOR THE HOMELESS

Organization Name	Type of Service Provided/Population Served	Number of Beds
Project Touch (Southwest County)	Emergency & Transitional Housing	230 beds
House of Decision (Riverside)	Women & Children	NA
Path of Life (Riverside)	Emergency Shelter	Limited availability of non-contracted cities 85 Beds
Set Free Ranch (Lake Elsinore)	Transitional/substance abuse/mental health & Domestic Violence	80 men's beds 30 women's beds
Salvation Army (Perris)	Emergency Shelter, substance abuse counseling	NA
Valley Restart (Hemet)	Emergency Shelter for families	35 beds
Operation Safe House (Riverside)	Emergency Shelter for youth	13 beds

Source: City of San Jacinto, 2021.

**Assessment of Need**

Based on the available information, there is a countywide homeless population of 2,884 persons and 2,993 beds, indicating sufficient supply for homeless persons in the County. It is noted that the 2020 point-in-time survey identified 729 sheltered homeless persons and 2,155 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the county’s total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the countywide shelter and housing resources.

**3I. Units at Risk of Conversion**

**ASSISTED HOUSING AT RISK OF CONVERSION**

California housing element law requires jurisdictions to provide an analysis of low-income, assisted multifamily housing units that are eligible to change from low-income housing uses during the next 10 years (2021-2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

The California Housing Partnership (CHP) provides data on assisted housing units, including those in San Jacinto. Table 3–40 indicates the extent of subsidized multifamily rental housing in the City, the subsidy programs that are in place for each project, and the likelihood of current housing assisted projects to convert to market rate projects that would not provide assistance to lower income residents. As shown in Table 3–40, there is one subsidized housing project (San Jacinto Villas Apartments) that is moderately at risk of converting to market rate over the next ten years. The City is not currently aware of any plans to convert the San Jacinto Villas Apartments to market rate.

TABLE 3–40: SUMMARY OF AT-RISK SUBSIDIZED HOUSING UNITS

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	Risk
Manzanita Gardens 537 N. Ramona Boulevard, San Jacinto, CA 92583	35 Family	LIHTC	Manzanita Gardens Associates of San Jacinto LP	2046	Low
San Jacinto Garden Apartments 324 E. Shaver Street, San Jacinto, CA 92583	97 Family	USDA	San Jacinto Gardens LP	2035	Low
San Jacinto Manor 1672 S. Santa Fe Street, San Jacinto, CA 92583	66 Seniors and Mobility Impaired	USDA	San Jacinto Manor GP	2036	Low
San Jacinto Senior Apartments 633 E. Main Street, San Jacinto, CA 92583	46 Senior	LIHTC	Beneficial Housing Foundation	2051	Low
San Jacinto Village Apartments 700 Idyllwild Drive, San Jacinto, CA 92583	38 Family	LIHTC	San Jacinto Village Apartments, LP	2044	Low
San Jacinto Villas Apartments 1692 S. Santa Fe Ave, San Jacinto, CA 92583	81 Family	LIHTC	Palm Desert Development Company	2029	Moderate
Terracina Apartments 1825 S. Santa Fe Street, San Jacinto, CA 92583	54 Family	LIHTC	National Affordable Communities Inc	2063	Low

Sources: California Housing Partnership, May 2021; National Housing Preservation Database, May 2021; SCAG 6th Cycle Data Package

### PRESERVATION OPTIONS

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. The following discussion highlights ways that the City’s at-risk units could be preserved as affordable housing. All of the presented financial alternatives are costly and beyond the ability of the City of San Jacinto to manage without large amounts of subsidy from federal and/or state resources; however, the City can engage in a number of organizational efforts to preserve at-risk units. Program 2 in the Housing Plan further describes the City’s commitment to preserve at-risk units.

#### Replacement Through New Construction

The construction of new lower income housing units is a means of replacing the at-risk units should they be converted to market rate. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$143,000 per unit for multifamily rental housing (1,200 square foot unit), replacement of the 81 moderately at-risk units would require approximately \$11.6 million dollars, excluding land costs, necessary infrastructure, such as roads, wet and dry utilities, or fees, which vary depending upon location.



### *Purchase of Replacement Units*

One preservation option is for a non-profit organization to purchase similar units. By purchasing similar units, a non-profit organization can secure lower-income restrictions and potentially enable the project to become eligible for a greater range of governmental assistance. The cost of purchasing similar units depends on a number of factors, including the market conditions at the time, occupancy rate, and physical conditions of the units to be acquired.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors. According to Zillow, the median cost of a home in San Jacinto as of April 2021 was \$364,272. As previously discussed, the City has identified 81 moderately at-risk units; the cost to purchase replacement units would be approximately \$29.5 million dollars.

### *Purchase of Affordability Covenants*

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the HUD fair market rent levels.

### *Rental Assistance*

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low-income households. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low-income household. Approximately \$44,550 in rent subsidies would be required monthly (or \$534,600 annually). Assuming a 55-year affordability period, the total subsidy is about \$29.4 million.

### *Cost Comparison*

In terms of cost effectiveness for preservation of the 81 moderately at-risk units, replacement through construction (\$11.6 million dollars) appears to be the most effective financial option; however, this excludes land costs which could significantly alter that cost estimate. While the cost of purchasing the affordability covenants is unknown, it is possible that it would provide a cost-effective strategy for preserving the at-risk units and should be explored to further support the City's preservation objectives.



### *Nonprofit Entities with Capacity to Acquire and/or Manage At-Risk Units*

Nonprofit entities serving Riverside County, including San Jacinto, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Alternatives for Domestic Violence
- Shelter from the Storm
- Nexus for Affordable Housing
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat for Humanity
- Lutheran Social Services
- BUILD Leadership Development

### *Potential Funding Sources to Preserve At-Risk Units*

A partial list of potential federal, State, and local funding sources that can be used to preserve at-risk units include:

- Predevelopment funds
- Tax-exempt bonds
- Low Income Housing Tax Credits (LIHTC)
- Community Development Block Grants (CDBG)
- SB 2 Permanent Local Housing Allocation (PLHA) Grant
- HOME funds
- Local housing trust funds
- Organizational Efforts

The City will develop procedures for monitoring and preserving at-risk units, which will include the following:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation;
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs;
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers;
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers;
- Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at risk at least three years prior to the expiration of affordability restrictions; and
- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per California law.

### **3J. Estimates of Housing Need**

Several factors influence the degree of demand, or "need," for housing in San Jacinto. The major needs categories considered in this Element include:

- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farmworkers, and the homeless

State law requires that cities quantify existing housing need in their Housing Element. Table Table 3–41 summarizes the findings.

TABLE 3-41: SUMMARY OF NEEDS

Summary of Households/Persons with Identified Housing Need	Percent of Total Population/Households
Households Overpaying for Housing:	
Renter Households Overpaying	19%
Owner Households Overpaying	21.9%
Extremely Low-income Households (0-30% AMI) Overpaying	10%
Very Low-income Households (0-30% AMI) Overpaying	10.6%
Low-income Households (0-30% AMI) Overpaying	12.4%
Overcrowded Households:	
Overcrowded Renter Households	3.8%
Overcrowded Owner Households	2.5%
All Overcrowded Households	6.3%
Special Needs Groups:	
Elderly Households	21.4%
Disabled Persons	15.2%
Developmentally Disabled Persons	1.2%
Large Households	24.7%
Female Headed Households	17.7%
Female Headed Households with Children	10.6%
Farmworkers	2.6%
Homeless	0.2%
Affordable Housing Units At-Risk of Conversion to Market Rate Costs	81

Sources: US Census, 2014-2018 ACS; Riverside County Regional Analysis of Impediments to Fair Housing Choice

## 4. Constraints

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Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)).

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to San Jacinto in formulating housing programs.

### 4A. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in San Jacinto. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and non-profit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. All City zoning regulations, development standards, specific plans, and fees are posted online and available to the public, consistent with the requirements of AB 1483.

#### LAND USE CONTROLS

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the current **and** proposed General Plan land use designations and provisions in the Development Code relative to the types of housing allowed within San Jacinto as a potential governmental constraint. As previously discussed, the City is in the midst of a comprehensive General Plan Update, expected to be adopted in the Spring of 2022. A new Proposed Land Use Map, and new land use designations, have been prepared and circulated as part of this effort. In order to create consistency between the Housing Element and the new General Plan, the Housing Element identifies sites suitable to accommodate the City's RHNA based on the proposed land use designations included in the General Plan Update.

## City of San Jacinto 2021-2029 Housing Element

The City has individually and cumulatively considered all relevant land use controls, as described in this section, as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, and transitional housing). The City has also considered the cumulative impacts of these land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. In general, the City of San Jacinto maintained limited land use controls that are intended to preserve public health and safety and are consistent with similar land use controls implemented in neighboring jurisdictions. Where possible, the City has sought to reduce governmental constraints by providing concessions or incentives to increase housing supply and reduce costs. However, the City finds that the limiting factor for the development of new housing in San Jacinto is not its land use controls, but rather the City's geographic position and limited employment opportunities to attract new residents. As part of the City's comprehensive General Plan Update, the City has prepared a robust economic study to understand the larger market and demand for development in the City and, more generally, the San Jacinto Valley. Where a land use control is identified as a potential constraint, the City has sought to include a program in the Housing Plan to remove or reduce the constraint to the extent feasible (for example, the City acknowledges that its parking standards may increase the cost of housing and the City has included a program to update its Development Code which will include a revision to the City's parking standards). Given that the City is in the midst of a comprehensive General Plan Update and Development Code Update process, the City looks forward to addressing constraints due to land use controls and has included multiple Programs to commit the City to completing its General Plan and Development Code Update early in the planning period (by December 2022).

The City has worked in the past to reduce prior constraints. For example, multi-family housing is permitted by right in the multi-family residential zones; however, the Development Code previously required that the Site Plan and Design Review be completed by the Planning Commission for any residential development of more than 9 dwelling units. This was identified as a constraint and changed by the City Council in 2021.

**General Plan**

The General Plan Land Use Element sets forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of San Jacinto. The Development Code (Title 17 of the Municipal Code) implements the General Plan by providing specific direction and development standards for each general land use category. Table 4–1 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing. In addition to residential land uses, the General Plan Land Use Element identifies several Specific Plan Areas (SPAs) within the City. These areas are unique in ways that require special consideration and are regulated by Specific Plans that are relevant to that plan area. SPAs are discussed in the following section.

TABLE 4–1: CURRENT GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description	Zone Symbol	Zoning Description
Estate Residential (ER)	Allows a maximum of 1 detached single-family dwelling unit per 2 acres. Appropriate for rural areas and preservation of hillside and scenic resources. This designation allows a maximum density of 0.5 du/ac.	RE	Residential Estate (max. 0.5 du/ac)
Rural Residential (RR)	Detached single-family dwelling units for small agricultural operations and rural-oriented residences. This designation allows a maximum density of 2.0 du/ac.	RR	Rural Residential (max. 2.0 du/ac)
Low Density Residential (LDR)	Single-family detached residential development. This designation allows a maximum density of 2.1 – 5.0 du/ac.	RL	Residential, Low Density (2.1–5.0 du/ac)
Medium Density Residential (MDR)	For the development of single-family attached and detached units, duplexes, triplexes, fourplexes, townhouses, condominiums, as well as mobilehome parks. This designation allows a maximum density of 5.1 – 10.0 du/ac.	RM	Residential, Medium Density (5.1–10.0 du/ac)
Medium High Density Residential (MHDR)	Multi-family housing, including garden style units, apartments, condominiums, townhouses, as well as mobilehome parks. This designation allows a maximum density of 10.1 – 14.0 du/ac.	RMH	Residential, Medium High Density (10.1–14.0 du/ac)
High Density Residential (HDR)	Multi-family housing, including garden style units, apartments, condominiums, townhouses, as well as mobilehome parks. This designation allows a maximum density of 14.1 – 18.0 du/ac.	RH	Residential, High Density (14.1–18.0 du/ac)
Very High Density Residential (VHDR)	Intended for apartments and condominiums. This designation allows a maximum density of 18.1 – 22.0 du/ac.	RVH	Residential, Very High Density (18.1–22.0 du/ac)
General Open Space (OS)	General open space and open space for the conservation of natural and scenic resources and the protection of public and property from natural hazards. Residential uses are permitted at a maximum density of one dwelling unit per 40 acres (0.025 du/acre).	OSG	Open Space General (0.025 du/acre)
Downtown Commercial (DC)	Allows for a mix of residential and commercial uses. This designation allows a maximum density of 5.0 du/ac.	CD	Commercial Downtown (max 5.0 du/ac)
Specific Plan (Planned Community Development) (SP)	A Specific Plan is required for all projects of 100 acres or more. Permitted densities/uses are based on underlying zoning per parcel.	SP	Specific Plan (varies)

Sources: City of San Jacinto General Plan, 2012; City of San Jacinto Development Code, 2021

TABLE 4–2: PROPOSED GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description
Very Low Density Residential (0-2 du/ac)	The Very Low Density Residential (VLDR): The Very Low Density Residential land use designation provides for the development of very low density single-family dwellings at a density of up to 2 dwelling units per acre of land. This designation is generally most suitable in rural areas and areas where scenic and natural resources should be protected, in areas that consist of small agricultural operations and rural-oriented residences, or where natural hazards limit development potential (such as hillsides).
Low Density Residential (2-7 du/ac)	The Low Density Residential (LDR): The Low Density Residential land use designation provides for the development of low density detached single-family dwellings at a density between 2 and 7 dwelling units per acre.
Medium Density Residential (7-14 du/ac)	Medium Density Residential (MDR): The Medium Density Residential land use designation allows for a range of housing types including single-family attached and detached units, condominiums, townhouses, apartments, and mobilehome parks at a density of between 5 and 14 dwelling units per acre.
High Density Residential (14-22 du/ac)	High Density Residential (HDR): The High Density Residential land use designation provides for a variety of single-family dwelling units and multiple-family dwellings including: garden style units, stacked flats, courtyard homes, patio homes, townhouses, apartments, condominiums, senior housing and mobilehome parks. Project densities between 14 and 22 dwelling units per acre allowed.
Very High Density Residential (22-32 du/ac)	Very High Density Residential (VHDR): The Very High Density Residential land use designation provides for the development of a wide range of multiple-family living accommodations, such as townhomes, condominiums, apartments, and senior housing. Project densities between 22 and 32 dwelling units per acre are allowed.
Mixed-Use (0-1 FAR; 10.1-36 du/ac)	<p>Mixed Use (MU): The Mixed Use designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area. Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Single-use projects are allowed; stand-alone residential projects should be located in proximity to nonresidential development.</p> <p>The Mixed Use designation allows residential densities between 10 and 36 dwelling units per acre and a floor area ratio (FAR) of up to 1.0. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.</p>
Downtown Village (0-2 FAR; 40 du/ac max)	<p>Downtown Village (DV): The Downtown Village land use designation allows for a variety of commercial uses with a strong pedestrian orientation and design that enhances the City’s small-town character. Development in these areas will be subject to additional design and development standards intended to support the Downtown area.</p> <p>Mixed commercial, office, and residential development (residential uses above or beside commercial uses) is also permitted in the DV designation. Single-use projects are allowed; stand-alone residential projects should be located in proximity to nonresidential development.</p> <p>The Downtown Village designation allows residential densities up to 40 dwelling units per acre and a floor area ratio (FAR) of up to 2.0. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.</p>
Specific Plan (varies)	Specific Plan (SP): The Specific Plan designation indicates there is an adopted Specific Plan for an area, which provides detailed policies, standards, and criteria for the area’s development or redevelopment. As required by state law, Specific Plans generally consist of a land plan, circulation plan, development standards, design guidelines, and phasing plan and set forth detailed implementation programs necessary to serve the development.

Sources: City of San Jacinto General Plan Update, 2020

**Specific Plans**

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, development standards, affordable housing programs, resource management strategies, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Development Code.

There are multiple Special Planning Areas (SPAs) within San Jacinto that are regulated by Specific Plans relevant to that plan area. For a majority of these SPAs there are no underlying land use designations based on the current General Plan; however, in the Proposed Land Use Map, this issue is resolved through the consistent application of the Specific Plan land use designation. Each Specific Plan contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within San Jacinto and is intended to implement the General Plan. The adopted specific plans are consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element.

**Development Code**

Land use policies in the General Plan are implemented primarily through the Development Code. The Development Code provides for a range of densities and residential uses and is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These include density, lot coverage, building height, parking standards, and other applicable requirements. The City is undertaking a comprehensive update to its General Plan and Development Code; any future updates will be consistent with this Housing Element and internally consistency with each other and other supporting plans and programs. It is the City’s intent to expand the range of development options in San Jacinto by creating new land use designations and development standards to accommodate higher density residential and mixed-use development.

**Provisions for a Variety of Housing Types**

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes the production of housing to meet the needs of different types of households with incomes ranging from low to above moderate. The Housing Element is the City’s plan for achieving this objective.

As shown in Table 4–3, the City’s Development Code accommodates a wide variety of conventional and special needs housing, including single-family dwellings, duplexes, multifamily, ADUs, manufactured housing, mobile home parks, residential care facilities (small and large), and transitional and supportive housing.

TABLE 4–3: PERMITTED RESIDENTIAL USES BY ZONE

Housing Type	Residential Zones							Commercial Zones			Special Purpose Zone	Industrial Zone
	RE	RR	RL	RM	RMH	RH	RVH	CD	CG	CR	OSG	IL
<b>Conventional Housing</b>												
Single-Family Dwelling	P	P	P	P	P	P	--	--	--	--	P	--



City of San Jacinto 2021-2029 Housing Element

Housing Type	Residential Zones							Commercial Zones			Special Purpose Zone	Industrial Zone
	RE	RR	RL	RM	RMH	RH	RVH	CD	CG	CR	OSG	IL
<b>Conventional Housing</b>												
Two-Family Dwelling (Duplex)	--	--	--	P	P	P	--	--	--	--	--	--
Multi-Family Dwelling	--	--	--	P	P	P	P	MUP	--	--	--	--
Mixed-Use Projects	--	--	--	--	--	--	--	MUP	MUP	MUP	--	--
Accessory / Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	--	--	--	--	--
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--	--	--	--
Live-Work Unit	--	--	--	--	--	--	--	MUP	MUP	MUP	--	--
<b>Special Needs Housing</b>												
Residential Care Facility --6 or fewer clients	P	P	P	P	P	P	P	--	--	--	--	--
--7 or more clients	--	--	--	CUP	CUP	CUP	CUP	--	CUP	--	--	--
Residential Care Facility for Elderly --6 or fewer clients	P	P	P	P	P	P	P	--	--	--	--	--
--7 or more clients	--	--	--	CUP	CUP	CUP	CUP	--	CUP	--	--	--
Congregate Care Facility --6 or fewer clients	P	P	P	P	P	P	P	--	--	--	--	--
--7 or more clients	--	--	--	--	--	--	--	--	CUP	--	--	--
Congregate Living Facility --up to 6 persons	P	P	P	P	P	P	P	--	--	--	--	--
--7 to 11 persons	MUP	MUP	MUP	MUP	MUP	MUP	MUP	--	--	--	--	--
--12+ persons	--	--	--	CUP	CUP	CUP	CUP	--	--	--	--	--
Convalescent Home --6 or fewer clients	P	P	P	P	P	P	P	--	--	--	--	--
--7 or more clients	--	--	--	CUP	CUP	CUP	CUP	--	CUP	--	--	--
Guest House	P	P	--	--	--	--	--	--	--	--	--	--
Group Home for Persons with Disabilities	P	P	P	P	P	P	P	--	--	--	--	--
Agricultural Employee Housing	P	--	--	--	--	--	--	--	--	--	--	--
Senior Residential Projects*	--	--	--	P	P	P	P	MUP	MUP	MUP	--	--
Emergency Shelter	--	--	--	--	--	--	--	--	--	--	--	P
Single-Room Occupancy	--	--	--	CUP	CUP	CUP	CUP	--	--	--	--	--
Supportive Housing	P	P	P	P	P	P	P	MUP	MUP	MUP	--	--
Transitional Housing	P	P	P	P	P	P	P	MUP	MUP	MUP	--	--

Source: City of San Jacinto Development Code, 2021

Notes: "P" = Permitted; "CUP" = Conditional Use Permit; "MUP" = Minor Use Permit; and "--" = Not Permitted

\* Senior Residential Projects are permitted in the RM, RMG, RH, and RVH zones as multi-family residential projects.

**Single-Family Dwelling:** Attached and detached single-family dwellings and subdivisions are permitted by right within the RE, RR, RL, and RM zones. Single-family projects are subject to a ministerial Site Plan and Design Review. Projects proposing a subdivision are reviewed by the Planning Commission.

**Two-Family Dwelling (Duplex):** A two-family dwelling or duplex is generally defined as a two-unit housing structure with separate entrances for each unit, located on a single parcel. Duplexes are permitted by right within the RM, RMH, and RH zones and are subject to a ministerial Site Plan and Design Review.

**Multi-Family Dwelling:** Multi-family developments contain three or more dwelling units and includes triplexes, fourplexes, apartments, condominiums, and townhouses. Multi-family developments are permitted in the RM, RMH, RH and RVH by right as well as the CD zone subject to a Minor Use Permit (MUP). Requires a Site Plan Review Application.

**Live-Work Unit:** Live-work units combine commercial and/or light industrial activities with a residential space. Typically, the residential component is secondary or accessory to the primary use as a place of work. Live-work units are limited to the CD zone subject to a Minor Use Permit (MUP).

**Accessory Dwelling Unit (ADU):** Government Code Section 65852.2(a)(1) allows local agencies to designate areas within a city where accessory dwelling units (ADU) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, lot coverage, parking, landscaping, and architectural review. The City recently (2020) updated Chapter 17.21 of its Municipal Code to be consistent with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units. The City has included Program 9, Accessory Dwelling Units, in the Housing Plan to commit the City to updating its ADU Ordinance to be consistent with State law and to update it as needed during the planning period to maintain compliance.

San Jacinto Development Code Section 17.405.060 was amended to define an accessory dwelling unit as “an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence.” It includes an efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code, a manufactured home, as defined by Section 18007 of the California Health and Safety Code, has its own independent sanitation facility, and includes a kitchen as defined by the Building Code. This definition does not include a guest house.

Construction of an ADU or JADU (Junior Accessory Dwelling Unit) is permitted on a lot in a zone that allows residential uses and includes a proposed or existing dwelling. A building permit is required for an ADU and JADU pursuant to compliance with the minimum requirements described below and in the Development Code, Section 17.405.060. Construction of ADUs shall be permitted on any residential or mixed-use zone that allows residential units, subject to the following criteria, which include (but are not limited to):

- Sites developed or proposed to be developed with a single-family residence shall not be permitted more than one ADU.
- Sites developed with a multi-family building may convert existing non-habitable square footage within the building to a minimum one ADU and a maximum that shall not exceed twenty-five percent of the number of units on the site. Sites developed with a multifamily building are also permitted to construct two ADUs or to convert detached accessory buildings, garages, carports, or covered parking structures to a maximum of two ADUs.

- A maximum of one JADU shall be permitted on a site developed or proposed to be developed with a single-family residence, unless the subject site proposes or contains an attached ADU. In such cases, a JADU shall not be permitted.

The approval process is ministerial in nature, and the City must approve or deny an application for a building permit to construct an ADU or JADU within 60 days after receiving a complete application. If a complete application for a building permit to construct an ADU or JADU is submitted in connection with an application to construct a new primary dwelling on a lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU or JADU must be processed ministerially regardless of the approvals required for the primary dwelling. Further, the ordinance sets forth the following development standards for ADUs:

TABLE 4-4: ADU AND JADU DEVELOPMENT STANDARDS

Specific Regulations	ADU		JADU	Additional Provisions
	Attached	Detached		
Minimum Size	150 sf	150 sf	150 sf	
Maximum Size	1,200 sf	1,000 sf	500 sf	(1) (2) (3) (4)
Maximum Height	16 ft and 1 story	16 ft and 1 story	Same as primary building	
Minimum Side Yard Setback	4 ft	4 ft	Same as primary building	(5)
Minimum Rear Yard Setback	4 ft	4 ft	Same as primary building	(5)
Maximum Lot Coverage/Use Intensity	Same as zoning district	Same as zoning district	Same as zoning district	(6)
Separation from Primary Buildings	-	6 ft	-	
Minimum parking	1 space	1 space	-	(7)(8)
Tandem Parking	Permitted	Permitted	Permitted	

Source: City of San Jacinto Development Code, 2021

1. An attached accessory dwelling unit may not exceed 50% of the existing or proposed primary dwelling floor area or 1,200 square feet, whichever is less.
2. ADUs may not exceed 800 square feet in size in cases where both an ADU and JADU are developed or proposed on a site.
3. Existing accessory structures may be converted into an ADU and may be expanded by up to 150 square feet of the existing footprint to accommodate ingress and egress only.
4. A junior accessory dwelling unit shall be constructed within the existing space of the proposed or existing single-family dwelling or accessory structure, however, an expansion of not more than 150 square feet beyond the same physical dimensions of the existing space of a single-family dwelling shall be permitted for purposes of accommodating ingress and egress.
5. No setback is required to construct an accessory dwelling unit within an existing structure that is converted to an accessory dwelling unit or a new structure constructed in the same location and the same dimension as an existing structure.
6. Lot coverage and use intensity maximum established in zoning district may be exceeded to permit an ADU up to 800 square feet in size. This provision shall not apply to conversions of existing buildings.
7. No parking for the ADU is required if one or more of the following applies:
  - a. The ADU is located within ½ mile walking distance of public transit.
  - b. The ADU is located within an architecturally and historically significant historic district.
  - c. The ADU is part of the proposed or existing primary residence or an accessory structure.
  - d. When on-street parking permits are required but not offered to the occupant of the ADU.
  - e. When there is a car share vehicle located within one block of the ADU.
8. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city shall not require the replacement of off-street parking spaces.

**Manufactured Housing:** State law requires that manufactured housing, when constructed as a single-family dwelling on a permanent foundation, be treated as a conventional single-family home subject to the same development standards as a single-family residential dwelling on the same lot would require, except for architectural requirements limited to its roof overhang, roofing material, and siding material.

Manufactured homes may be placed on individual lots that allow single-family or two-family residential uses provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Development Code provisions applicable to residential structures.

**Mobile Home Park:** Mobile home parks, including manufactured home parks, that conform to the State Mobile Home Parks Act (Division 13, Part 2.1 of the California Health and Safety Code, commencing with Section 18200) or the implementing State guidelines (Title 25, Division I, Chapter 2 of the California Code of Regulations) and Section 18300 of the Health and Safety Code, are allowed in all residential zones as a conditional use subject to Planning Commission approval.

**Residential Care Facility:** "Small" residential care facilities (those serving six or fewer clients) are allowed by right in the residential zones subject to the same development standards and permit processing requirements as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. "Large" residential care facilities (those serving seven or more clients) are permitted in the RM, RMH, RH, RVH, CN, and CG zones subject to a CUP.

**Senior Residential Projects:** Senior residential housing is identified in the Development Code as "Dwellings designed for persons at least 62 years of age, or a person at least 55 years of age who meets the qualifications found in Civil Code Section 51.3. Includes senior apartments, retirement communities, retirement homes, homes for the aged." Senior residential projects are allowed in the CD, CG, and CR zones subject to a MUP and Planning Commission approval.

**Emergency Shelter:** Emergency shelters are allowed in the industrial zone (IL) subject to ministerial review and approval and compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4).

No emergency shelters are currently located within San Jacinto. The IL zone include approximately 385 acres on 304 parcels. Based on the vacant land survey conducted for the General Plan Update, 95 of these parcels totaling 156 acres are vacant; 36 parcels are larger than one acre in size. These undeveloped industrial parcels could accommodate a year-round emergency shelter; however, no emergency shelters are to be located within 300 feet of each other. Additionally, the size of emergency shelters is not to exceed 20 beds. Parcels zoned IL could accommodate at least two emergency shelters, which could sufficiently house the 31 unsheltered homeless individuals in the City (2020 Homeless Count). These parcels are infill sites in developed areas and are suitable for emergency shelters. Water, sewer, and utilities are available in the roadways adjacent to these parcels.

The City has considered the limit of 20-beds as a potential constraint to development of emergency shelters and, based on discussions with service providers, has concluded that this is not a limit to developing emergency shelters in San Jacinto. A facility of this size can more easily be located at infill sites near goods and services and operated efficiently by a range of providers. The City has not received any requests to develop larger emergency shelters and has not been made aware of any potential projects that were discouraged from pursuing an opportunity in San Jacinto due to this bed limit. In addition, the City is not aware of any potential residents being turned away due to lack of shelter space within the City.

The IL zone is located within the developed center of the City and contains a wide variety of uses including industrial and manufacturing, food service, vehicle repair and service, retail stores, and gas and convenience. The IL zone is suitable for emergency shelters because:

- Shelters are compatible with a range of uses that are common in suburban communities and allowed in the light industrial zone (e.g., government facilities, office buildings, assembly/meeting facilities, health/fitness facilities, etc.);
- The IL zone is located along major corridors in the core of the City (State Street, 7<sup>th</sup> Street, Esplanade Avenue, Ramona Expressway) with easy access to public transit (bus) and community amenities including parks, shopping, food, and community and faith-based services;
- There is a mixture of existing uses in the light industrial zone that include light industrial, manufacturing, warehousing, office uses, and non-industrial uses; and
- Although hazardous materials may be present and used on some of the properties within the IL zone, the majority of parcels are not known to be constrained by the presence of hazardous materials.

**Low Barrier Navigation Center:** A low barrier navigation center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed-use and residential zones permitting multifamily uses, subject to specific criteria. The City's Development Code does not conform to these recent requirements; however, Program 15 in the Housing Plan requires the Development Code to be updated to address AB 2162.

**Transitional and Supportive Housing:** Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments and typically offers case management and support services to return people to independent living (usually between 6-24 months). The Development Code defines transitional housing as "Housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. May include self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing." This definition is consistent with Government Code Section 65582(j).

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. The Development Code defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing; improving his or her health status; and maximizing his or her ability to live and, when possible, work in the community." The target population includes persons with disabilities, elderly, youth aging out of the foster system, veterans, and homeless. The City's definition is consistent with Government Code Section 65582(g).

Senate Bill 2 provides that transitional housing and supportive housing that is a rental housing development constitutes a residential use. It requires zoning to treat such uses as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Development Code allows transitional and supportive housing as a residential use, subject to the same permitting process and development standards as other residential uses in the residential and commercial zones.

The City has included Program 15, Development Code Updates, in the Housing Plan to confirm that the Development Code will be updated to permit transitional and supportive housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone in compliance with Gov. Code, § 65583, subd. (a)(5) and further ensure that the Development Code is consistent with requirements for by-right permanent supportive housing under AB 2162.

***Single-Room Occupancy (SRO):*** Single-room occupancy (SRO) facilities are a housing type that is considered suitable to meet the needs of extremely low, very low, and low-income households. With high housing costs, many communities in California are exploring the use of single-room occupancy housing to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The San Jacinto Development Code permits SRO units in the RM, RMH, RH, and RVH zones subject to a CUP.

***Housing for Disabled Persons:*** On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, health care, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs. During the prior planning period, the City was made aware of some issues with housing for persons with disabilities and completed an update to the Development Code to ensure that people with disabilities were included and accommodated within the City. Careful consideration has been given to accommodating persons with disabilities and the City continues to support housing for persons with disabilities in accordance with State law.

**Zoning and Land Use:** The General Plan and Development Code provide for the development of multi-family housing in the RM, RMH, RH, and RVH zones by right, as well as in the CD zone by Minor Use Permit. Traditional multifamily housing for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing. Additionally, the City permits group homes for persons with disabilities by right in all residential zone districts within the City.

Under the Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single or multifamily uses, subject to the same permit processing requirements and development standards. The City of San Jacinto will amend the Development Code to define a small residential care home as a single-family residential use, and therefore permitted subject to a MUP in the CD zone, in order to maintain compliance with the Lanterman Act. Large residential care facilities serving seven or more clients are conditionally permitted persons in the RM, RMH, RH, RVH, CN and CV zones. Potential conditions of approval may include hours of operation, security, loading requirements, and management. Conditions are similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The Development Code also accommodates transitional and supportive housing in all residential zoning districts and subject only to the same requirements for residential uses of the



same type (e.g., single-family or multifamily) in the same zone, and in the CD, CG, and CR zones subject to a MUP. These facilities may serve persons with disabilities.

Building Code: Building construction and procedures within San Jacinto are required to conform to the 2019 California Building Code, as adopted in Title 15 of the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted and City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Reasonable Accommodation: Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (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. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City's Reasonable Accommodation Ordinance is codified in Chapter 17.625 of the Development Code.

The City's Community Development Director has administrative/ministerial authority to hear and decide applications for reasonable accommodation to allow reasonable remedy from zoning and other land use regulations, policies, and procedures for individuals with physical or mental impairment. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodation applications are not charged a fee for review and the reviewing authority must consider all of the following factors:

1. Whether the housing, which is the subject of the request, will be used by one or more individuals with a disability as defined under the Acts;
2. Whether the request for a reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City. The determination of undue financial and administrative burden will be done on a case-by-case basis involving various factors;
4. Whether the requested reasonable accommodation would fundamentally alter the nature of a City program or law, including but not limited to land use and zoning
5. Should the City determine that the applicant's initial request would impose an undue financial or administrative burden on the City, or fundamentally alter a City program or law, it may propose an alternative accommodation that would provide an equivalent benefit. In the event the City makes a determination not to accommodate an applicant's initial request, this determination shall be documented.

**Conclusion:** Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Development Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities. Furthermore, the City’s Development Code does not provide a definition of “family” so this is not a constraint.

**Development Standards**

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower and moderate-income households and senior citizens. Table 4–5 summarizes development standards in the RE, RR, and RL residential zones and Table 4–6 summarizes development standards in the RM, RMH, RH, and RVH residential zones, including density, minimum lot size, setbacks, lot coverage, and building height, by zoning district.

TABLE 4-5: BASIC RESIDENTIAL DEVELOPMENT STANDARDS FOR THE RE, RR, AND RL ZONES

Development Standard		RE	RR	RL			
				20,000	15,000	10,000	7,200
Parcel Dimensions	Parcel Area (Net)	2 ac	20,000 sf		15,000 sf	10,000 sf	7,200 sf
	Parcel Width	150 ft	100 ft	Corner Parcel = 72 ft, Interior Parcel = 60 ft			
	Parcel Depth	300 ft	100 ft				
Density		1 du per parcel		2.1 – 5.0 du/ac			
Floor Area		1,200 sf					1,000 sf
Setbacks	Front	25 ft		20 ft			
	Interior Side	5 ft					
	Street Side	Primary Structure = 10 ft, Detached Garage = 20 ft					
	Rear	20 ft					
Impervious Surface Coverage		50%					55%
Structure Coverage		35%					40%
Maximum Structure Height	Agricultural Structure	40 ft					
	Primary Structure	35 ft					
	Accessory Structure	15 ft					
Slope		Rear Setback Area = 3% maximum slope Rear Yard Area = 5% maximum slope with 20 ft. min depth					
Separation Distance		10 ft minimum separation distance between primary and accessory structures.					

Sources: City of San Jacinto Development Code, 2021.



TABLE 4-6: BASIC RESIDENTIAL DEVELOPMENT STANDARDS FOR THE RE, RR, AND RL ZONES

Development Standard		RM	RMH	RH	RVH
Parcel Dimensions	Parcel Area (Net)	50,000 sf			
	Parcel Width	100 ft			
	Parcel Depth	100 ft			
Density		5.1-10.0 du/ac	10.1-14.0 du/ac	14.1-18.0 du/ac	18.1-22.0 du/ac
Floor Area		Studio = 550 sf minimum 1 bedroom = 750 sf minimum 2 bedroom = 900 sf minimum 3 bedroom = 1,000 sf minimum 4+ bedroom = 1,200 sf minimum			
Setbacks	Front	First Floor = 20 ft and Second Floor = 25 ft			
	Interior Side	One Story Structure = 10 ft Two story structure = 15 ft; or 20 ft if abutting any RL zone Three story structure = 20 ft; or 25 ft if abutting any RL zone			
	Street Side	One story structure = 10 ft Two story structure = 15 ft Three story structure = 20 ft			
	Rear	One story structure = 15 ft Two story structure = 20 ft; or 30 ft if abutting any RL zone Three story structure = 50 ft; or 70 ft if abutting any RL zone			
Impervious Surface Coverage		60%			
Structure Coverage		40%	45%		
Open Space	Common	250 sf			
	Private	150 sf	100 sf		
Height	Primary Structure	45 ft			
	Accessory Structure	15 ft			
Separation Distance		10 ft minimum separation distance between structures			

Sources: City of San Jacinto Development Code, 2021.

The City recognizes that certain development standards may constrain housing development. More specifically, the City has identified potential constraints in the minimum parcel size of 50,000 square feet in the RM and RMH zones. The intent of this development standards was for the development of multi-family housing, but this becomes problematic with detached, small lot subdivisions. The City has addressed this issue by working with developers through the Planned Development Permit process. The Planned Development Permit allows for the Planning Commission to modify any development standard in exchange for exceptional design elements. As part of Housing Plan Program 5, General Plan and Development Code Update, the City will consider reducing the minimum parcel size of the RM and RMH zones to coincide with the maximum General Plan density as part of the Development Code Update. The City will also consider removing or reducing minimum floor area sizes. Finally, the City will consider removing the impervious surface requirement and limiting to structure coverage as part of the Development Code Update. The City has seen evidence that this would encourage vertical development and allow applicants to achieve maximum densities.

**Residential Parking Requirements**

Parking standards are an important development regulation in communities. The City’s parking requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and the quality of a project’s appearance. However, excessive parking standards can pose a significant constraint to the development of housing because they can reduce the buildable area on a site and impact the funding available for project amenities or additional units. The parking requirements for residential and mixed-use developments are shown in Table 4–7.

TABLE 4–7: RESIDENTIAL PARKING REQUIREMENTS

Use	Requirement	Additional Regulations
Single-Family Dwelling (Detached)	<ul style="list-style-type: none"> <li>1 – 4 bedroom: 2 enclosed spaces</li> <li>5+ bedroom: 3 enclosed spaces</li> </ul>	--
Single-Family Dwelling (Attached)	<ul style="list-style-type: none"> <li>2 covered spaces per unit</li> <li>Plus guest parking:                             <ul style="list-style-type: none"> <li>Up to 30 units – 0.25 spaces per unit; with a minimum of 1 space</li> <li>31 - 60 units - 0.20 spaces per unit</li> <li>61 units and over - 0.166 spaces per unit</li> </ul> </li> </ul>	--
Triplexes	<ul style="list-style-type: none"> <li>2 spaces per unit; at least 1 covered</li> </ul>	--
Two-Family Dwellings (duplex)	<ul style="list-style-type: none"> <li>2 enclosed spaces per unit</li> </ul>	--
Multi-Family Dwellings	<ul style="list-style-type: none"> <li>Studio-1 bedroom: 1.5 spaces per unit (1.0 enclosed)</li> <li>2 bedroom: 1.75 spaces per unit (1.50 enclosed)</li> <li>3+ bedroom: 2 spaces per unit (1.50 enclosed)</li> <li>Plus guest parking:                             <ul style="list-style-type: none"> <li>0 - 10 units – None required</li> <li>11 - 30 units - 0.25 spaces per unit</li> <li>31 - 60 units - 0.20 spaces per unit</li> <li>61 units and over - 0.166 spaces per unit</li> </ul> </li> </ul>	--
Accessory Dwelling Unit	<ul style="list-style-type: none"> <li>1 space per ADU<sup>1</sup></li> <li>No spaces required for JADU</li> </ul>	No parking is required if ADU is: <ul style="list-style-type: none"> <li>Located within 0.5 mile walking distance of public transit</li> <li>Located within an architecturally and historically significant historic district</li> <li>Part of the proposed or existing primary residence or an accessory structure</li> <li>When on-street parking permits are required but not offered to the occupant of the ADU</li> <li>When there is a car share vehicle located within one block of the ADU</li> </ul>

## City of San Jacinto 2021-2029 Housing Element

Agricultural Employee Housing	<ul style="list-style-type: none"> <li>1 space per unit</li> </ul>	--
Congregate Care Facility (15 or more)	<ul style="list-style-type: none"> <li>1 space for each 3 beds</li> </ul>	--
Condominiums	<ul style="list-style-type: none"> <li>2 enclosed spaces for each unit</li> <li>Plus guest parking:                             <ul style="list-style-type: none"> <li>0 - 30 units – 0.25 spaces per unit;</li> <li>31 - 60 units - 0.20 spaces per unit</li> <li>61 units and over - 0.166 spaces per unit</li> </ul> </li> </ul>	--
Live-Work Unit	<ul style="list-style-type: none"> <li>2 spaces for each unit</li> </ul>	Spaces for nonresidential uses per Minor Use Permit
Mixed Use Projects (Residential over Retail/Office)	<ul style="list-style-type: none"> <li>2 covered spaces per residential unit</li> </ul>	Spaces for nonresidential uses per Minor Use Permit
Mobile Home Parks	<ul style="list-style-type: none"> <li>2 covered spaces on each mobile home site</li> <li>1 guest space for each 5 mobile home spaces</li> </ul>	Tandem parking is permitted in attached carport
Senior Residential Projects	<ul style="list-style-type: none"> <li>1 covered space per unit, plus 1 guest space per 10 units</li> </ul>	--
Community Care Facility	<ul style="list-style-type: none"> <li>Small: same as residential use</li> <li>Large: in addition to spaces for primary use, 1 space per employee and 1 drop-off space for every 4 care recipients</li> </ul>	--
Congregate Care Facility	<ul style="list-style-type: none"> <li>Small: same as residential use</li> <li>Large: in addition to spaces for primary use, 1 space per employee and 1 drop-off space for every 7 care recipients</li> </ul>	--
Residential Care Facility	<ul style="list-style-type: none"> <li>Small: same as residential use</li> <li>Large: in addition to spaces for primary use, 1 drop-off space for every 7 care recipients</li> </ul>	--
Residential Care Facility for the Elderly	<ul style="list-style-type: none"> <li>Small: same as residential use</li> <li>Large: in addition to spaces for primary use, 1 drop-off space for every 7 care recipients</li> </ul>	--
Supportive Housing	<ul style="list-style-type: none"> <li>Same as for single-family dwelling if 6 or fewer persons</li> <li>Same as for multi-family housing if 7 or more persons</li> </ul>	--
Transitional Housing	<ul style="list-style-type: none"> <li>Same as for single-family dwelling if 6 or fewer persons</li> <li>Same as for multi-family housing if 7 or more persons</li> </ul>	--
Affordable Housing Projects Using Density Bonus	<ul style="list-style-type: none"> <li>0 - 1 bedroom: 1 on-site parking space</li> <li>2 - 3 bedroom: 2 on-site parking spaces</li> <li>4+ bedroom: 2.5 on-site parking spaces</li> </ul>	--

Sources: City of San Jacinto Development Code, 2021.

1. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

The City has provisions to waive or reduce the parking requirements for projects that include affordable housing units, and also allows for parking reductions for senior housing developments. A parking reduction is also available administratively and at no cost through the Reasonable Accommodation process for housing for persons with disabilities. Moreover, affordable housing developments that are eligible for a density bonus pursuant to Government Code Section 65915-65918 are eligible to use parking standards established by State Density Bonus law. The City has included Program 15, Development Code Updates, to update the City's emergency shelter parking requirements consistent with AB 139.

The City has not received any developer request for a variance from current parking standards; however, the City recognizes that certain residential parking requirements may constrain housing development. As previously stated, the Housing Plan includes Program 5, General Plan and Development Code Update. As part of the Development Code Update, the City will consider reducing parking requirements for single-family dwellings with five or more bedrooms from three to two enclosed spaces. In addition, the City will consider removing requirements for enclosed parking for multi-family dwellings. The City has analyzed all other parking standards, including requirements for congregate care, community care, and transitional and supportive housing types, and concluded that they do not pose a significant constraint on housing. The City continues to monitor parking requirements and provide flexibility, such as parking reductions for affordable housing projects, as needed.

### *On/Off Site Improvements*

All new subdivisions and developments must comply with the General Plan requirements for infrastructure construction. These infrastructure requirements include roads, storm drain facilities, sewer, water, and electrical facilities. Without constructing these facilities, many of the greenfield development sites could not support new development. As such, these improvements are necessary to sustain development in the City.

San Jacinto's Circulation Element establishes the City's street width standards. In most areas of the City that are already developed, streets, sidewalks, and curbs are already in place. The City's street standards are consistent with those of surrounding areas, and include the following:

- Collector Streets - Roadway providing access to abutting property and activity nodes, and linking properties to the secondary or major system. Required right-of-way width is 78-90 feet.
- Secondary Streets - Roadway intended to carry traffic between the local street system and the arterial highway system. Required right-of-way width is 100 feet.
- Major Highway - Highway that complements the Arterial system. Normally links and may be continuous over shorter distances than arterials. Required right-of-way width is 112 feet.
- Arterial - Highway carrying the traffic of local and collector streets to and from freeways and other major streets with controlled intersections and generally provide direct access to properties. Required right-of-way width is 122 feet.
- Urban Arterial - Highways carrying moderately high volumes of long distance and local traffic. Although access to abutting property is permitted, priority is given to through traffic mobility. Required right-of-way width is 146 feet.
- Limited Access Conventional Highway - Highways that carry large volumes of traffic relatively long distances through an urban or rural area. Also serve considerable local traffic traveling over short distances. Priority is placed on through-traffic rather than access to fronting property. Direct access to individual fronting parcel is limited. Should be continuous through the community they serve and link to arterial routes. Required right-of-way width is 146-184 feet.

Variation in right-of-way width and specific road improvements will occur in certain cases due to physical constraints and/or right-of-way limitations. The City allows deviation from these standards in certain cases due to physical constraints or where circumstances dictate special treatment and therefore there are no constraints to the production of market rate and affordable housing as a result.

### DEVELOPMENT REVIEW PROCESS

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large mixed-use projects or residential subdivision maps, subject to the California Environmental Quality Act (CEQA), require a public hearing before the Planning Commission.

The City reviews all applications for development to ensure that the project contributes in a positive manner to the community and improves quality of life. Residential development projects typically undergo several types of approvals – ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Site Plan and Design Review, Conditional Use Permits (CUP), Subdivision Maps, etc. Given the development activity during the 5<sup>th</sup> Cycle RHNA period, the City's processing and permit procedures do not appear to unduly constrain the development of housing.

### *Timeframes*

Processing times for applications in San Jacinto vary based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant's compliance with the City's ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period for final approval. However, these projects generally have significant environmental impacts, involve General Plan or Specific Plan Amendments, rezoning, or need additional community workshops. Developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, the typical processing time for a single-family home ranges from 30-60 days, which assumes plan check and building permits with no additional entitlements required. These residential projects tend not to create substantial environmental impacts, thereby greatly reducing the time needed for review. The typical processing time for a multifamily unit is 9-12 months, which assumes that additional entitlements are required, a moderate level of environmental analysis is necessary, and public hearings with the Planning Commission and/or City Council will occur.

Table 4–8 outlines the typical permit processing times and associated reviewing body by the type of approval or permit. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time. The City has established a list of standard permits that apply to residential development projects ranging from building permits to use permits.

TABLE 4–8: TYPICAL PERMIT PROCESSING TIMES AND REVIEWING BODY

Type of Approval or Permit	Review Authority				Processing Times
	Director	PC	CC	Public Hearing	
<b>Legislative Actions</b>					
Development Agreements and Amendments	R	R	D	Yes	12 months
Development Code Amendments	R	R	D	Yes	9 months
General Plan Amendment	R	R	D	Yes	12 months
Specific Plans and Amendments	R	R	D	Yes	12 months
Zoning Map Amendments	R	R	D	Yes	9 months
<b>Planning Permits and Approvals and Administrative Actions</b>					
Conditional Use Permit	R	D <sup>1, 3</sup>	A	Yes	6 months
Minor Use Permit	D <sup>2</sup>	A	A	Only if requested <sup>5</sup>	4 months
Minor Variance	D <sup>2</sup>	A	A	Only if requested <sup>5</sup>	2 months
Planned Development Permits	R	D <sup>3</sup>	A	Yes	12 months
Reasonable Accommodation	D <sup>2</sup>	A	A	Appeals Only	1 month
Site Plan and Design Review	D <sup>2</sup>	D/A <sup>3</sup>	A	Only for PC Decision	3-12 months
Variance	R	D <sup>3</sup>	A	Yes	3 months
Zoning Clearances	D <sup>2</sup>	A	A	Appeal Only	2 weeks

Source: City of San Jacinto, 2021

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

1. The final review authority for a Conditional Use Permit granting a Density Bonus, in compliance with Section 17.310.060 (Application Filing, Processing, and Approval) shall be the Council, with the Commission first making a written recommendation to the Council.
2. The Director may defer action and refer the request to the Commission for consideration and final decision.
3. The Commission may defer action and provide a recommendation to the Council for consideration and final decision.
4. The City Manager may defer action and refer the request to the City Council for consideration and final decision.
5. The Development Code allows for anyone to request a public hearing (referral) of a Minor Use Permit or Minor Variance by the Planning Commission.

During the last cycle, the time between entitlement approval and building permits was around 7 years due to the very slow recovery from the Great Recession. The City took creative and innovative approaches to assist land owners retain their entitlement rights by extending tract maps via Development Agreements until the market returned to a level of profitability for the private developer and development could continue. These Development Agreements allows for up to 15 additional years to construct previously entitled maps. Under current market conditions, the time between entitlements and permits is much shorter with some developers running plan check concurrent with the Site Plan and Design Review (which can be completed within several months).

*Pre-Application Plan Review*

Applicants may request a pre-application conference with the Director or request review of their project by the Pre-Development Review Committee. These processes are optional but recommended and serve to offer an opportunity for applicants to obtain information to help navigate the City's requirements or to obtain early feedback regarding a proposed development project before entering the formal review process.

### *Zoning Clearance*

In accordance with Chapter 17.655 of the Development Code, Zoning Clearance is required in conjunction with Landscape and Irrigation Approval prior to initiation or commencement of any use of land not requiring the construction of a structure or improvement, change of use, business license, building or grading permit, any other construction permit, or new paving or impervious surfaces not requiring a construction permit. If a project involves a Zoning Clearance only, as would be the case for one new single-family dwelling on a lot, Planning staff reviews and approves the application to ensure compatibility with the City's development standards, previously approved plans, and all criteria applicable to the proposed use. This is a ministerial action. Any application for an ADU or JADU that meets the ADU requirements is approved ministerially with a Zoning Clearance.

### *Site Plan and Design Review*

In accordance with Chapter 17.630 of the Development Code, Site Plan and Design Review is required for the construction of any structure, or to relocate, rebuild, or significantly enlarge or modify any existing structure or site. Site Plan and Design review is an administrative review process to ensure projects comply with the objective development standards of the zone and single-family and multi-family development standards of the Development Code. The Community Development Director is the deciding body for all Site Plan and Design Review projects except for projects located on hillsides (having a natural slope gradient of 15% or greater), located within a Floodplain, projects involving Density/Intensity Incentives, or projects that includes discretionary actions, such as subdivisions or legislative actions. A public hearing is not required for Director review Site Plan and Design Review applications. The Planning Commission is the deciding body, with the Director making recommendations, for all development on hillsides having a natural slope gradient of 15 percent or greater and development in the most risk-prone flood areas. These types of development require a public hearing to decide upon a development application.

In order for the review authority to approve a Site Plan and Design Review application, the proposed development must:

- Be allowed within the subject zone;
- Be in compliance with all of the applicable criteria identified in Subparagraph 17.630.040.C.5., of the Development Code [see below];
- Be in keeping with the character of the neighborhood, in terms of the structure(s) general appearance; and;
- Not be detrimental to the harmonious and orderly growth of the City.

Additionally, the following criteria (included as Subparagraph 17.630.040.C.5. of the Development Code, see reference above) shall be considered during the review of a Site Plan and Design Review application:

- Compliance with Chapter 17.630 of the Development Code and all other applicable City regulations and policies;
- Efficient site layout and design;
- Compatibility with neighboring properties and developments;



- Efficiency and safety of public access and parking;
- The arrangement and relationship of proposed structures and signs to one another and to other developments in the vicinity and whether the relationship is harmonious and based on good standards of design;
- The compatibility in scale and aesthetic treatment of proposed structures with public areas;
- The adequacy of proposed driveways, landscaping, parking spaces, potential on-site and off-site parking and traffic impacts and other potential impacts upon the environment;
- Appropriate open space and use of water efficient landscaping;
- Consistency with the General Plan and any applicable specific plan; and;
- Consistency with any adopted design guidelines/standards.

The Site Plan and Design Review standards encourage high quality design while allowing developers to identify the best means of complying, providing flexibility to the process. The Site Plan and Design Review process for single-family residential units includes a comprehensive, objective set of standards through a point basis. Project must receive a passing score to be approved. A score of 80 percent score is required to pass; however, developers have a number of options on how to reach the minimum number of points. In every case since 2012, the development community has been able to meet the objectives outlined in the Development Code. Further the Site Plan and Design Review process does not require a public notice. Therefore, the Site Plan and Design Review process is not a significant constraint to the development of housing.

#### *Conditional Use Permit (CUP) and Minor Use Permit (MUP)*

Chapter 17.605 of the Development Code regulates the issuance of Conditional Use Permits (CUP) and Minor Use Permits (MUP). Land uses that require a CUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a CUP:

- Congregate Living Facilities (12+ persons) in the RM, RMH, RH and RVH zones;
- Congregate Living Facilities (7-12 persons) in the RE, RR, RL, RM, RMH, RH, RVH zones;
- Multifamily housing in the CD zone;
- Senior housing in the CD, CN and CR zones;
- Live/Work Units in the CD, CG, and CR zones;
- Mixed-Use Projects in the CD, CG, and CR zones;
- Mobile Home Parks and Subdivisions in the RE, RR, RL, RM, RMH, RH, RVH zones;
- Residential Care Facility (7+ persons) in the RM, RMH, RH, RVH zones;
- Residential Care Facility for Elderly (7+ persons) in the RM, RMH, RH, RVH zones;
- Single-Room Occupancy in the RM, RMH, RH, RVH zones.



The Planning Commission may approve, conditionally approve, or deny a CUP application unless the application includes concurrent processing of a permit that requires City Council action, in which case the Planning Commission makes a recommendation to the City Council. Minor Use Permits are approved or disapproved by the Director unless the Director chooses to refer the MUP to the Commission for review and final decision. The approving body must make the following findings prior to approval, pursuant to Section 17.605.060 of the Development Code:

1. That the proposed use is consistent with the General Plan and any applicable specific plan;
2. That the proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code;
3. That the design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;
4. That the site is physically suitable in terms of:
  - Its design, location, shape, size, and operating characteristics of the proposed use;
  - The provision of public and emergency vehicle (e.g., fire and medical) access;
  - Public protection services (e.g., fire protection, police protection, etc.); and
  - The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).
5. That the measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and
6. That the applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit or Minor Use Permit.

These findings apply to all uses that require a CUP or MUP; no special or unique findings are required for residential uses.

As described throughout this Background Report and in the Housing Plan, the City is in the process of updating its General Plan and Development Code to create new land use designations to support mixed-use development at higher densities and intensities than previously allowed. As part of this work, the City expects to modify the processing and permit procedures for mixed-use projects to streamline the process and make the review process more objective; this could include, but is not limited to, removing the requirement that mixed-use projects are only allowed with a use permit.

### *Planned Unit Development Permits*

Chapter 17.620 of the Development Code sets forth the process for approving a Planned Development (PD) Permit in the City. The PD Permit Provide a method whereby land may be designed and developed as a single unit by taking advantage of modern site planning techniques thereby resulting in a more efficient use of land, a better living environment, and a superb site plan, and excellence of design than is otherwise possible through strict application of the development standards. The permit may adjust or modify, where necessary and justifiable, all applicable development standards (e.g., building envelope [coverage, FAR, height, and setbacks], fence and wall heights, landscaping, parking, open space, street layout, etc.) identified in Development Code, with the exception of an increase in the applicable density or intensity above the allowable maximums. A PD Permit may be requested for residential developments of at least two acres, and

may be approved, approved in modified form, conditionally approved, or disapproved by the Planning Commission. The approving body must make the following findings prior to approval, pursuant to Section 17.620.060 of the Development Code:

1. That the Planned Development Permit will:
  - a. Be allowed within the subject base zone;
  - b. Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;
  - c. Be generally in compliance with all of the applicable provisions of the Development Code relating to both on-site and off-site improvements
2. That the proposed project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, significantly increased amounts of landscaping and improved open space, improved solutions to the design and placement of parking and loading facilities, incorporation of a program of highly enhanced amenities [e.g., additional public art], LEED or other "green" related standards, etc.) than might otherwise occur from more typical development applications;
3. That proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;
4. That proper on-site traffic circulation (e.g., pedestrian and vehicular) and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zones, Allowable Land Uses, and Zone Specific Standards);
5. That the subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;
6. That adequate public services and facilities exist, or will be provided, in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare;
7. That the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use;
8. That if the development proposes to mix residential and commercial uses whether done in a vertical or horizontal manner, the residential use is designed in a manner that it is appropriately buffered from the commercial use and is provided sufficiently enhanced amenities to create a comfortable and healthy residential environment and to provide a positive quality of life for the residents. The enhanced amenities may include additional landscaping, additional private open space, private or separated entrances, etc.;
9. That the design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection; and
10. That the applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Planned Development Permit.

### *Subdivisions*

This review process applies to all residential land divisions within the City. Title 16 of the San Jacinto Municipal Code includes the standards and processes for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, for multifamily development. As part of the review process for subdivisions, the City reviews applications for compliance with lot size and shape standards, the general layout of the subdivision, and infrastructure requirements. If the project complies with the subdivision standards and General Plan density, the project can proceed through the approval process.

### *Reasonable Accommodation*

The City's process for providing reasonable accommodation allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. Requests for reasonable accommodation are submitted to and reviewed by the Community Development Director. The Community Development Department provides assistance to those who need it in applying for a reasonable accommodation. The request must state the basis of the request, including modification or exception to the regulations, standards, and practices for the siting, development, and use of housing or housing related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of his or her choice. The Community Development Director may request additional information that complies with fair housing law and the privacy rights of the individual. The determination is made within 30 days, not counting time necessary to gather additionally requested documents. Appeals may be made to the Planning Commission.

San Jacinto's reasonable accommodation procedure does not require a public hearing and preserves privacy laws and fair housing laws. Only property owners in abutting properties are notified if the accommodation is granted and future property owners are notified by the covenant. San Jacinto's reasonable accommodation procedure complies with Housing Element law and provides an accessible way for disabled residents to make necessary changes to their properties.

### *Facilitated Environmental Review*

The City has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be a "project" as defined by Public Resources Code 21000-21177. Environmental review is required for most discretionary actions including Design Review, Conditional Use Permits, Subdivision Maps, and legislative actions including General Plan amendments, zone changes, and code amendments. Environmental review occurs while the application is being processed. An environmental determination by City staff for a project is made in order to prepare the appropriate environmental document that can be considered by the decision-making authority with the legislative or discretionary application.

### *Streamlining Approvals*

#### Lower Income Sites Included in Previous Elements

While the Design Review process is not considered a constraint to housing, Program 15 has been included to comply with Government Code 65583.2. This program will provide for ministerial approval (e.g., Community Development Director approval of Design Review and entitlements other than a subdivision map) of housing projects with a minimum of 20% of units affordable to lower income households and will increase certainty for affordable and multifamily developers related to residential sites throughout the community, as identified in Appendix A.

### Senate Bill (SB) 35

SB 35 provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. When jurisdictions have insufficient progress toward their above moderate-income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. San Jacinto is currently subject to SB 35 streamlining provisions when proposed developments include 10% affordability. Program 15 in the Housing Plan has been provided to incorporate the mandatory streamlining provisions into the City's Development Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 10% of units affordable to lower income households and that meet the criteria specified by State law.

#### *Flexibility in Development Standards*

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. While prior sections discussed how to reduce development costs, the following describes ways that the Development Code offers flexibility in development standards.

#### *Residential Density Bonus*

The City Development Code allows density bonuses for affordable and senior residential projects in accordance with State Density Bonus law. Chapter 17.310 of the Development Code requires density bonuses and other incentives for housing and/or child care facilities to be granted in accordance with the requirements of State law, including Government Code Title 7, Division 1, Chapter 4.3 (Density Bonuses and Other Incentives).

#### *Short-Term Rentals*

Short-term rentals are not addressed in the Development Code outside of ADUs and JADUs, where short-term rentals (under 30 days) are not permitted. There were four short-term rentals in San Jacinto listed on *Airbnb.com* in August 2021; however, only two of the rentals were for an entire house. The other two rentals were limited to a room or suite within a home and do not decrease the amount of housing stock available for permanent occupancy.

#### *Building Codes and Enforcement*

New construction in San Jacinto, including additions and remodels, must comply with the 2019 California Building Code (CBC). The City adopted the 2019 California Building Code with all required updates. The Building Code establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of this code does not unduly constrain development of housing. The 2019 California Building Code, Title 24, Part 2, Volumes 1 and 2, published by the International Code Council, was adopted by the City by reference as Title 15 of the City's Municipal Code and subject to the amendments contained in that Title.

Amendments have been made to the California Building Code as detailed in Chapter 15.04 of the City's Municipal Code. These amendments are reasonably necessary as they relate to the unique circumstances in San Jacinto. Specifically, amendments to Chapter 1, section 105.2, item 2 of the 2019 Edition of the California Building Code and Section 2-1.2.1(2) of the 1997 Uniform Administrative Code are reasonably necessary due to the following local climactic condition. The City of San Jacinto has sustained serious property damage due to extremely high Santa Ana winds, including sustained winds at over 100 miles per hour, thus necessitating the review and approval of building plans and permits for fences over eighteen inches (18"), rather than for only those fences over six feet (6') or seven (7') feet as required in the 2019 Edition of the California Building Code and 1997 Uniform Administrative Code. Amendments to Chapter 1, section 105.2, items 1 and 6 of the 2019 edition of the California Building Code and Section 106.1 of the 1997 Uniform Administrative Code are reasonably necessary due to the following local climatic condition. The City of San Jacinto experiences extremely hot temperatures, especially the summer, which affect concrete curing and other similar processes. These amendments have been assessed for their impact on the production of market rate and affordable housing and there are no constraints as a result. Code enforcement is conducted by the City and is based upon issues identified by the community and reported to City staff. The City maintains general records of neighborhoods where code complaints are most prevalent and works proactively with these neighborhoods to address potential issues before they become significant concerns. The City enforces its code requirements equitably throughout the community, as necessary. Program 4 in the Housing Plan has been included to help support homeowners with rehabilitating substandard housing. The Code Enforcement Department works with property owners and renters to assist in meeting State health and safety codes.

### *Procedures for Typical Developments*

#### *Single-Family Development*

In most cases, a single-family development requires the processing of a Tentative Tract Map and Site Plan and Design Review. Typically, the Site Plan and Design Review is deferred by the applicant until after approval of the subdivision map. This is typically because the subdivider is not the ultimate builder, so rather than review the site plan and architectural details at the subdivision review, it's deferred until the entitled project is sold to a merchant builder. The merchant builder can then go through the Site Plan and Design Review process with their specific product.

The subdivision process requires a subdivision map and usually requires some level of CEQA review along with a Water Quality Management Plan. Once a subdivision map is determined by city departments to be in compliance with the City's subdivision code and development code, the project is forwarded to the Planning Commission along with findings and conditions of approval. After a public hearing, the Commission votes to approve or deny a project. After a 15-day appeal period, the decision by the Commission is final unless appealed to the City Council.

If the Site Plan and Design Review is deferred by the applicant, the project is conditioned to complete the Site Plan and Design Review before permits are issued. The Site Plan and Design Review is limited to review of the architecture and site design (i.e., setbacks, lot coverage, etc.). The Site Plan and Design Review process for single-family residential units includes a comprehensive, objective set of standards through a point basis. Project must receive a passing score to be approved. The scoring provides flexibility to the developer by allowing them to decide which design features are feasible or preferred for the project. A score of 80 percent is required to pass. The Site Plan and Design Review is reviewed and approved administratively.

For in-fill residential developments (those without a subdivision on a single-parcel), only a Site Plan Design Review is required. The same objective development standards apply.

Staff is considering modifications to the scoring process as outlined in the Development Code, Section 17.425.020.G, that would allow for additional flexibility by a developer. These modifications would include adding a provision wherein the applicant could receive a score of less than 80 percent and still be approved, provided the approval is reviewed by the Planning Commission. This process would incentivize higher quality design, while allowing for flexible alternatives through a hearing process.

### Multi-Family Development

In most cases, a multi-family development of up to 499 units is reviewed through the Site Plan and Design Review process. Developments of more than 500 units, or those on 100 acres or more, require a Planned Development Permit or Specific Plan. The Site Plan and Design Review is utilized to identify issues early in the process before construction drawings are commissioned. It ensures that any special considerations, such as infrastructure improvements, CEQA, etc. are addressed early. In addition, the objective development standards of the Development Code are reviewed to ensure compliance with local provisions. For applicants, it is much easier to make modifications to plans through the entitlement phase, rather than addressing potentially significant changes through the Plan Check process. As such, the process is not a constraint on development as it provides developers information on development requirements early in the process without investing significant money into the project.

### DEVELOPMENT FEES

The City of San Jacinto charges fees to process plans submitted for residential projects and to fund the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

For new residential projects, developers in San Jacinto may be required to pay one or more of the following fees depending on the location, type, and size of the project:

Planning, Building, and Environmental Fees: The City of San Jacinto charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, conditional use permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets, drainage facilities, water quality, and parks. Other fees and assessments may apply depending on the location.



**Regional Impact Fees:** Regional impact fees include water and sewer fees collected by the water district and sanitation district, and school impact fees collected by the school districts as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The water, sanitation, and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development.

Table 4–9 details the City’s Planning Department processing fees for development project entitlements. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project and a building permit is required for each residential structure.

TABLE 4–9: DEVELOPMENT PROJECT PROCESSING FEES (EFFECTIVE 07/01/2020)

Entitlements	
<b>Planning and Application Fees</b>	
Change Of Zone / Text Amendment	\$3,500 Application Fee + \$6,000 Initial Deposit
Specific Plan/Amended Specific Plan	\$4,000 Application Fee + \$20,000 Initial Deposit
Conditional Use Permit	\$3,000 Application Fee + \$10,000 Initial Deposit
Development Agreement	\$5,000 Application Fee + \$15,000 Initial Deposit
General Plan Amendment	\$3,500 Application Fee + \$6,000 Initial Deposit
Site Plan and Design Review	\$4,000 Application Fee + \$15,000 Initial Deposit
Minor Use Permit	\$3,000 Application Fee + \$5,000 Initial Deposit
Planned Development Permit	\$2,000 Application Fee + \$15,000 Initial Deposit
Pre-Application	\$500 Application Fee + \$2,500 Initial Deposit
Site Plan & Design Review (Single Family Home, Sign Program)	\$400 Application Fee + \$2,000 Initial Deposit
Site Plan & Design Review (Tract, Commercial, Industrial)	\$750 Application Fee + \$8,500 Initial Deposit
Variance	\$750 Application Fee
<b>Subdivisions</b>	
Lot Line Adjustment	\$200 Application Fee + \$2,300 Initial Deposit
Lot Merger	\$200 Application Fee + \$2,300 Initial Deposit
Tentative Tract Map / Revision	\$4,000 Application Fee + \$10,000 Initial Deposit
Tentative Parcel Map	\$3,000 Application Fee + \$6,000 Initial Deposit
<b>Environmental Review</b>	
Environmental Impact Report	Application Fee is 25% of Contract Amount or \$7,500.00, whichever is greater + deposit for Contract Amount
Environmental Assessment (Initial Study)	\$500 Application Fee

Source: City of San Jacinto, 2021

Note: This is only a partial list of typical Planning fees.

As shown in Table 4-9, most project processing fees are processed on an hourly basis. Each project cost varies based on the completeness of the project application and amount of time needed to review the project. Projects that have poor quality submittals (i.e., missing items or do not comply with the objective design requirements) will require additional reviews and therefore more funds, whereas projects with quality submittals generally require less review time and therefore less actual costs. Most residential projects in the City require just a Site Plan and Design Review. For multi-family developments, the Site Plan and Design Review fee is \$4,000 plus a \$15,000 deposit. For single-family homes, it's \$400 plus a \$2,000 deposit and for single-family tracts, it's \$750 plus a \$8,500 deposit. The reason for the difference between fees is that the single-family tracts had more of the review completed under the tentative tracts review (i.e., dedication, water quality, traffic and circulation, etc.) so the review is generally limited to condition compliance review and architecture. For multi-family developments, the Site Plan and Design Review is the entitlement review for all dedications, environmental, etc., so the review is generally more complicated. The other fees listed in Table 4-9 would only apply if they are part of the application request (i.e., Change of Zone, Planned Development Permit, etc.).

Table 4–10 provides the typical total development cost to fees per unit for single and multi-family developments according to a study performed by the Western Riverside Council of Governments (WRCOG) in 2016.<sup>5</sup> While portions of this study were updated in 2018, the information contained in the more robust 2016 study is most applicable in analyzing fees as a constraint to development. The estimated total development and impact fees for a typical single-family residential project within a 50-unit subdivision measuring 2,700 square feet located on a 7,200 square foot lot is \$39,523. The estimated total development and impact fees for a typical multi-family residential project within a 200-unit subdivision measuring 260,000 gross square feet (1,100 square feet average unit size) is \$28,129. The City's development fees are comparable to the average fees for all WRCOG cities, which are \$43,793 for a single family unit and \$27,432 for a multi-family unit according to the same study. The exact fees associated with an individual project will vary greatly based on the exact project parameters. However, the City reviews its fees annually to confirm that its fees are in line with those charged by other agencies in the region and that they do not present a constraint to development.

TABLE 4–10: TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS IN SAN JACINTO (2016)

Fee Category	Single Family	Multi-family
Regional Transportation Fees (TUMF)	\$8,873	\$6,231
Habitat Mitigation Fees (MSHCP)	\$1,992	\$1,036
Water and Sewer Fees	\$13,041	\$10,015
Storm Drain/ Flood Control Fees	\$990	\$300
Other City Fees	\$7,235	\$6,138
School Fees	\$7,392	\$4,368
Other Area/Regional Fees	\$0	\$41
<b>Total Fees</b>	<b>\$39,523</b>	<b>\$28,129</b>

Source: WRCOG, 2016

Table 4–11 provides the ratio of typical development cost to fees per unit for single and multi-family developments in San Jacinto.

<sup>5</sup> "Analysis of Development Impact Fees in Western Riverside County," *Economic & Planning Systems, Inc.*, <https://ca-wrcog.civicplus.com/DocumentCenter/View/803/Fee-Comparison-Analysis---Final-Draft?bidId=> (December 2016).



TABLE 4-11: TOTAL PROCESSING AND FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS (2016)

Housing Type	Total Fees	Estimated Development Cost per Unit*	Estimated Proportion of Fees to Development Costs per Unit
Single Family	\$39,523	\$344,393	11.5%
Multi-Family	\$28,129	\$244,552	11.5%

Source: WRCOG, 2016

Note: \*Development costs are estimated averages for WRCOG region.

As part of this Housing Element Update, the City has considered all fees incurred by the development community and considered these fees as a potential constraint on housing supply and affordability. As demonstrated throughout this Background Report, the City of San Jacinto has a strong history of housing production at all income levels and proactively coordinates with the development community on a regular (at least annual) basis. The City continues to see applications for housing development and provides incentives for the production of affordable housing, including fee deferral and/or regulatory incentives (see Housing Program 10). The City has reviewed its fees and considered the fees of neighboring jurisdictions and, in concert with ongoing development and input from development community, has determined that the City’s fees do not constrain housing supply or affordability.

#### 4B. Non-Governmental Constraints

Non-governmental constraints refer to market factors such as the demand for housing, the price of land, construction costs, availability of financing, and other factors that increase the cost of housing development.

##### DEVELOPMENT COSTS

###### Land Prices

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, and unique features like trees and adjoining uses. Throughout Riverside County, undeveloped land is typically available; however, land prices have generally increased with a rapidly growing population. A review of lots for sale and recently sold, using Zillow and LoopNet listings, found over 90 vacant lots zoned for residential use in San Jacinto. These ranged in price from \$22,588 to \$2,100,000, or approximately \$1.53 to \$4.16 per square foot.

A number of underdeveloped parcels with a single-family unit that could be redeveloped with larger, single-family homes (with ADUs) or duplexes have been sold for \$75,000 to \$650,000 or approximately \$54 to \$4.79 to \$11.88 per square foot, largely depending on the lot size and location within the community.

Recent multifamily sales in San Jacinto include a 2-unit property (duplex) at 470 W 2nd St. sold in October 2020 for \$265,000 or \$55.31 per square foot (\$132,500 per unit), a 2-unit property (duplex) at 390 E 6th St. sold in May 2019 for \$250,000 or \$22.07 per square foot (\$125,000 per unit) and a 4-unit property (fourplex) at 586 S Mistletoe Ave. sold in August 2020 for \$649,000 or \$49.66 per square foot (\$162,250 per unit).

### *Cost of Construction*

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a project for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected, wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the 2018 edition of the Building Safety Journal, the ICC estimated that the average per square foot cost for good-quality housing in the San Jacinto area was approximately \$113 for multifamily housing and \$139 – \$206 per square foot for single-family homes. Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production. The 2020 COVID-19 pandemic social distancing guidelines may increase constructions costs for an unknown period.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

### *Cost and Availability of Financing*

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), which therefore reduces the purchasing power of homebuyers.

On May 6, 2021, the reported average rate for a 30-year mortgage was 2.96% with 0.6 fees/points (Freddie Mac, 2021). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to today's record lows. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require five to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

As described in Program 13, the City will continue to support the Mortgage Credit Certificate Program managed by the County of Riverside, a government assistance program, to help address this issue.

### *Approved and Built Densities*

While the City's zoning regulations identify minimum and maximum densities that can be developed in San Jacinto, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in San Jacinto that are built or are under construction are consistent with the densities anticipated by the City's current and proposed General Plan and Development Code. The City has received feedback from the development community that the maximum density levels are realistic and achievable, and the City expects to continue to see projects built at or around the maximum allowable density.

### **AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS**

In addition to the constraints to market rate housing development discussed above, affordable housing projects face other constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, financial assistance for the development of affordable housing is limited and highly competitive.

Multiple funding sources are typically needed to construct an affordable housing project since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more funding sources assembled to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding can often effectively dictate the type and size of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available. Tax credits, often a fundamental source of financing for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value but are purchasing them at a discount. In addition, many Federal and state funds have significant conditions or restrictions. For example, many state affordable housing projects require the project to pay prevailing wages which increases the cost of construction offsetting any financial benefit of utilizing those funds. Further, many funding options may also require local matching funds which are not feasible in smaller cities with limited staffing and financial resources.

#### 4C. Environmental Constraints

According to the County of Riverside's 2018 Multi-Jurisdictional Local Hazard Mitigation Plan, environmental hazards affecting residential development in the City include geologic and seismic conditions, which provide the greatest threat to the built environment, wildfire, and flooding. The following hazards may impact development of residential units in San Jacinto. To protect the health, safety, and welfare of residents in San Jacinto, the City has adopted regulations that limit development within areas of high risk and/or require design standards that can withstand natural hazards. In preparing the City's inventory of vacant sites designated for residential development (Appendix A), the City considered the extent to which sites were constrained by hazards, and potential hazards are accounted for as part of the capacity study. There are no known environmental constraints or other constraints that would preclude housing development on identified sites in the planning period or reduce the potential capacity of a site to a level lower than what has been assumed in Appendix A.

##### *Geologic and Seismic Hazards*

Similar to other southern California cities, the City of San Jacinto is located in an area of high seismic activity. San Jacinto is crossed by two significant active faults zoned by the State Alquist-Priolo Earthquake Fault Zoning Act: The San Jacinto fault (Clairmont fault) and the Casa Loma fault. In addition, the City is located within close proximity to other major fault zones including the San Andreas, Elsinore, and other segments of the San Jacinto fault. The Claremont/Casa Loma faults, located less than 0.5 miles from the City, require special near-source factors to be incorporated into buildings developed within 10 kilometers (6.2 miles) of the fault. Additionally, the Uniform Building Code requires that the entire City incorporate near-source factors into the design of buildings. The City is likely to experience ground shaking, the degree to which would be based on the fault from which the earthquake occurs, distance from the City, and the magnitude. Impacts of an earthquake include potential liquefaction, which occurs when the strength and stiffness of a soil is reduced by intense ground shaking. The potential for liquefaction is particularly high in the floodways located adjacent to and downstream of the San Jacinto River and in the valley floor where water is less than 30 feet deep. Structures particularly susceptible to earthquake damage include tilt-up structures, unreinforced masonry buildings, older buildings, and mobile homes. After the 1971 San Fernando earthquake, building codes and design criteria were updated to address seismic occurrences.

##### *Wildfire*

The presence of naturally-occurring shrub-dominated vegetation (i.e., chaparral and coastal sage scrub), in conjunction with the surrounding hillsides and steep topography, results in high and extreme fire risks. The periphery of the City is located within Very High Fire Hazard Severity Zones (VHFHSZ) according to CAL FIRE.<sup>6</sup> In order to reduce the risk, new development must comply with applicable City requirements for fuel modification zones, fire-safe site design principals, and other fire prevention activities.

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<sup>6</sup> "Very High Fire Hazard Severity Zones in LRA," CAL FIRE (September 2011).

### *Flooding*

The City of San Jacinto is located in an area prone to flooding. The Casa Loma Canal, Colorado River Aqueduct, and the San Jacinto River traverse the City; flooding is particularly expected along the San Jacinto River and the Colorado River Aqueduct. The Federal Emergency Management Administration (FEMA) identifies these areas as being within a 100-year flood zone, meaning there is a one percent chance of a flood occurring in a given year. A flood control system protects a large portion of the City that would otherwise be located within a flood zone. The City coordinates with the County of Riverside Flood Control District and other agencies to ensure functioning of the flood control systems. San Jacinto participates in the National Flood Insurance Program (NFIP), administered by FEMA, to provide federal flood insurance and federally financed loans for properties located within flood hazard areas.

### *Biologic Resources*

The Study Area lies within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area. The Western Riverside County MSHCP is a comprehensive multi-jurisdictional habitat conservation plan focusing on the conservation of species and their associated habitats within a 1.26-million-acre jurisdictional area in Western Riverside County. The MSHCP provides coverage (including "take" authorization for listed species) for special-status plant and wildlife species, as well as mitigation measures for impacts to sensitive species. Through agreements with the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), the MSHCP designates 146 special-status wildlife and plant species (hereafter "Covered Species") that receive some level of coverage under the plan. Of that total, the majority of these species are considered to be "adequately conserved" and have no additional survey requirements as set forth in Section 6.3.2 of the MSHCP. Covered Species for which surveys may be required by applicants for public and private development projects include four birds, three mammals, three amphibians, three crustaceans, 14 Narrow Endemic Plants, and 13 other sensitive plants within the Criteria Area, which is the area identified by the MSHCP as having conservation potential. Sensitive species with potential to occur include plant and wildlife species that occur within habitats or soils conditions that are also present within the City.

Generally, local jurisdictions implement the MSHCP through their normal land use, planning, and approval process. The MSHCP requires all cities to adopt an ordinance imposing the Local Development Mitigation Fee, as described within the MSHCP document. In addition, cities within the jurisdiction are required to adopt an ordinance or resolution that adopts the MSHCP and establishes procedures and requirements for the implementation of its terms and conditions. All required ordinances have been adopted by the City of San Jacinto, including Ordinance No. 03-25, which establishes a local development mitigation fee as outlined within the MSHCP.

### *Archaeological, Historic, and Native American Cultural Resources*

San Jacinto has a rich history with Tribal Cultural resources, places where significant events occurred, both historically and pre-historically, and historic buildings and locales identified within and surrounding its boundaries. While a large majority of these historic and pre-historic and resources have been formally recorded, there are still properties that contain buried cultural and archaeological resources and unrecorded structures. Because of the confidentiality of these resources, especially archaeological and Native American sites, the City will follow State law requirements with regards to analysis of these resources and consultation with local tribes.

#### 4D. Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure: major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All these improvements are required to be built or installed in conjunction with new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. As noted in the Resources chapter of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the sites inventory, including the capacity to accommodate San Jacinto's total share of the regional housing need (RHNA).

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The City will provide a copy of the Housing Element to its water and sewer providers in compliance with Government Code Section 65589.7 and SB 1087. As well, the Planning Division will continue to coordinate with the water and sewer providers to ensure priority service provision to affordable housing developments.

##### *Water Capacity*

Water supply and distribution in San Jacinto is provided by the City of San Jacinto Water Department (City), Eastern Municipal Water District (EMWD), and the Lake Hemet Municipal Water District (LHMWD). The City's service area covers approximately four-square miles and relies almost exclusively on groundwater from the San Jacinto Groundwater Basin, with a small amount purchased from EMWD. The City's distribution system consists of approximately 125-miles of water mains, ranging in size from 4 to 18 inches in diameter. The City's water system is presently served by two active well and has two-storage tanks with a total capacity of 3.5 million gallons, which service approximately 4,200 connections throughout the central area of the City. The EMWD is both a retail and wholesale agency that meets approximately half its retail demands through local supplies, including groundwater, desalinated groundwater, and recycled water, while the balance is served by imported water purchased from the Metropolitan Water District (MWD). EMWD is a wholesale potable provider to the City and the LHMWD. The LHMWD services the southern portion of the City and relies on locally pumped groundwater from the San Jacinto Groundwater Basin, surface water diversions from the San Jacinto River system, and water purchases from EMWD.

The City's 2020 Urban Water Management Plan (UMWP), the EMWD's 2020 UMWP, and the LHMWD's 2015 UMWP all state that they will be able to serve 100 percent of projected demands for the City of San Jacinto in normal, single-dry and multiple-dry years. Collectively, water supplies are projected to be sufficient to meet demands in all year types through the planning horizon (20 years).<sup>7,8,9</sup>

##### *Sewer Capacity*

The City's wastewater collection system consists of approximately 178 miles of main sewer lines, ranging in sizes from 6 to 18 inches. Wastewater is collected through the citywide network of gravity sewers and lift stations and conveyed to EMWD's treatment plant, the San Jacinto Valley Regional Water Reclamation Facility (SJV RWRf). Wastewater conveyed to the plant receives tertiary treatment and the recycled water is used for non-potable uses. The SJV RWRf has a design capacity

<sup>7</sup> "City of San Jacinto 2020 Urban Water Management Plan," *City of San Jacinto* (May 2021).

<sup>8</sup> "2020 Urban Water Management Plan: Eastern Municipal Water District," *Eastern Municipal Water District* (July 2021).

<sup>9</sup> "Urban Water Management Plan 2015," *Lake Hemet Municipal Water District* (June 2016).



of 14 million gallons per day (mgd) and currently processes an average daily flow (DWF) of 7 mgd. The plant has a remaining capacity of about 7 mgd.<sup>10</sup> Based on implementation of the General Plan Land Use Plan with which this sites inventory is consistent, the projected flows are not expected to exceed the treatment capacity available.

The local system of collector and lateral sewer lines is overseen by the City, while the City's overall wastewater collection system is regulated under the jurisdiction of the Santa Ana Regional Water Quality Control Board, the State Water Resources Control Board, and the U.S. Environmental Protection Agency. No deficiencies presently exist in the District's regional facilities that serve San Jacinto. The service area for the City sewers is approximately 97 percent of the area of the entire City. All areas within the City for which the City does not collect wastewater are served either by septic systems, provided by EMWD, or by the Lake Hemet Municipal Water District. The City's 2018 Sewer Master Plan Update estimates that there is sufficient capacity to meet the wastewater demands of an additional 120,700 people projected in the City's sewer service area through 2040.<sup>11</sup> Therefore, the City has sufficient capacity for wastewater treatment throughout the duration of the planning period, resulting in no constraints on development.

### *Electric, Gas, and Telecommunications*

Under the Community Choice Aggregation program, residents of the City of San Jacinto have the option of choosing between two different electricity providers: San Jacinto Power (SJP) and Southern California Edison (SCE). As of 2018, SJP is the default electricity provider for residents and businesses within the City of San Jacinto, while SCE continues to provide electric delivery, billing services, and maintenance of the lines.<sup>12</sup> Southern California Gas Company (SoCalGas) provides natural gas services to residences and businesses throughout the City. Infrastructure to deliver electricity and natural gas throughout San Jacinto is currently in place. These services can generally be provided to newer development upon request and there is sufficient capacity to meet the current need and any future need.

Telecommunications services in San Jacinto are provided by a variety of service providers including Spectrum and Frontier Communications. Infrastructure to deliver telecommunications throughout San Jacinto is currently in place and can generally be provided to newer development upon request and there is sufficient capacity to meet the current need and any future need.

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<sup>10</sup> "San Jacinto Valley Regional Water Reclamation Facility," *Eastern Municipal Water District*, <https://www.emwd.org/sites/main/files/file-attachments/sjvrwrffactsheet.pdf?1620226515> (January 2021).

<sup>11</sup> City of San Jacinto, *2018 Sewer Master Plan Update*, February 2019.

<sup>12</sup> FAQ, *San Jacinto Power*, [http://sanjacintopower.com/about/f\\_a\\_q](http://sanjacintopower.com/about/f_a_q) (Accessed January 2022).

## 5. Resources

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

### 5A. Regional Housing Needs

The City of San Jacinto falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region’s share of the statewide housing needs to lower-level councils of governments, which then allocate the needs to cities and counties in the region. The Regional Housing Need Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element’s statutory planning period.

This RHNA covers an 8-year planning period (2021 through 2029) and is divided into four income categories: very low, low, moderate, and above moderate. Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation; therefore, the City’s very low income RHNA of 800 units can be split into 400 extremely low income and 400 very low income units

Table 5–1 shows the breakdown of the 3,392 units in San Jacinto’s RHNA into the required income categories.

TABLE 5–1: REGIONAL HOUSING NEEDS ALLOCATION, 2021-2029

Income Category	Allocation	Percentage
Extremely Low	400	11.5%
Very Low	400	11.5%
Low	465	14%
Moderate	560	17%
Above Moderate	1,567	46%
<b>Total</b>	<b>3,392</b>	<b>100%</b>

Source: Southern California Association of Governments, 2021

### 5B. Comprehensive General Plan Update/Proposed Land Use Map

In 2018, the City of San Jacinto embarked on a robust effort to comprehensively update its General Plan, including its Land Use Plan, to better reflect community priorities and plan to accommodate a mix of new residential and nonresidential development in more dense and sustainable patterns. As part of this effort, the City engaged the community through online surveys, visioning workshops, stakeholder interviews, property owner discussions, direct mailers, social media, and study sessions and public hearings to identify land use priorities. Through this process, the City developed a Proposed Land Use Map, and new land use designations, to support new higher-density residential and mixed-use development in key areas of the City in need of investment and revitalization. The Proposed Land Use Map and designations were presented to the San Jacinto Planning Commission for discussion in September 2020 and to the City Council in October 2020, at which time both groups accepted the Proposed Land Use Plan and directed Staff to move forward with preparing the General Plan policy document and conducting the required environmental review associated with implementation of the Proposed Land Use Map. The City issued a Notice of Preparation of an



Environmental Impact Report for the General Plan Update in December 2020. The City is nearly complete with its General Plan Update and anticipated bringing the project forward for public hearings in Spring 2023. The City is also simultaneously updating its Development Code to be consistent with the new General Plan (upon its adoption); as part of the Development Code Update, which is expected to be adopted on or before October 2022, the City will create new development standards to support new land use designations and incorporate any necessary updates to ensure the Development Code is consistent with State law.

Given the concurrent processes of the comprehensive General Plan Update and Housing Element Update, the City has chosen to reflect the proposed land use designations for sites identified in the Housing Element as suitable for accommodating the City's RHNA. It would be a disservice to the City to rely on the current land use designations to identify capacity when the Proposed Land Use Map, which will guide land use decisions in the City for the Housing Element planning period and beyond, has been circulated for review and is expected to be presented for consideration by the Planning Commission and City Council within two months of adoption of the updated Housing Element. It is the City's intent to create long-term consistency between the Housing Element and the General Plan, which can be facilitated by identifying sites based on their capacity under the Proposed Land Use Map. However, for reference, this section also identifies the development capacity of the sites identified to accommodate the City's RHNA based on the current General Plan designations. It should be noted that these sites alone, based on their current designations, do not support development at densities above 30 du/ac nor would they accommodate the City's entire RHNA. As such, the City has included a program to adopt an updated General Plan, including a new Land Use Map, and updated Development Code to 1) support the City's land use vision and 2) accommodate the City's RHNA.

### 5C. Sites for Housing Development

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City planned for residential development, reflective of the Proposed Land Use Map designations included as part of the City's ongoing comprehensive General Plan Update. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

This Housing Element identifies **only vacant sites between 0.50 acres and 10 acres in size** that are planned to accommodate residential uses within San Jacinto. It is noted that San Jacinto also has smaller sites, larger size, sites in environmentally constrained areas (i.e., flood zones), sites currenting in use for agricultural purposes, and underutilized sites (sites where a significant portion of the property is vacant and there is a potential for additional residential units) which may be suitable to accommodate future residential development; however, these sites are not *necessary* to accommodate the City's RHNA and are not included in this inventory. In other words, the City has identified a very conservative estimate of land availability and the actual availability of land to accommodate new residential development far exceeds those sites identified in the Housing Element.

A citywide parcel database, aerial photos, and General Plan GIS data were used to locate parcels for this update, consistent with the existing land use. Parcel acreages by land use designation are based on assessor and GIS data.

### HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for San Jacinto), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdictions share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), sites proposed for Very High Density Residential, Downtown Village, and Mixed-Use are consistent with the default density standard (30 units per acre) for metropolitan jurisdictions such as San Jacinto and therefore considered appropriate to accommodate housing for lower-income households. It should be noted that housing in San Jacinto is, in general, much more affordable than housing in the region; projects developed at densities lower than 30 du/ac are regularly affordable to lower- and moderate-income households (based on market rates). However, the City strives to provide a range of diverse and affordable housing options at a variety of income levels, and has placed a particular emphasis this cycle on planning to accommodate higher densities than traditionally allowed in order to further incentivize affordable housing development in the City.

As previously described, the City has also adopted several to guide growth and development across the community. No sites within Specific Plans have been identifies as meeting the City's RHNA; should they move forward during the planning period, the City may outpace expected development projections.

Additionally, the City recognizes that AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element can only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. However, all sites identified in previous Housing Elements that are identified again in this Housing Element as being suitable to meet a portion of the City's lower-income RHNA are included in the City's shortfall program (Program 5) which requires that the General Plan and Development Code be updated to create new land use categories which allow for densities of at least 30 du/ac and meet the requirements of Government Code section 65583, subdivision (c)(1) and Government Code, section 65583.2, subdivision (h) and (i).. Per HCD guidance, these sites are identified as new sites and not subject to AB 1397 because the zoning and development potential will be significantly increased through this rezoning effort.

### SITES TO ACCOMMODATE SAN JACINTO'S RHNA

The City of San Jacinto's 6th Cycle residential sites fall into two categories:

1. Vacant land identified for residential development
2. Vacant land identified for mixed-use development

As described throughout this section, the City has a significant amount of vacant land currently designated for residential development, however, this Housing Element refers to a site's land use designation as proposed as part of the City's ongoing comprehensive General Plan Update. The Housing Plan (Part 1 of the Housing Element) includes a program to adopt the updated General Plan and update the Development Code consistent with the densities and intensities reflected in the Housing Element and ensure that the City has adequate capacity to meet its RHNA, at all income levels, for the duration of the planning period. The City's 2021-2029 Housing Element Sites are illustrated on Figure 1, Housing Sites Inventory, and detailed in Appendix A.

#### *Vacant Land Identified for Residential Development (Outside of Specific Plans)*

As part of this Housing Element update, the City conducted a parcel-by-parcel analysis of vacant sites proposed for residential development in the Proposed Land Use Map, based on data obtained from the City's geographic information system (GIS), that are located outside of Specific Plan areas.

The inventory of vacant residential land between 0.50 acres and 10 acres in size totals 397 acres and is comprised of land designated for very low, low, medium, high, and very high residential development. Only sites designated for very high residential development, which allows for a maximum density of up to 32 du/ac, are anticipate to accommodate a portion of the City's lower income RHNA; all other sites designated for residential development are anticipated to accommodate the City's moderate- and above-moderate income housing needs (30% of units credited towards moderate-income households and 70% credited towards above-moderate income households).

In order to determine a realistic development capacity estimate for the development of vacant land outside of Specific Plan areas, the City assumed that these sites will develop at 75% of their maximum development potential. This estimate considers the following capacity factors, as identified in housing element statute (Gov. Code section 65583.2(c)(2)): land use controls and site improvements, realistic capacity of the site, and typical densities. Of the five factors only land use controls and site improvements, realistic capacity of the site, and typical densities are relevant when considering the capacity of sites in San Jacinto; infrastructure constraints and environmental constraints are not applicable.

TABLE 5-2: CAPACITY ADJUSTMENT FACTORS – RESIDENTIAL DEVELOPMENT

Capacity Factor	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements (sidewalks, easements)
Realistic capacity of the site	90%	Adjustment based on past development trends in vacant residentially-zoned sites in Riverside County
Typical densities	90%	Based on ongoing project review
Infrastructure availability	No adjustment	Not applicable, no constraint
Environmental constraints	No adjustment	Not applicable, no constraint

Source: City of San Jacinto, 2021

Table 5-3: Vacant Residential Sites (Outside of Specific Plans) summarizes the anticipated housing unit capacity based on vacant sites proposed for residential development. See Figure 1 for a map of these sites. These vacant properties, identified in Table 5-3: Vacant Residential Sites (Outside of Specific Plans), have the potential to yield 2,894 units, 157 of which are accommodated within the City’s proposed Very High Density designation and suitable to accommodate a portion of the City’s lower income RHNA.

TABLE 5-3: VACANT RESIDENTIAL SITES (OUTSIDE OF SPECIFIC PLANS)

Proposed Land Use/Zoning	Max Density	Acres	Capacity with Proposed Zoning	Capacity with Current Zoning	Affordability
Very Low Density	2	81	121	131	Moderate/Above Moderate
Low Density	7	186	976	697	Moderate/Above Moderate
Medium Density	14	65	687	385	Moderate/Above Moderate
High Density	22	58	953	574	Moderate/Above Moderate
Very High Density	32	7	157	93	Very Low/Low
<b>Total</b>	-	<b>397</b>	<b>2,894</b>	<b>1,881</b>	-

Source: City of San Jacinto, 2021

### *Vacant Land Identified for Mixed-Use Development*

The Proposed Land Use Map prepared as part of the City's ongoing comprehensive General Plan Update includes new mixed-use land use designations applied to property along the City's major transportation corridors and around its activity centers, including historic Downtown San Jacinto (which is a focus area for continued investment and revitalization as part of the City's commitment to affirmatively further fair housing). The mixed-use designations ("Downtown Village" and "Mixed-Use") accommodate dynamic, vibrant, mixed-use and residential development close to jobs, goods, entertainment, and services at densities higher than allowed under the current General Plan. For example, the City's current General Plan includes a Downtown Commercial land use, which allows for mixed-use development including residential development at a density of up to 5 du/ac. This density is insufficient to stimulate investment and development in Downtown San Jacinto, and the Proposed Land Use Map, and accompanying densities, reclassify many of these sites as "Downtown Village" which will allow for residential development up to 40 du/ac. In addition, the City has created a new "Mixed-Use" category, which is applied throughout the City, and allows for residential development at a density of up to 36 du/ac (previously, the highest density allowed in San Jacinto was 22 du/ac, allowed by the Very High Density land use designation). These new mixed-use designated sites are fundamental to the City's commitment to accommodate new residential development for all income levels.

The Proposed Land Use Map identifies 833 acres for mixed-use development at densities up to 36 du/ac (Mixed-Use) and an additional 60 acres for mixed-use development at densities up to 40 du/ac (Downtown Village). However, for the purposes of accommodating the City's RHNA, the City has only considered vacant sites between 0.50 acres and 10 acres as suitable for meeting the City's housing needs. Using these criteria, the City has identified 77 acres designated for Mixed-Use (9% of all Mixed-Use Sites) and 3 acres of land designated for Downtown Village (5% of all Downtown Village sites).

In order to determine a realistic development capacity estimate for the vacant mixed-use designated areas, the City assumed that these sites will develop at only 50% of their development potential. This estimate considers the following capacity factors, as identified in housing element statute (Gov. Code section 65583.2(c)(2)): land use controls and site improvements, realistic capacity of the site, and typical densities. Of the five factors only land use controls and site improvements, realistic capacity of the site, and typical densities are relevant when considering the capacity of sites in San Jacinto; infrastructure constraints and environmental constraints are not applicable. While the underlying zoning is expected to allow for single-use projects (including 100 percent residential and/or 100 percent nonresidential uses), the City has not seen any applications or had preapplication discussions for mixed-use projects where residential uses represent anything less than 80% of the site's development potential. The City finds that it is not currently financially feasible or desirable for developers to redevelop *any* of the sites listed in the Housing Element inventory for 100% nonresidential uses. The majority of these sites currently allow for 100 percent nonresidential uses and have not been developed as such.

TABLE 5-4: CAPACITY ADJUSTMENT FACTORS – MIXED-USE ZONES

Capacity Factor	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to on-site improvements (sidewalks, easements)
Realistic capacity of the site	80%	Adjustment based on past development trends in mixed-use zones in Riverside County and programs to incentivize development in mixed-use areas
Typical densities	80%	Based on preapplication meetings with developers interested in building mixed-use projects in the region
Infrastructure availability	No adjustment	Not applicable, no constraint
Environmental constraints	No adjustment	Not applicable, no constraint

Source: City of San Jacinto, 2021

Based on these factors, the City has identified capacity to accommodate up to 1,441 units in its two new mixed-use designations (1,389 units in “Mixed-Use” and 52 units in “Downtown Village”). Given the allowable densities associated with these categories, these units are anticipated to accommodate a majority of the City’s lower-income RHNA. Currently, the City does not have any developments at these densities (the maximum density currently allowed is 22 du/ac). The City expects that this new development type will significantly expand the range of housing options in San Jacinto and contribute to the development of more affordable units in the City. Table 5-3 summarizes the anticipated housing unit capacity based on vacant sites proposed for mixed-use development.

TABLE 5-5: VACANT MIXED-USE SITES

Proposed Land Use/Zoning	Max Density	Acres	Capacity with Proposed Zoning	Capacity with Current Zoning	Affordability
Mixed-Use	36	77	1,389	359	Lower and Moderate (60% Very Low, 30% Low, 10% Moderate)
Downtown Village	40	3	52	7	Lower and Moderate( 60% Very Low, 30% Low, 10% Moderate)
<b>Total</b>	-	<b>80</b>	<b>1,441</b>	<b>366</b>	

Source: City of San Jacinto, 2021

*Adequacy of Sites for RHNA*

With adoption of the Proposed Land Use Map included as part of the City’s ongoing comprehensive General Plan Update, the City has identified sufficient capacity to accommodate its RHNA and provide a surplus of capacity at all income levels. The approach taken to identify suitable sites to accommodate the City’s RHNA is conservative; the City has only considered vacant sites between 0.50 acres and 10 acres in size and has considered the reasonable capacity of each site residential sites to be 75% of maximum density and of each mixed-use site to be 50% of the proposed maximum density. As previously discussed, the Proposed Land Use Map has already been reviewed by the Planning Commission and City Council and a Notice of Preparation of an Environmental Impact Report, analyzing the implementation of the Proposed Land Use Map, has been circulated. Public review of the General Plan and environmental documents is scheduled for Spring 2022.

Overall, the site inventory analysis, reflective of the Proposed Land Use Map designations, yields an estimated development capacity of at least 4,335 units. Based on these numbers, the City is able to meet its 2021-2029 regional housing need of 3,392 and provide a surplus of sites for all income levels.

TABLE 5-6: RHNA SITE INVENTORY

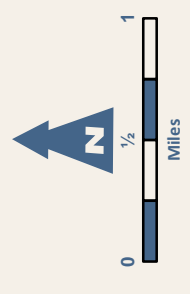
RHNA Strategy	Lower Income (0-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (120%+ AMI)	Total
2021-2029 RHNA	1,265	560	1,567	3,392
Vacant Sites Designated for Residential Development	126	716	2,053	2,894
Vacant Sites Designated for Mixed-Use Development	1,297	144	0	1,441
<b>Total Capacity After Sites Applied</b>	<b>1,423</b>	<b>860</b>	<b>2,053</b>	<b>4,335</b>
<b>Surplus Provided</b>	<b>+158</b>	<b>+300</b>	<b>+486</b>	<b>+943</b>
<b>Percent Surplus</b>	<b>12.5%</b>	<b>54%</b>	<b>31%</b>	<b>28%</b>

Source: City of San Jacinto, 2021



CITY OF SAN JACINTO  
 GENERAL PLAN UPDATE  
 Housing Element Sites:  
 Proposed General Plan  
 Land Use Map

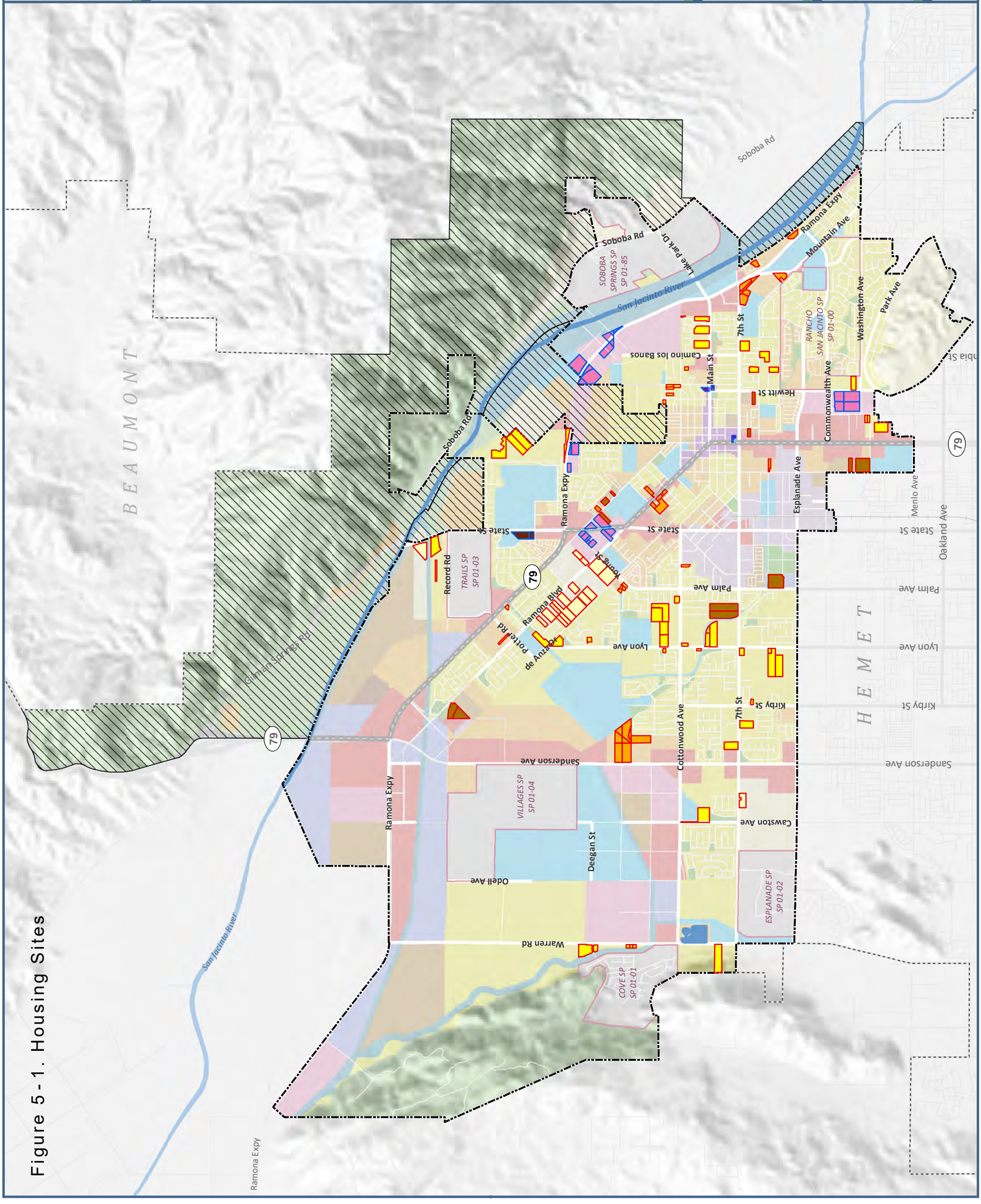
- Legend**
- City of San Jacinto
  - San Jacinto Sphere of Influence
  - Neighboring City
- Housing Element Site**
- Sites Suitable for All Income Households
  - Sites Suitable for Moderate/Above Moderate Income Households
- Proposed Land Use Designation**
- VLDR: Very Low Density Residential
  - LDR: Low Density Residential
  - MDR: Medium Density Residential
  - HDR: High Density Residential
  - VHDR: Very High Density Residential
  - MU: Mixed Use
  - C: Commercial
  - DV: Downtown Village
  - BP: Business Park
  - I: Industrial
  - PI: Public/Institutional
  - OS: Open Space
  - P: Park
  - SPA: Specific Plan Area
  - Water



Sources: City of San Jacinto; Riverside County. Map date: November 22, 2021.



Figure 5-1. Housing Sites





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## 5D. Housing, Financial, and Services Resources

**Affordable Housing and Sustainable Communities Program (AHSC)** funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. There is an annual competitive funding cycle.

**HOME Investment Partnership** funds are granted by a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. The City participates in the San Diego County-administered HOME Program, which administers HOME funds to projects in participating jurisdictions. County-administered HOME funds for first time homebuyer assistance are made available to residents or employees of the local jurisdictions participating in the HOME program. New development projects are typically allocated funding on a competitive basis.

**Housing Choice Voucher Program** (formerly Section 8) provides monthly rental assistance payments to private landlords on behalf of low income families who have been determined eligible by the San Diego Housing Authority. The program's objective is to assist low income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible if the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing.

**Project Based Housing Voucher** program is a component of the former Section 8 Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low income families at rents within the program limits. In return, the Housing Authority or HUD enters a contract with the owner that guarantees a certain level of rents.

**Section 811/202 Program** (Supportive Housing for Persons with Disabilities/Elderly) – Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of Very-Low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

**California Housing Finance Agency (CalHFA) Multifamily Programs** provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low and Moderate income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide lowcost funding to preserve affordability.

**CalHOME Program** provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.

**California Housing Finance Agency (CHFA)** offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

**Emergency Housing and Assistance Program (EHAP)** provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

**Emergency Shelter Grant (ESG)** Program provides emergency shelter and related services to the County's homeless populations. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities.

**Federal Home Loan Bank System** facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. very low income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.

**Housing for a Healthy California (HHC)** provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The Department will also utilize from a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance. Funds will be announced through a Notice of Funding Availability.

**Infill Infrastructure Grant Program (IIG)** funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas. If an affordable or special needs housing developer is interested in developing in the City's urban core, this program could be useful to fund infrastructure improvements.

**Joe Serna Jr. Farmworker Housing Grant Program** finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households. No current funding is offered for this program.

**Low income Housing Tax Credits.** The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low income Housing Tax Credit Programs. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. Under these programs, housing tax credits are awarded to developers of qualified projects. 20% of federal credits are reserved for rural areas, and 10% for non-profit sponsors. To compete for the credit, rental housing developments must reserve units at affordable rents to households at or below 46% of area median income. The assisted units must be reserved for the target population for 55 years. The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9% per year for ten years and a state credit of 30% over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4% federal credit each year for ten years and a 13% state credit over four years. The CTCAC also administers a Farmworker Housing Assistance Program and a Commercial Revitalization Deduction Program.

**Low income Housing Preservation and Residential Home Ownership Act (LIHPRHA)** requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an 8% annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

**Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP)** makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a periodic, competitive process. MPRROP is currently accepting applications on an over-the-counter basis.

**Multifamily Housing Program (MHP)** provides low interest loans to developers of affordable rental and transitional housing projects. Funds may be used for new construction, rehabilitation, acquisition and rehabilitation, or conversion of non-residential structures.

**National Housing Trust Fund** is a permanent federal program with dedicated sources of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low income households. California is receiving approximately \$10.1 Million for the program in 2019. Funds will be made available through a competitive process and will be announced through a Notice of Funding Availability.

**Preservation Interim Repositioning Program (PIRP)** is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20% of total costs. No current funding is offered for this program.

**SB 2 Planning Grants Program** provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). The City is eligible to receive funds through this program and this program should be considered to develop an affordable housing program for the City.

**California Community Reinvestment Corporation (CCRC)** is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

**Supplement Security Income (SSI)** is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

### 5E. Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of San Jacinto and local and regional nonprofit private developers. The City of San Jacinto Planning Department takes the lead in implementing Housing Element programs and policies. The City also works closely with non-profit developers to expand affordable housing opportunities in San Jacinto.

#### COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department manages the City's affordable housing programs, Building and Safety Division, code enforcement, land development, and planning (among other responsibilities). The department coordinates development activity within the City to ensure the planned orderly growth. The Planning Department administers the General Plan and Development Code and environmental regulations, and provides primary staff assistance to the Planning Commission.

#### NON-PROFIT DEVELOPMENTS

The City collaborates with a number of affordable housing developers and service providers to accommodate the housing needs of San Jacinto residents; several are included in the State's list of entities with the legal and managerial capacity to acquire and manage at-risk projects.

### 5F. Environmental Constraints

The majority of the land available for residential development identified in the Housing Element is located adjacent to existing infrastructure facilities. As a result, infrastructure facilities will be able to serve all of the future residential development.

The sites inventory analysis reflects land use designations and densities established as part of the ongoing comprehensive General Plan Update. Thus, any environmental constraints that would lower the potential yield (e.g., steep slopes) have already been accounted for as part of the land use planning process, which analyzed environmental constraints, hazards, slopes, and other development restrictions. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process.

The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions that would preclude development of the sites.

## 5G. Energy Conservation and Climate Change

Energy-related housing costs can directly impact the affordability of housing. While State building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy -related expenses. Efficient energy use can be encouraged by changing customer behavior, rewarding use of energy-saving appliances, and employing building design and construction approaches that reduce electric power and natural gas usage.

Assembly Bill 117 was passed in 2002 to establish Community Choice Aggregation, which offers an opportunity for Californians to choose their electric provider and the source of their electricity. As a result, residents of the City of San Jacinto have the option of choosing between two different electricity providers: San Jacinto Power (SJP) and Southern California Edison (SCE). As of 2018, SJP is the default electricity provider for residents and businesses within the City of San Jacinto, while SCE continues to provide electric delivery, billing services, and maintenance of the lines (San Jacinto Power 2021). Residents may choose to opt out of SJP.

SJP was established to provide residents and businesses with a new choice to the traditional utility model: a community-controlled power supply that offers electricity from cleaner energy sources at competitive rates, through the creation of a new, nonprofit public agency. The San Jacinto City Council governs SJP and operation of the program is administered by City staff and consultants through a joint agreement with the California Choice Energy Authority (CalChoice). SJP gets its electricity from suppliers who, much like SCE, get their electricity from a variety of generation sources. At a minimum, 35 percent of the basic “Prime Power” option comes from renewable sources such as wind or solar. The “Pure Green” program provides electricity from 100 percent renewable sources.

San Jacinto Power promotes the following energy conservation strategies:

### **Cold Weather**

- When using the fireplace, turn down your heater. When you're not using it, close the damper to prevent cold air from coming in.
- Open curtains on your south-facing windows during the day to allow sunlight to naturally heat your home, and close curtains, shades, and blinds at night to help prevent warm air from escaping.
- When you're at home, set the furnace thermostat at 68°F or lower, health permitting. Three to five percent more energy is used for each degree the furnace is set above 68°F.
- When you leave the house, set the thermostat to 56°F. By turning your thermostat back 10-15 degrees for 8 hours; you can save 5-15 percent a year on your heating bill.
- Seal the air leaks around utility cut-throughs for pipes (“plumbing penetrations”), gaps around chimneys and recessed lights in insulated ceilings, and unfinished spaces behind cupboards and closets.
- Add caulk or weather-stripping to seal air leaks around leaky doors and windows.

### **Warm Weather**

- Avoid using the oven on hot days. Instead, cook on the stove, use a microwave oven, or grill outside.
- Clear the area around where your air conditioner vents to the outside to ensure the best possible ventilation.
- Save on cooling costs by setting your thermostat to 75-78°F when you're at home, health permitting. Set it to 85°F when you're away for more than a few hours.
- Wait until cooler times of the day to do tasks that make your house warmer, like laundry and cooking.
- Hang laundry outside. Take advantage of late sunsets and warm evenings to bypass your dryer and let your clothes air dry.
- Open your windows and let cooler air flow into your home in the morning and at night. Cover your windows during the day to block the hot sun.
- Check the filter on your air conditioning system and clean or replace it if it's dirty.
- If you use air conditioning, a ceiling fan will allow you to raise the thermostat setting about 4°F with no reduction in comfort.

### **Everyday**

- Don't waste money on electronics or appliances not in use. Turn off and unplug TVs and DVD players, computers, phone chargers, coffee makers, etc.
- Wash full loads of laundry using cold water. Today's modern detergents work great in cold water, and about 90 percent of the energy used by clothes washers goes to water heating.
- Use your clothes dryer for consecutive loads. The built-up heat means less energy spent.
- Make sure the lint trap in the clothes dryer is clean before you press start. Add a tennis ball or clean, dry towel to improve air circulation and reduce drying time.
- Don't let the hot water run. Turn it off when it's not needed while brushing teeth, shaving or doing dishes.
- Install energy-saving shower heads, faucets, or flow restrictors.
- Use dimmer switches or timers on your lights. Turn them off when you exit a room.
- Defrost your refrigerator or freezer whenever ice builds up more than one-quarter of an inch.

### **To Teach Children**

- Turn off lights and all electronics (like computers, televisions, stereos, and video-games) when you leave a room.
- Use the microwave instead of the oven for cooking your meals.
- Take a short shower instead of a long bath. It might take 25 gallons of hot water to fill the bathtub, compared to only seven gallons for a quick shower.
- Don't leave the refrigerator door open. Every time you open the door, up to one-third of the cold air can escape.
- Spend time playing and exercising outdoors when possible and avoid having too many people in one room; human beings create lots of heat.
- Help your family plant a tree in your front yard to help shade your house on hot summer days.



- When coming in and out of the house, be sure to shut the door completely so the warm or cool air doesn't escape.
- If you get cold, grab a blanket or sweater before asking an adult to turn up the thermostat. In the summer wear light, bright clothes to keep you cooler in the heat.

The City of San Jacinto is also collaborating with Western Riverside County in preparation of a Subregional Climate Action Plan to address energy conservation and a reduction in greenhouse gas emissions. As part of this effort, the City has identified existing and proposed strategies to further address climate change, and these strategies will be recognized and included in the City's ongoing General Plan Update as either policy direction, implementation strategies, and/or mitigation measures.

## 5H. Consistency with the General Plan

Government Code Section 65300.5 states: "In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." Additionally, Government Code Section 65583 (c)(7) requires the identification of "means by which consistency will be achieved with other general plan elements and community goals."

The Housing Element of a general plan sets out a city's overall long-range planning strategy for providing housing for all segments of the community. The California Government Code requires general plans to contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of a general plan. The Housing Element is most intricately related to the Land Use Element. The Land Use Element establishes the framework for development of housing by laying out the land use designations for residential development and indicating the type and density permitted by a city. As previously discussed, the City is undertaking a comprehensive update to its General Plan, including its Land Use Element.

Working within this framework, the City of San Jacinto's Housing Element identifies priority goals, objectives, and program actions for the 2021-2029 planning period that directly address the housing needs of San Jacinto's existing and future residents. The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or man-made disaster. The Housing Element Update is being prepared concurrent with the City's comprehensive General Plan Update to ensure that all elements of the General Plan are internally consistent and that the policies and programs in this Element do not, and will not, conflict with the policy direction contained in other parts of the General Plan.

As the City moves forward with reviewing its General Plan Update at public hearings in Spring of 2022, the Housing Element will be reviewed to ensure that internal consistency is maintained. The General Plan Update will address all requirements of State law related to the scope and content of a General Plan, including updated goals, policies, and programs to address complete streets, environmental justice, climate adaptation and resiliency, and air quality.

## **5I. Relationship to Other City Plans and Policies**

The Housing Element identifies priority goals, objectives, policies, and action programs for the next eight years that directly address the housing needs of San Jacinto. The City's other plans and policies including its Municipal Code, Development Code, Master Plan, and Specific Plans must all remain consistent with the Housing Element. As revisions are considered to the City's Code and various plans, each revision will be reviewed to ensure that no conflicts with the Housing Element occur.

## **5J. Priority for Water and Sewer**

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the Element to area water and sewer providers. Water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. As the responsible agency, the City of San Jacinto will supply a copy of the adopted housing element to the San Jacinto Public Works Department, as well as to all water and sewer providers serving the City.

## 6. Affirmatively Furthering Fair Housing (AFFH) Analysis

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Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under state law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” In order to comply with AB 686, the City has completed the following outreach and analysis. While this section provides a focused analysis of fair housing issues in San Jacinto, several other sections of the Housing Element address the issue and are included in this section by reference.

### 6A. Outreach

As discussed in the Public Engagement Summary (Appendix B), the City has worked diligently to engage the public in a bilingual manner as part of its comprehensive General Plan Update, a project which necessarily includes the Housing Element. The community outreach and public input process are fundamental to the General Plan Update. This process seeks meaningful and comprehensive feedback from the entire San Jacinto Community, including those from lower incomes or from persons with special needs, helping to ensure the General Plan Update represents a shared vision that the community will take pride in. To specifically solicit input from all members of the San Jacinto community, the City prepared and delivered a bilingual direct mailer to every single resident and business in San Jacinto (15,000 addresses) to advertise the General Plan Update, provide specific information on the Visioning Workshops, and direct stakeholders to the website for more information. At the Visioning Workshops, participants were polled to understand how they heard about the Workshops; the number one response was the direct mailer, and the City is proud to have provided every single resident and business owner with an invitation to participate in the program.

Guided by the Community Engagement Plan, the City conducted three rounds of bilingual community workshops and two pop-up events between February and August 2019. Workshop 1 focused on Visioning, Workshop 2 on Transportation and Mobility, and Workshop 3 on Land Use and Housing. Pop-up events were hosted in conjunction with two Kool August Nights summer concert series events. In addition to the in-person activities, residents were encouraged to complete a bilingual online survey, and the City hosted a set of stakeholder focus groups. Approximately 200 people participated in the process, providing feedback through visually-rich, hands-on activities like Post-it note brainstorming, mapping, visioning, interactive polling, and comment cards. The appendices include graphic displays of workshop materials and feedback.

Information for all community events was posted on the Envision San Jacinto | General Plan 2040 website [sanjacinto.generalplan.org](http://sanjacinto.generalplan.org), and advertised on social media (Facebook, Instagram, NextDoor). Workshop information was sent in a mailer to every household in San Jacinto (see Appendix A). If individuals signed up for notifications on the project website and/or provided their email address at City Hall or previous workshops, they received personal electronic invitations to subsequent meetings.

The third Visioning Workshop, held on March 28, 2019, focused specifically on the topics of land use and housing and the input received at this meeting directly informed preparation of the draft Housing Element and this fair housing analysis. Activity 1 used the interactive online platform, Poll Everywhere, to ask questions about housing and land use in San Jacinto. Questions were displayed on a screen at the front of the room and participants used their mobile phones to text their responses. Answers appeared on the screen as participants texted, allowing feedback from all attendees to be visible and encouraging community members to think about a range of issues. Key themes that emerged included:

- Residents somewhat agree that the City should prioritize housing for people with special needs
- The most agreed upon priority for the City is to address homelessness
- Half of the participants somewhat agree that there is a range of housing options in San Jacinto

A subsequent activity at the workshop followed-up on the input received through the polling activity. The project team identified the top priorities for housing which included Code Enforcement, Overcrowding, and Homelessness. Three project team members facilitated a group brainstorming activity to identify a list of solutions to each priority. The project team wrote solutions on flip charts at individual tables and then reported back to the broader group. Key themes that emerged included:

- Planning for more affordable housing is a potential solution to homelessness
- Encouraging volunteer programs for city maintenance can be beneficial to code enforcement
- Balanced land uses are a possible solution to overcrowding

In addition to the Visioning Workshops, the City also conducted two focus group meetings with interested stakeholders who are involved in addressing the City's housing needs. Two focus groups were held on August 14, 2019, one focusing on the local development community, and the other on community health and wellness. Discussions were guided by a set of interview questions focusing on successes, challenges, needs, and best practices.

Participants in the local development community focus group included representatives from organizations including Cooper Development, Keller Williams, KZ Companies, Lee & Associates, Rich Development, and SVN. Following are some major themes that came out of the discussion.

- Opportunity may exist in the future for larger "big-box" retail such as Lowes, Home Depot, and Target, but will be dependent on housing and socioeconomic factors.
- Streamlining of California Environmental Quality Act process would help to reduce CEQA abuses.
- Addressing education and safety challenges will be important for commercial growth.
- Smaller industrial development (3,000 - 4,000 square foot units) could present an opportunity for growth in service-type businesses, which would perform well in San Jacinto.

Participants in the local development community focus group included representatives from organizations including Mount San Jacinto College, San Jacinto Unified School District, National Alliance on Mental Illness - Mt. San Jacinto, and the Riverside University Health System - Public Health, and Valley-Wide Recreation & Park District.

- Mental health, homelessness, and equity should be addressed along with physical health.
- Health and nutrition are vital for creating opportunities for success for students. Scholarships, greater access to facilities for lunch programs, and community partnerships are some ways to support programs that are already successful in the community.
- Recreational facilities should be a focus. Larger parks and maintained walking trails support more physical activity.
- Tobacco control is an important consideration.
- Addressing environmental quality, especially related to agricultural chemicals, is important.

### **6B. Assessment of Fair Housing Issues**

This section presents an overview of available federal, state, and local data to analyze fair housing issues in San Jacinto. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in San Jacinto, and a more informed perspective from which to base goals, policies and programs to affirmatively further fair housing.

#### **KEY DATA AND BACKGROUND INFORMATION**

The County of Riverside Analysis of Impediments to Fair Housing Choice (County AI) serves as the fair housing planning document for the County of Riverside Public Housing Authority (PHA) programs that address the entire County, and the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) programs that address the unincorporated areas of the County, the City of Lake Elsinore (Metro City), and the following Cooperating Cities: Banning, Beaumont, Blythe, Coachella, Canyon Lake, Desert Hot Springs, Eastvale, Indian Wells, La Quinta, Murrieta, Norco, San Jacinto, and Wildomar. Prepared in 2019 to address the time period of 2019-2024, the County AI is one source of information regarding fair housing issues in San Jacinto and the region.

As part of the development of the County AI, four community meetings were held in various locations throughout the County, and the feedback solicited from residents and stakeholders who attended the meetings were considered in the development of the AI. Additionally, in November 2018, the County released an "Analysis of Impediments to Fair Housing Choice Survey" to residents. The survey consisted of 34 questions related to fair housing issues, community planning needs (such as access to healthcare and transportation), questions regarding schools and questions about the job market. The survey was published in English and in Spanish. Links to the survey were publicized in public notices for community participation and through email distribution. 150 responses were received in the 75 days the survey was available. After preparing the draft AI document, the County published a notice of availability and request for written and oral comments.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. Barriers to fair housing choice specific to the City of San Jacinto that were identified in the County AI and the commitments of the City to address identified barriers were incorporated into this AFH. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFH topics, at the city-level. San Jacinto is comprised of 13 Census Tracts, although several are only partially located in San Jacinto. Figure 2 shows the Tract boundaries.

### *Demographic, Economic, and Real Estate Profile*

The City produced a Demographic, Economic and Real Estate Profile (Profile) as part of the City of San Jacinto General Plan Update effort. The Profile summarizes and analyzes the economic, demographic, and real estate conditions and trends that will inform the land use policies and alternatives considered as part of the City of San Jacinto's (City) General Plan Update. It has been prepared for the City by Economic & Planning Systems, Inc. (EPS).

Key findings in the Profile include that San Jacinto is a young, ethnically diverse community that has experienced substantial residential growth over the past 20 years, a trend that is projected to continue into the future, driven primarily by relatively affordable real estate. At the same time, its residents have relatively low household incomes and educational attainment compared to the Western Riverside County region. San Jacinto's population has nearly doubled since 2000, making it one of the fastest growing communities in the Western Riverside County area. Residents of the City are younger and more ethnically diverse than they were 20 years ago, and projections by regional agencies suggest that more growth is in the City's future. The City has also experienced an increase in average household size and proportion of family households, emphasizing its attractiveness to young families due to its affordable cost of living.

Much of the City's working population has low educational attainment and working-class incomes, which in turn impacts the City's potential economic growth. Two promising trends in this regard is the high graduation rate at the City's public high schools, and the continued growth of the local Mount San Jacinto Community College. These trends suggest that the City's future workforce may be higher-educated and higher-skilled, providing more opportunities for local economic development.

The working population in San Jacinto is heavily employed in healthcare and retail, with limited employment in white collar industries such as finance, management, and professional and technical services. Only about ten percent of residents are employed in San Jacinto, with the majority of the population commuting to jobs throughout Riverside County and as far as Los Angeles and San Diego. In addition to earning relatively low wages, employed residents of San Jacinto have among the longest commutes within the Los Angeles and Riverside metro areas, matching the average for Western Riverside County residents (36 minutes each way). These long commutes to mostly low-paying jobs demonstrate the trade-off of living far from work that many workers in the region make in order to find a community where they can afford the cost of living.

As with its population, San Jacinto has seen significant growth in housing units since 2000, particularly single-family homes. Today the housing market has nearly recovered from the Great Recession drop, with homebuilding restarted and home prices and rental rates rising steadily. Despite rising costs, the City has remained affordable compared to the Western Riverside region overall. San Jacinto's affordable housing stock is one of its major attractions to new residents. Since 2010, the City's median home prices and rental rates have been approximately 25 percent to 35 percent less expensive than Western Riverside County overall. While housing prices dropped dramatically in the City during the Great Recession—along with the rest of the country—the market has rebounded to 80 percent of its pre-Recession peak.

Most of the City's housing units, and the type of unit that has seen the most growth, are single-family homes. While this is appropriate for a community with a relatively large household size and proportion of family households, it also limits the housing options for residents who are looking for smaller or more flexible housing options. The demand for rental options in particular is reflected in the fact that the proportion of renter-occupied single-family homes in the City has grown from 13 percent in 2000 to 23 percent in 2017, while at the same time, the proportion of multifamily units decreased from 13 percent to 7 percent.

**FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY**

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and referring fair housing complaints to appropriate agencies, specifically the Fair Housing Council of Riverside County (FHCRC). The FHCRC provides services to residents of Riverside County and its incorporated cities to promote fair housing and protect the housing rights of all individuals. In December 2020, FHCRC reported that they receive an average of 60 to 90 calls per day from residents throughout the County regarding discrimination complaints and housing disputes. Where possible, FHCRC provides mediation services before submitting complaints to HUD. The most common type of complaint throughout Riverside County comes from people with disabilities requesting reasonable accommodations; however, since the start of the COVID-19 pandemic, FHCRC has seen an increase in complaints regarding discrimination and sexual harassment. The most common type of complaints received by FHCRC regarding the physical condition of homes are infestation of insects and cases of mold. While they do not track the origin of complaints to San Jacinto, FHCRC reported in their quarterly reports that they received a total of 1,549 complaints between January and September 2020 from residents of West County, which includes San Jacinto. The data received from FHCRC supports many of the findings of this assessment of fair housing regarding housing condition and accessible housing near services for special needs groups.

In their 2019 Annual Report, the California Department of Fair Employment and Housing (DFEH) reported that they received 36 housing complaints from residents of Riverside County, approximately 3.8 percent of the total number of cases in the state that year (934). Programs 18 and 19 have been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

The City of San Jacinto complies with fair housing laws and regulations as described in Table 6-1.

**TABLE 6-1: COMPLIANCE WITH FAIR HOUSING LAWS**

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies. It is illegal for employers of 5 or more employees to discriminate against job applicants and employees because of a protected category or retaliate against them because they have asserted their rights under the law. The FEHA prohibits harassment based on a protected category against an employee, an applicant, an unpaid intern or volunteer, or a contractor. Harassment is prohibited in all workplaces, even those with fewer than five employees.	Compliance is achieved through strict enforcement in hiring practices and regular training of and by Human Resources staff.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.



City of San Jacinto 2021-2029 Housing Element

	Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of San Jacinto Development Code Chapter 17.310 – Affordable Housing - Density Bonuses, which provides for compliance with Government Code Section 65915 et seq.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process with is completed consistent with the Housing Accountability Act. Additionally, the Housing Plan includes Program 15, Development Code Amendments – Housing Constraints, which requires the City to update the Zoning Code to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. This includes allowing supportive housing by right, and updating the Zoning Code to ensure eligible multi-family projects with an affordable component are provided streamlined review.
No-Net-Loss Law (Gov. Code, § 65863)	Ensures development opportunities remain available throughout the planning period to	The City's draft Housing Element identifies a surplus of sites with a capacity

	<p>accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for lower- and moderate- income households.</p>	<p>to accommodate the City's RHNA allocation. The City has also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary.</p>
<p>Least Cost Zoning Law (Gov. Code, § 65913.1)</p>	<p>Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.</p>	<p>Compliance is achieved through the implementation of Housing Element Housing Plan Program 5 which ensures that the City has sufficient land appropriately zoned to accommodate the City's RHNA at all income levels for the duration of the planning period, which includes a General Plan and Development Code update which allows for new types of higher-density residential and mixed-use development in the City. Program 6 in the Housing Plan includes maintaining an inventory of the available sites for residential development.</p>
<p>Excessive Subdivision Standards (Gov. Code, § 65913.2.)</p>	<p>Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall:</p> <p>(a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing.</p> <p>(b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated.</p> <p>(c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.</p>	<p>Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.</p>

## PATTERNS OF INTEGRATION AND SEGREGATION

To inform priorities, policies, and actions, San Jacinto has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in San Jacinto that experience the highest levels of segregation.

### *Dissimilarity Index*

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number between 30 and 60 indicates moderate similarity and community segregation while an index number above 60 is considered to show high similarity and a segregated community.

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

Table 6-2 shows the dissimilarity between each of the identified race and ethnic groups and White population for the County of Riverside and the Riverside-San Bernardino-Ontario, CA metropolitan area. The higher scores indicate higher levels of segregation among those race and ethnic groups. The County does not have any racial or ethnic groups with scores higher than 60 (indicating high similarity and segregation). All race and ethnic groups exhibit moderate levels of dissimilarity and segregation in Riverside County (scores between 30 and 60). The highest levels of segregation within Riverside County are Black residents (44.89%) and Hispanic residents (42.61%), both of which fall within the moderate similarity and segregation range. When compared to the Riverside-San Bernardino-Ontario, CA metropolitan area, the County exhibits lower levels of dissimilarity and segregation than the region as a whole for all race and ethnic groups. For both the County and larger region, there has been an increase in most groups in levels of dissimilarity, except for Black/White at the County level. This analysis suggests that patterns of segregation at the local level reflect those at the regional level as well, and that partnerships with regional agencies and advocates may be an effective way to address local issues of moderate segregation.

TABLE 6-2: RACIAL/ETHNIC DISSIMILARITY TRENDS

Racial/Ethnic Dissimilarity Index	County of Riverside				Riverside-San Bernardino-Ontario, CA Region			
	1990 Trend	2000 Trend	2010 Trend	Current	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	32.16	38.18	36.71	39.53	32.92	38.90	38.95	41.29
Black/White	46.72	47.08	40.59	44.89	43.74	43.74	43.96	47.66
Hispanic/White	34.33	41.31	40.66	42.61	35.57	35.57	42.36	43.96
Asian or Pacific Islander/White	34.92	35.99	36.36	40.80	33.17	33.17	38.31	43.07

Source: County of Riverside, Analysis of Impediments to Fair Housing Choice, June 2019

**Diversity**

As shown in Figure 3, in 2018 the City of San Jacinto had a similar diversity index score to much of the surrounding areas. While no census block groups are considered lower diversity areas in San Jacinto, the City of Hemet (to the south) has small pockets of lower levels of diversity and the City of Beaumont, as a whole, is less diverse than the City of San Jacinto. Comparing diversity in 2010 to 2018 (see Figure 4), there has been little change in diversity in the City, except that two census tracts became more diverse. In the Southern California Association of Governments (SCAG) region, northern areas in Los Angeles and San Bernardino Counties have a higher percentage of residents that identify as Hispanic than White. This trend differs from more southern areas of the SCAG region, including San Jacinto, as illustrated in Figure 5. San Jacinto more closely reflects the patterns of diversity found in urban areas of Riverside County, where the diversity index is consistent across communities, indicating that there are not concentrated areas of more or less diversity. There do not appear to be any areas with significantly higher or lower levels of diversity than any other within the city or immediately adjacent areas (Figure 3), suggesting that the community is well integrated in this regard.

Table 6-3 shows the demographic trends over time for the City and the County of Riverside. Since 1990, the percentage of population that are Hispanic residents has increased significantly in the City from 33.7% to 54.1% compared to the County which has increased from 26.3% to 48.4%. In comparison, percentage of Black or African American residents has increased in the City at a greater rate when compared to the County, increasing from 1.2% to 6.9% in the City and from 5.4% to 6.4% in the County.

TABLE 6-3: DEMOGRAPHIC TRENDS

Race/Ethnicity	1990	2000	2010	Current
<b>San Jacinto</b>				
White	74.6%	69.3%	58.4%	67.8%
Black or African American	1.2%	2.6%	5.1%	6.9%
American Indian or Alaska Native	2.1%	2.3%	1.6%	2.3%
Asian	0.9%	1.1%	4.0%	3.9%
Native Hawaiian and Pacific Islander	-	0.2%	0%	0.1%
Some Other Race	21.1%	19.5%	25.6%	14.2%
Two or More Races	-	4.8%	5.4%	4.9%
TOTAL	100%	100%	100%	100%
Hispanic or Latino (of any race)	33.7%	40.3%	53.2%	54.1%
<b>County of Riverside</b>				
White	76.4%	65.4%	67.4%	60.8%
Black or African American	5.4%	6.2%	6.1%	6.4%
American Indian or Alaska Native	1.0%	1.2%	1.0%	0.8%
Asian	3.3%	3.5%	6.0%	6.4%
Native Hawaiian and Pacific Islander	.2%	0.2%	0.4%	0.3%
Some Other Race	13.6%	18.7%	14.9%	20.8%
Two or More Races	-	4.7%	4.2%	4.5%
TOTAL	100%	100%	100%	100%
Hispanic or Latino (of any race)	26.3%	36.1%	45.6%	48.4%

Source: US Census; 1990 US Census; 2000 US Census; 2010 US Census, 2014-2018 ACS

According to the County AI, in terms of national origin, the largest foreign-born population within the jurisdiction and the region is from Mexico, at 14.44% of County residents, compared to 13.95% of the region's residents. After Mexico, the greatest numbers of foreign-born residents of both the County and the region hail from the Philippines, El Salvador, Guatemala and Vietnam. The remaining five most populous non-native groups in the County hale from India, Korea, China (excluding Hong Kong and Taiwan), Canada, and Vietnam, whereas, the region's next most populous non-native groups are from Korea, India, Canada, China and Taiwan.

### *Income*

Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in San Jacinto, as illustrated on Figure 6. Figure 6 show the median income in the City by census block groups and how the median income in those groups compare to the median State income of \$87,100. Some of the census block groups (note that this information is available at the block group area as opposed to the census tract) with lower median household incomes consist of Downtown San Jacinto. The block groups in western San Jacinto have a median income closer to the State median income, and include large areas of agricultural lands. In general, those areas with lower median household incomes are located in the center of the City in locations with high proportions of multifamily units, which are some of the City's most affordable housing choices. As shown in Figure 7, the pattern in income in San Jacinto, is similar to the surrounding communities. However, the areas in central Western Riverside County have a lower median income than the areas to the north and south of the County. As shown in Table 3-12 in the Needs Assessment section of this Background Report, the median household income in San Jacinto is \$50,483 compared to the County median income of \$69,948.

According to the City's Demographic, Economic and Real Estate Profile, the City's median household income is over 40 percent lower than that of Western Riverside County, reflecting that it is both attracting lower-income earners with its affordability, and does not offer many higher-wage jobs to its residents or workers. Further, the City's income is growing faster than its comparison geographies, with median household income in San Jacinto increasing by 5 percent in real 2018 dollars since 2000, while it only grew by 1 percent in Western Riverside County. This positive increase in real income is particularly noteworthy given declines in real median incomes nationally during the same period. This is likely attributable to the steady influx of working families and decline in older households who typically rely on retirement savings.

As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes.

### *Persons with Disabilities*

As discussed in the Needs Assessment section of the Housing Element Background Report, approximately 14 percent of San Jacinto's population in 2018 had at least one disability, and 35 percent of those individuals were seniors, who are more likely to have an ambulatory, visual, or hearing disability. Since 2014, the percent of the population with a disability has increased slightly across the City, but still reflects the SCAG region. The rate of disability is generally even across the City, with a slightly higher concentration in the southern area of the City in a census tract that is partially in the City of Hemet, west of Highway 79, along the City's boundary with the City of Hemet (Figure 8). The percentage of individuals with a disability in this census tract is 20.3%, which is only slightly higher than the surrounding census tracts. This increase could be due to the location of a mobile home park within the census tract, which provides a more affordable housing option for individuals on a fixed income.

The rate of disability in San Jacinto is similar to all incorporated jurisdictions in Riverside County and most suburban communities in the SCAG region, as illustrated in Figure 9. Disability rates are higher further inland in the region, indicating that the City of San Jacinto does not have a disproportionate concentration of persons with disabilities when compared to the region or a smaller percentage of persons with disabilities that would indicate barriers to this population. The City expressly permits by right “group homes for persons with disabilities” in all residential zones and works proactively with service providers to address the needs of the City’s persons with disabilities.

### *Familial Status*

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female headed households can provide insight into potential segregation issues in the community. As shown in Figure 10, there is not a significant concentration of population in married couples in the City. There is a slightly lower concentration of married couple in the Downtown and surrounding neighborhood, where most of the multi-family housing in the City is concentrated. Overall, as shown in Figure 11, there is a slight decrease in concentration of married couples in more urbanized areas in western Riverside County. The City follows this pattern. As seen in Figures 12 and 13, this pattern continues for married couples with children.

San Jacinto is also home to a number of female-headed households located throughout the community, with slightly higher concentrations of this familial type in the areas older neighborhoods which are more densely populated and also closer to goods and services (Figure 14). There are no known historic patterns of segregation by familial status, including by household gender, which the City finds as contributing factors to continued segregation in San Jacinto. Figure 14 indicates that female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels. Moreover, the pattern present in San Jacinto mirrors neighboring jurisdictions, which also have smaller areas where the concentration of female-headed households is slightly higher than the rest of the jurisdiction, as illustrated in Figure 15.

### *Seniors*

The community’s older residents, persons 65 years of age or older, tend to be concentrated along the City’s western and southern boundaries. However, it’s noted that the western area of the City is very sparsely populated, and the indication that over 30% of residents in that particular census tract are over 65 years old should be taken in that context. Older residents may choose to locate closer to goods, services, and transit in order to have easier access to these opportunities; the City’s southern boundary with Hemet may provide San Jacinto residents with additional opportunities to access facilities and services in both jurisdictions, and this pattern is evident on Hemet’s side of the boundary as well (Figure 16). The City’s newer neighborhoods tend to have lower concentrations of seniors; this is due in part to the product type offered (generally larger single-family detached homes) which may not be the preferred housing type of older residents. Comparing San Jacinto, to the larger region, the City is consistent with the rest of Western Riverside County with a younger demographic, as illustrated in Figure 17. However, the City does skew younger when compared to the City of Hemet.



### Findings

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, median household income, disability, family status, and seniors. There are no significant patterns of segregation and the community appears to be well-integrated. The more densely developed Downtown and surrounding neighborhoods in the City do have lower median household incomes compared to the other areas of the City, however, median household income does not appear to closely correlate with patterns of isolation of segregation based on other characteristics. For example, the census tract with the lowest median household income, does not have a concentration of population with a disability, or female-headed households with children.

The County AI determined that the County is trending in the direction of more, not less, segregation at a rate that is in keeping with than that of the region overall.

### RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)

#### R/ECAP

A racially or ethnically concentrated area of poverty (R/ECAPs) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. In the SCAG region, there are several R/ECAPs located in major cities and unincorporated areas. However, there are no R/ECAPs located in the City of San Jacinto. The closest R/ECAP is in the City of Hemet, directly to San Jacinto's south.

Figure 18 provides an ethnicity analysis identifying the majority racial concentrations in the City. As shown, the vast majority of the City contains a Latinx-White racial concentration, with most census tracts having a Hispanic population majority, with only two census tracts with a neighborhood concentration of three group mixed. The racial/ethnic concentrations in the City follow a similar pattern to the surrounding communities, including the City of Hemet. Overall, however, it appears that the City does not exhibit significant patterns or trends of greater racial/ethnic concentrations correlating to increased poverty. In comparison, Figure 19 provides an ethnicity analysis for western Riverside County. According to Figure 19, and the County AI, there is a high concentration of White residents in the County in the northwest region, particularly along the SR-91 corridor, as well as along the I-15 corridor, through the communities of Lake Elsinore, Wildomar, Murrieta, and Temecula. Concentration of Hispanic residents in the County are found in the extreme northwest of Riverside County in the communities of Mira Loma, Glen Avon, and Rubidoux. Another concentration of Hispanic residents is found more to the east, radiating out from the Perris area, which also have concentration of Black residents.

While there are no R/ECAPs in San Jacinto, there are several neighborhoods where more than half of residents are of very low or low income. These neighborhoods, generally the City's older neighborhoods which are home to older smaller homes, are adjacent to neighborhoods exhibiting similar patterns in the City of Hemet (note that isolated in the San Jacinto Valley, the cities of San Jacinto and Hemet have few neighbors with which to compare themselves geographically). The majority of San Jacinto, including its newer areas (and areas that are largely undeveloped) have fewer residents of very low and low income, consistent with the patterns seen by the broader area, including the nearby unincorporated areas of Riverside County and the City of Beaumont. The pattern of very low and low income (Figure 20) indicates that there is a concentration of poverty in the central area of the City. While there are no identified R/ECAPs in San Jacinto, the HCD's AFFH mapping tool found one census tract (436.02) located in the central area of the City that is identified an area of high segregation and poverty. The poverty threshold is 30 percent of the population living below the poverty line and the location quotient is essentially a measure of the concentration of race in a small area compared to a county level. The City has included Program 5 to expand development options in Downtown San Jacinto and the adjacent areas by significantly increasing the development potential in order to stimulate investment in these areas. Through the expansion of additional

housing choices affordable to a variety of incomes, the City intends to support the integration of mixed-income housing in the Downtown area and change the pattern of poverty concentration in the City’s older historic neighborhoods.

Lower levels of median household income are evident in the same areas with higher concentrations of residents classified as very low and low income, however, the pattern is more pronounced when considering median household income (Figure 6). Two block groups (one of which is partially in the City of Hemet) located along the City’s southern edge on both sides of Highway 79 exhibit the community’s lowest median household income (less than \$30,000 per year). These areas are only partially developed, and in addition to significant proportions of vacant land, these areas also include nonresidential uses such as the San Jacinto Cemetery and Walmart. Existing residential development in these areas is primarily comprised of mobile homes, which are some of the most affordable housing options in the City, and often occupied by older residents or residents on fixed incomes which is consistent with lower household incomes.

As shown in Figure 21, there are concentrations of very low- and low-income households throughout western Riverside. According to the County AI, Hispanic residents make up 72.28% of residents within R/ECAPS within the County. As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities in the City and to provide education related to fair housing rights.

*Racially Concentrated Areas of Affluence (RCAA)*

According to the Department of Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to R/ECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States.<sup>13</sup> In contrast to a R/ECAP, a racially concentrated area of affluence (RCAA) is defined as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. Table 6-4, looks at the median household incomes of White, non-Hispanic residents in San Jacinto, as well as the Riverside County as a whole. As shown in Table 6-4, there is significantly less difference in median income between White households and all households in the City when compared to the County. There are no areas of San Jacinto that qualify as a RCAA. Most RCAAs in the SCAG region are located in coastal communities while inland suburban communities do not reflect this pattern.

TABLE 6-4: MEDIAN HOUSEHOLD INCOME

Median Household Income	San Jacinto	Riverside County
White households	\$51,554	\$71,482
All households	\$50,483	\$63,948
% of white households	32.1%	35.9%

Source: US Census, ACS 2014-2018

<sup>13</sup> Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf>

## ACCESS TO OPPORTUNITY

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity. The scores are based on nationally available data sources and assess residents' access to key opportunity assets in the City. Table 6-5 provides the index scores (ranging from 0 to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based on the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a three-person, single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50% of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *The higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.*

Opportunity indicators were obtained for Riverside County from the HUD Affirmatively Furthering Fair Housing GIS tool (scores for the City of San Jacinto are not available). Table 6-5 identifies the opportunity indicators by race and ethnicity for the total population of Riverside County and the larger region of Riverside-San Bernardino-Ontario, CA.

TABLE 6-5: OPPORTUNITY INDICATORS BY RACE/ETHNICITY

Race/ Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Riverside County</b>							
White	55.92	51.19	35.68	38.74	25.03	50.62	54.83
Black	47.02	45.39	29.68	41.33	28.64	46.97	44.65
Hispanic	38.69	39.86	25.01	41.66	29.63	47.45	47.11
Asian or Pacific Islander	60.56	56.38	40.96	40.92	25.85	46.77	46.11
Native American	44.82	42.23	27.08	37.17	25.31	48.18	56.08
Total Average	49.40	47.01	31.68	39.96	26.89	48.00	49.76
<b>Riverside-San Bernardino-Ontario, CA Region</b>							
White	52.61	50.65	34.50	37.96	25.75	49.50	55.48
Black	42.80	41.50	27.18	42.55	31.82	49.72	44.22
Hispanic	37.51	37.99	24.20	43.12	32.68	47.81	42.38
Asian or Pacific Islander	60.42	56.42	43.02	41.92	29.18	48.25	48.29
Native American	41.9	40.74	25.06	36.84	26.34	50.16	56.24
Total Average	47.05	45.46	30.79	40.48	29.15	49.09	49.32

Source: County of Riverside, Analysis of Impediments to Fair Housing Choice 2019-2024, June 2019.

As shown in Table 6-5, residents of the County appear to have mixed access to opportunity based on the different indices. Generally, all residents have moderate to low access to public transit and low transportation costs with average scores in the low 40s and 20s, respectively. Likewise, all residents have moderate access to jobs (scores between 46 and 51). Additionally, all residents generally have moderate exposure to pollution from harmful toxins (scores between 44 and 57), which indicates that County residents are moderately vulnerable to harmful toxins at the neighborhood level; these toxins are likely the result of air quality impacts resulting from vehicle GHG emissions. Hispanic residents do have the lowest scores in three of the seven indices, including the low poverty, school proficiency and labor market indices. In these same indices, Asian or Pacific Islander residents have the highest scores. This pattern of opportunity indicators continues across the larger region.

*TCAC/HCD Opportunity Area Maps*

The Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources” and “Moderate Resource”. Table 6-6 shows the full list of indicators. The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group.

TABLE 6-6: DOMAINS AND LIST OF INDICATORS BY FACTORS

Domain	Indicator
Economic	<ul style="list-style-type: none"> <li>• Poverty</li> <li>• Adult education</li> <li>• Employment</li> <li>• Job proximity</li> <li>• Median home value</li> </ul>
Education	<ul style="list-style-type: none"> <li>• Math proficiency</li> <li>• Reading proficiency</li> <li>• High school graduation rates</li> <li>• Student poverty rates</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• CalEnviroScreen 3.0 pollution indicators and values</li> </ul>

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020

Table 6-7 identifies the resources levels by census tract and the corresponding scores for economic, educational and environmental indicators. As shown in Table 6-7, there are no high resource areas located in the City of San Jacinto.

TABLE 6-7: OPPORTUNITY RESOURCE LEVELS BY CENSUS TRACT

Census Tract	Resource Level	Economic Score	Environmental Score	Educational Score
427.44	Moderate	0.59	0.46	0.58
427.45	Moderate	0.30	0.72	0.41
435.04	Low	0.16	0.56	0.44
435.06	Low	0.18	0.54	0.35
435.07	Low	0.06	0.61	0.07
435.08	Low	0.21	0.69	0.21
435.09	Moderate	0.13	0.82	0.60
435.12	Low	0.17	0.83	0.19
435.13	Low	0.11	0.30	0.18
435.17	Low	0.29	0.31	0.33
436.01	Low	0.00	0.99	0.46
436.02	High Segregation & Poverty	0.02	0.97	0.54
513.00	Low	0.20	0.37	0.33

Source: California Housing and Community Development, AFFH Mapping Tool, <https://affh-data-resources-cahcd.hub.arcgis.com>, accessed January 12, 2022.

### Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table 6-7, the overall economic scores in San Jacinto range from 0 to 0.59. The economic scores are by far the lowest of the three indicators for the City. According to the 2021 Task Force map (Figure 22), the City’s western areas (which include many of the community’s newer homes) generally have higher economic scores than the City’s eastern, more historic, neighborhoods. This pattern reflects the region, where areas to the west of the City also have higher scores, and areas to the south and east have lower scores. As shown in Figure 27, the job proximity index is low in most of San Jacinto (<20), except for several census tracts in the western portion of the City that is primarily agricultural lands, and in the southern portion of the City, adjacent to the City of Hemet. In comparison, the job proximity index in the City of Hemet is higher than the City of San Jacinto. According to the Southern California Association of Governments’ (SCAG) local profile for the City, approximately 12.3% of San Jacinto residents commuted to the City of Hemet for work in 2016. Only 11.5% of residents commuted within the City of San Jacinto<sup>14</sup>. According to the County AI, the higher job proximity index scores in more remote areas of Riverside County is potentially due to the prominence of the Indian gaming industry within Riverside County, which provides significant employment to residents in and around reservations, which themselves often lie in outlying, poorer areas.

The SCAG local profile of San Jacinto lists 7,007 total jobs in the City in 2017, an increase of 21.2% from 2007. The profile also states that in 2018, 77% residents drive alone to work and the mean travel time to work was 36.2 minutes. Between 2000 and 2018, the average travel time to work increased by approximately 3 minutes. In comparison, the mean travel time to work in Riverside County was 33.1 minutes.

<sup>14</sup> Southern California Association of Governments, Profile of the City of San Jacinto, May 2019.

### *Educational Opportunity*

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. The City performs slightly better in regards to education scores when compared to economic scores (Figure 24), with the majority of the City receiving moderate to higher scores and only a small area, along the City's southeast boundary, receiving the lowest (<0.25) outcome. As shown in Table 6-7, the overall education opportunity scores in San Jacinto range from 0.07 to 0.60. Census tract 436.02, which is designated as an area of high segregation and poverty (Table 6-7), has a more positive education outcome. The SCAG local profile of San Jacinto shows that the kindergarten through 12<sup>th</sup> grade public school enrollment in the City increased by 85.6% or 5,265 students between 2000 and 2018. With approximately 11,416 students enrolled in 2018, San Jacinto's student population comprised of 2.7% of the County's total. In comparison, the 2018 population of San Jacinto was 2.0% of the County total population.

The City of San Jacinto is served by the San Jacinto Unified School District (SJUSD) for kindergarten through 12<sup>th</sup> grade. However, a section of the southern portion of the City, including Park Hill, is located within the Hemet Unified School District. There are no Hemet Unified schools located within the City of San Jacinto. According to the California Department of Education's California School Dashboard, in 2019 SJUSD had an enrollment of 10,132 students. The ethnic/racial make-up was: 72.7% Hispanic, 11.5% White, 8.3% African American, 2.3% American Indian, 0.8% Asian, 0.9% Filipino, 0.6% Pacific Islander, and 3% two or more races. A total of 81.6% of the District's students come from socioeconomically disadvantaged backgrounds, 18.3% are English learners and 12.9% are students with disabilities. The District has a graduation rate of 93.7%.<sup>15</sup>

The City of San Jacinto is home to one local community college – Mount San Jacinto College (MSJC). MSJC serves a 1,700-square mile area from the San Geronio Pass to Temecula. According to the City's Demographic, Economic, and Real Estate Profile, MSJC plans to expand substantially over the next several years, and a bond measure was passed in 2014 to raise \$295 million for the College to double its capacity for students. San Jacinto has already captured some of this growth, and the athletic facility at the San Jacinto campus was recently renovated as part of MSJC's capital improvements. The College is and will remain an important asset for the City, providing educational and job opportunities for residents and drawing in students from other parts of the region.

Comparing San Jacinto to neighboring Hemet, the City of San Jacinto has higher education opportunity scores (Figure 24). Countywide, San Jacinto mirrors the larger regional pattern of lower education opportunity scores in areas of Hispanic resident concentrations when compared to areas in the County with concentrations of White residents. As shown in Table 6-5, Hispanic residents have the lowest school proficiency index scores in Riverside County.

### *Environmental Opportunity*

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. There are no areas of the City identified as receiving the lowest environmental health score (<0.25), and some of the City's more economically disadvantaged neighborhoods actually have the highest levels of environmental

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<sup>15</sup> California Department of Education, California School Dashboard, <https://www.caschooldashboard.org/>, accessed January 13, 2022.



health scores (Figure 25). As shown in Table 6-7, the overall environmental scores in San Jacinto range from 0.30 to 0.99. In Riverside County, generally the more remote and rural portions of the County have higher environmental health scores when compared to the denser more urban portions of the County. Particularly, the transportation corridors have the lowest environmental health scores.

### *Transportation*

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. According to All Transit, the City of San Jacinto has a score of 3.3 out of 10, with a score of 10 being high connectivity, access to jobs and frequency of service.<sup>16</sup> As shown in Table 6-5, the transit index score ranges from 37.17 to 41.66 and the low transportation cost index score ranges from 25.03 to 29.63 for Riverside County. Both the transit index scores and low transportation cost index scores for the County are similar to the region, and for both the County and region, there are not significant discrepancies between racial and ethnic groups.

The Riverside Transit Agency (RTA) provides bus service within San Jacinto and throughout Riverside County. In addition, transit riders can access Metrolink commuter rail services from the nearby Perris Downtown and Perris South stations. RTA provides bus service in Riverside County. It connects San Jacinto with several nearby cities (including Moreno Valley, Hemet, Menifee, and Perris) and several regional destinations such as the two Metrolink stations in Perris.

### *Findings*

Overall opportunity map scores for San Jacinto census tracts are presented in Figure 26 along with the City's sites inventory. The majority of San Jacinto is classified as a low resource area; only two census tracts (one of which covers most of the unincorporated county area to the City's west) are identified as moderate resource areas. Most importantly, as identified in Table 6-7, there is one census tract in the City's central core that is classified as a high segregation and poverty area (census tract 436.02). This means that this tract meets standards for both poverty (30% of the population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county). This neighborhood is largely built-out and relatively densely populated. Located in the City center, just northwest of City Hall, this area warrants a special level of attention and investment to address its limited access to opportunity. Focusing specifically on this tract, it's evident that the most significant factor negatively impacting this area is lack of access to economic opportunities, which is circular confirmation of the area's poverty status, given that poverty is a contributing factor in determining a tract's economic score.

Overall, it appears that residents of San Jacinto have varying levels of access to opportunities. At the City-level, access to opportunity does not appear to correlate to race and ethnicity. However, viewed at the County and regional level, as shown in Table 6-5, Hispanic residents have the lowest scores in three of the seven opportunity indices, including the low poverty, school proficiency and labor market indices.

The City has proactively planned to allow for new development in low resource areas specifically to improve access to opportunities. Sites to accommodate the City's 6<sup>th</sup> Cycle RHNA, including its lower-income units, are distributed between low and moderate resource areas. New mixed-use development in the City is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by bringing residential units and jobs closer together, the City strives to reduce vehicle miles traveled, reduce GHG emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

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<sup>16</sup> AllTransit, <https://alltransit.cnt.org/>, accessed January 13, 2022.

**DISPROPORTIONATE HOUSING NEED AND DISPLACEMENT RISK**

HUD requires all grantees to compare and assess the burdens for housing for different groups in the community. A disproportionately greater burden exists when the members of a particular group experience a housing problem at a greater rate (90 percent or more) than the group as a whole.

The four HUD-designated housing problems include when a 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. Households are considered to have a housing problem if they experience at least one of the above. Table 6-8 summarizes the demographics of households with disproportionate housing needs in Riverside County and the larger region. As shown in Table 6-8, the County has a slightly lower percentage of total residents experiencing housing problems compared to the region. For both the County and the region as a whole, non-White households are more likely to experience at least one of the housing problems than White households.

**TABLE 6-8: DEMOGRAPHICS OF HOUSEHOLDS WITH DISPROPORTIONATE HOUSING NEEDS**

Disproportionate Housing Needs	(Riverside County, CA CDBG) Jurisdiction			(Riverside-San Bernardino-Ontario, CA) Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems
<b>Race/Ethnicity</b>						
White, Non-Hispanic	54,130	146,344	36.99%	223,865	602,650	37.15%
Black, Non-Hispanic	6,845	13,200	51.86%	55,330	100,005	55.33%
Hispanic	50,455	94,339	53.48%	277,845	509,940	54.49%
Asian or Pacific Islander, Non-Hispanic	6,858	14,947	45.88%	35,970	81,445	44.16%
Native American, Non-Hispanic	636	1,399	45.46%	2,665	5,119	52.06%
Other, Non-Hispanic	2,319	5,250	44.17%	12,245	25,460	48.10%
Total	121,265	275,454	44.02%	607,925	1,324,635	45.89%
<b>Household Type and Size</b>						
Family households, <5 people	61,189	158,633	38.57%	291,945	736,650	39.63%
Family households, 5+ people	28,693	52,493	54.66%	149,095	251,595	59.26%
Non-family households	31,336	64,326	48.71%	166,885	336,390	49.61%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>						
White, Non-Hispanic	26,157	146,344	17.87%	112,650	602,650	18.69%
Black, Non-Hispanic	3,988	13,200	30.21%	33,280	100,005	33.28%
Hispanic	30,752	94,339	32.60%	175,300	509,940	34.38%

Asian or Pacific Islander, Non-Hispanic	3,784	14,947	25.32%	19,645	81,445	24.12%
Native American, Non-Hispanic	429	1,399	30.66%	1,660	5,119	32.43%
Other, Non-Hispanic	1,197	5,250	22.80%	6,885	25,460	27.04%
Total	66,313	275,454	24.07%	349,430	1,324,635	26.38%

Source: HUD Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

### Overcrowding and Overpayment

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As discussed in the Needs Assessment of the Housing Element, overcrowding is an issue in the City of San Jacinto. This is also one of the housing issues identified during the Housing Element Outreach process. As described in Table 3–18, 3.9% of owner-occupied homes and 10.7% of renter-occupied homes are overcrowded in the City. The same census tract (436.02) classified as an area of high segregation and poverty also demonstrates the City’s most significant overcrowded condition, although areas to the north and south also demonstrate higher concentrations of overcrowding than the rest of the City (Figure 27). A similar pattern is evident in the City of Hemet, where there are pockets of more significant overcrowded conditions, especially in the City’s denser older neighborhoods. According to the County AI, large families often have difficulties finding adequately sized housing and may lease smaller units due to affordability concerns, which results in overcrowding. As shown in Figure 28, the pattern of overcrowding in the older denser neighborhoods mirrors the pattern in the County of Riverside, with overcrowding in central Perris and City of Riverside.

Overcrowding typically means that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need resulting in an increased risk of displacement for households living in overcrowded situations. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in San Jacinto. The City’s newer housing stock is comprised of larger single-family homes, so it is unexpected that the issue relates to the size of housing options available. Rather, the issue rests in the affordability of larger homes. The City is home to very few multifamily units, and for this reason smaller households may tend to collocate in order to share housing costs. The City is proactively working to expand the range of housing options available in the City and will meet with the developers to identify barriers to constructing larger affordable housing and has included several other programs to incentivize development of affordable housing.

As with overcrowding, overpayment is a widespread issue in San Jacinto (like the rest of southern California). The issue is more prominent among renter households than owner households, although both groups demonstrate patterns of overpayment (Figure 29 and Figure 30). This reflects patterns of overpayment across the SCAG region, where overpayment has remained an issue among renters in recent years while decreasing among homeowners (Figure 31 and Figure 32). It is also consistent with the immediate area, reflecting trends present in the cities of Hemet and Beaumont. For both renters and owners, the areas most impacted by overpayment include the census tracts in the center of the City, along Highway 79, consistent with the City’s older more densely populated areas and lower income areas. The same census tract (436.02) classified as an area of high segregation and poverty also demonstrates the City’s a significant overpayment for renter issue, with over 62% of renters overpaying, in addition to areas to the north and south also demonstrate higher concentrations of overpayment than the rest of the City. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the City.

### *Housing Condition*

Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. In addition to extensive overpayment, approximately half of the housing stock in San Jacinto is older than 30 years and may need repairs. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. According to Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Census Bureau, approximately 23 percent of San Jacinto households which may include overcrowding, lack of a complete kitchen, lack of complete plumbing, or severe cost-burden. As identified above, many homeowners and renters in San Jacinto are cost burdened, and may represent a large percentage of the 23 percent of households with a severe housing problem identified in CHAS. The rate of housing programs for these four categories combined is lower than most jurisdictions in western Riverside with the exception of the cities of Murrieta and Temecula. To prevent residents occupying, or being displaced from, substandard housing, the City will seek funding to assist homeowners with rehabilitation costs and will develop a code enforcement process that will prevent displacement or assist with relocation costs for lower-income households.

### *Persons Experiencing Homelessness*

As discussed in Section 3 of the Background Report, the 2020 Point-In-Time Report identified 31 people in the City of San Jacinto experiencing homelessness, representing 1.1% of Riverside County's total homeless count (2,884 individuals). The 31 people identified in San Jacinto were unsheltered. From the 2016 to the 2020 Homeless Count, there was an increase of homeless individuals counted in Riverside County from 2,165 to 2,884, which is a 33.2% increase. According to the 2020 Point in Time Report for Riverside County, from 2019 to 2020, the count of homeless individuals in Riverside County increase only 3% (2,811). Compared to 2019, the sheltered count decreased 5% (766 to 729), while the unsheltered count increased 5% (2,045 to 2,155).<sup>17</sup>

During the outreach process for the General Plan and Housing Element updates, a key theme that emerged was that it is a priority for the City to address homelessness. Another key theme that emerged is planning for more affordable housing is a potential solution to homelessness.

### *Displacement Risk*

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the City also indicates an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. According to Zillow, the average home value in San Jacinto has increased substantially since 2011, increasing from \$137,000 to \$428,000 in Oct 2021. The rate of increase in rental prices still outpaces wage increases but is less than that of home values. Between July 2018 and July 2021, the average rent in San Jacinto increased from approximately \$1,000/month to \$1,200/month. As shown in Figure 33, most of the developed census tracts in the City are designated as "Sensitive Communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as share of very low-income residents is above 20% in 2017 and the tract meets one other criteria related to renters, diversity, and housing burden.

In order to address affordability challenges, the City will encourage and incentivize development of

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<sup>17</sup> Riverside County Department of Public Social Services, 2020 Homeless Point-in-Time Count and Survey, June 2020.

affordable housing units and will develop a program to connect lower-income residents with affordable housing opportunities. Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In San Jacinto, overpayment, and overcrowding, is linked to areas with a lower median income. As discussed under Patterns of Integration and Segregation, there are higher rates of poverty in the central area of the City and along its southern boundary with the City of Hemet. Taken together, the risk of displacement is highest for lower income households, including those that are currently living in overcrowded conditions and/or overpaying for housing, located in and around the City's central core. The City has proposed new land use designation to accommodate additional multifamily development in the City which has not typically been developable in San Jacinto (and, to some extent, the region). However, with new development capacities, programs to incentivize new affordable development, and programs to support existing residents, the City will proactively work to address and prevent risks associated with displacement.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Constraints section under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic conditions, which provide the greatest threat to the built environment, aircraft accidents, and hazardous materials release, including pipeline rupture. The Claremont/Casa Loma faults, located less than 0.5 miles from the City, require special near-source factors to be incorporated into buildings developed within 10 kilometers (6.2 miles) of the fault. Additionally, the Uniform Building Code requires that the entire City incorporate near-source factors into the design of buildings. The periphery of the City is located within Very High Fire Hazard Severity Zones (VHFHSZ) according to CAL FIRE. In order to reduce the risk, new development must comply with applicable City requirements for fuel modification zones, fire-safe site design principals, and other fire prevention activities. A flood control system protects a large portion of the City that would otherwise be located within a flood zone. The City coordinates with the County of Riverside Flood Control District and other agencies to ensure functioning of the flood control systems. San Jacinto participates in the National Flood Insurance Program (NFIP), administered by FEMA, to provide federal flood insurance and federally financed loans for properties located within flood hazard areas.

### *Findings*

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area.

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement.

## SITE INVENTORY ANALYSIS

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's lower-income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

The City examined the opportunity area map prepared by HCD and TCAC (Figure 26). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City's sites inventory, the City was able to identify if the sites identified in the inventory to accommodate the lower-income Regional Housing Need Allocation (RHNA) affirmatively further fair housing and combat any existing identified patterns. The sites identified to meet the lower-income RHNA are distributed across the City and are located primarily in areas adjacent to transportation facilities and around activity centers. The largest concentration of sites is located near Downtown San Jacinto, where focused investment is deeply needed to stimulate revitalization of the City's historic center. There are no areas of high or highest opportunity in the City; instead, there are areas of low opportunity and areas of high segregation and high poverty. The City is committed to promoting the development of more affordable housing throughout the City, with a special emphasis on highlighting opportunities for more dense residential and mixed-use development at vacant sites in or near Downtown San Jacinto. All of the City's RHNA is expected to be accommodated at vacant sites, thereby reducing the potential to displace existing residents currently residing in affordable housing.

The remainder of the sites, identified to meet the City's moderate- and above-moderate income needs, are located throughout the City and the introduction of new development, at any income level, carries the potential to improve an area's access to opportunity and raise the standard of living for current and future residents.

Based on a review of the site inventory proposed to accommodate the City's RHNA, the City finds that the location of these sites affirmatively furthers fair housing by promoting the development of new higher density residential and mixed-use projects in vacant areas where new housing is needed to address existing patterns of overcrowding and overpayment. Moreover, by focusing new development in areas near concentrations of poverty, the City can help bring investment and attention to the City's historic neighborhoods and work proactively with developers of all types of housing to improve the area and support the City's housing priorities. The Housing Plan includes Program 5, General Plan and Development Code Update, which allows for new types of higher-density residential and mixed-use development in San Jacinto, which would provide for a variety of housing choices. The updated land use classifications would include residential developments at densities at and above 30 du/acre. The Housing Plan also includes Program 9, Accessory Dwelling Units to help meet the City's housing needs for all income levels and also provide a housing resource for seniors and low- and moderate-income households throughout the entire community, not just in any single geographic area.



### 6C. Analysis of Contributing Factors

Through discussions with stakeholders, fair housing advocates, and the assessment of fair housing issues, the City identified several factors that contribute to fair housing issues in San Jacinto, as shown in Table 6-9.

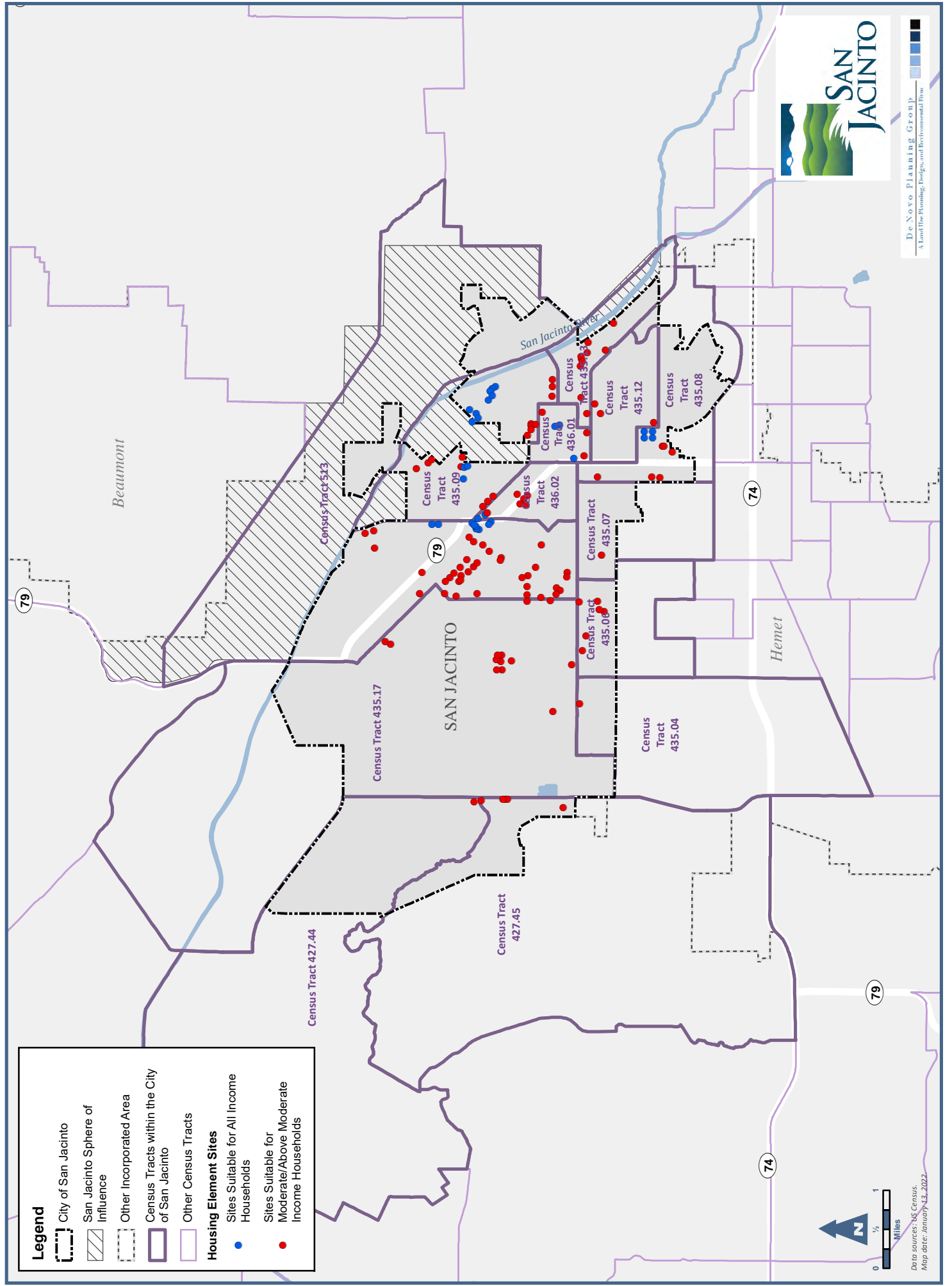
The City has identified the shortage of larger housing units and mobility opportunities to access services, in addition to access to affordable housing in general, as the primary contributing factors to fair housing in San Jacinto. The City has included actions to address these factors, as well as the other issues identified in this assessment, throughout the Housing Element programs and policies. Programs 18 and 19 have been included to affirmatively further fair housing, per AB 686, and take meaningful actions that address significant disparities in housing needs and access to opportunities for all groups protect by state and federal law. Regional coordination efforts outlined in several programs will ensure that the City furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the city and region.

TABLE 6-9: FAIR HOUSING CONTRIBUTING FACTORS

AFH Identified Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
Housing Mobility	Location and type of affordable housing	High	<ul style="list-style-type: none"> <li>• Program 5</li> <li>• Program 6</li> <li>• Program 9</li> <li>• Program 10</li> <li>• Program 13</li> <li>• Program 17</li> </ul>
Place-Based Strategy to Encourage Community Revitalization	Lack of public investments in specific neighborhoods, including services or amenities  Lack of private investments in specific neighborhoods	High	<ul style="list-style-type: none"> <li>• Program 4</li> <li>• Program 5</li> <li>• Program 17</li> </ul>
Protecting Existing Residents from Displacement	The availability of affordable units in a range of sizes  Land use and zoning laws	Medium	<ul style="list-style-type: none"> <li>• Program 8</li> <li>• Program 9</li> <li>• Program 11</li> <li>• Program 13</li> </ul>
Fair Housing Services Outreach and Enforcement	Lack of resources for fair housing agencies and organizations	Medium	<ul style="list-style-type: none"> <li>• Program 18</li> <li>• Program 19</li> </ul>

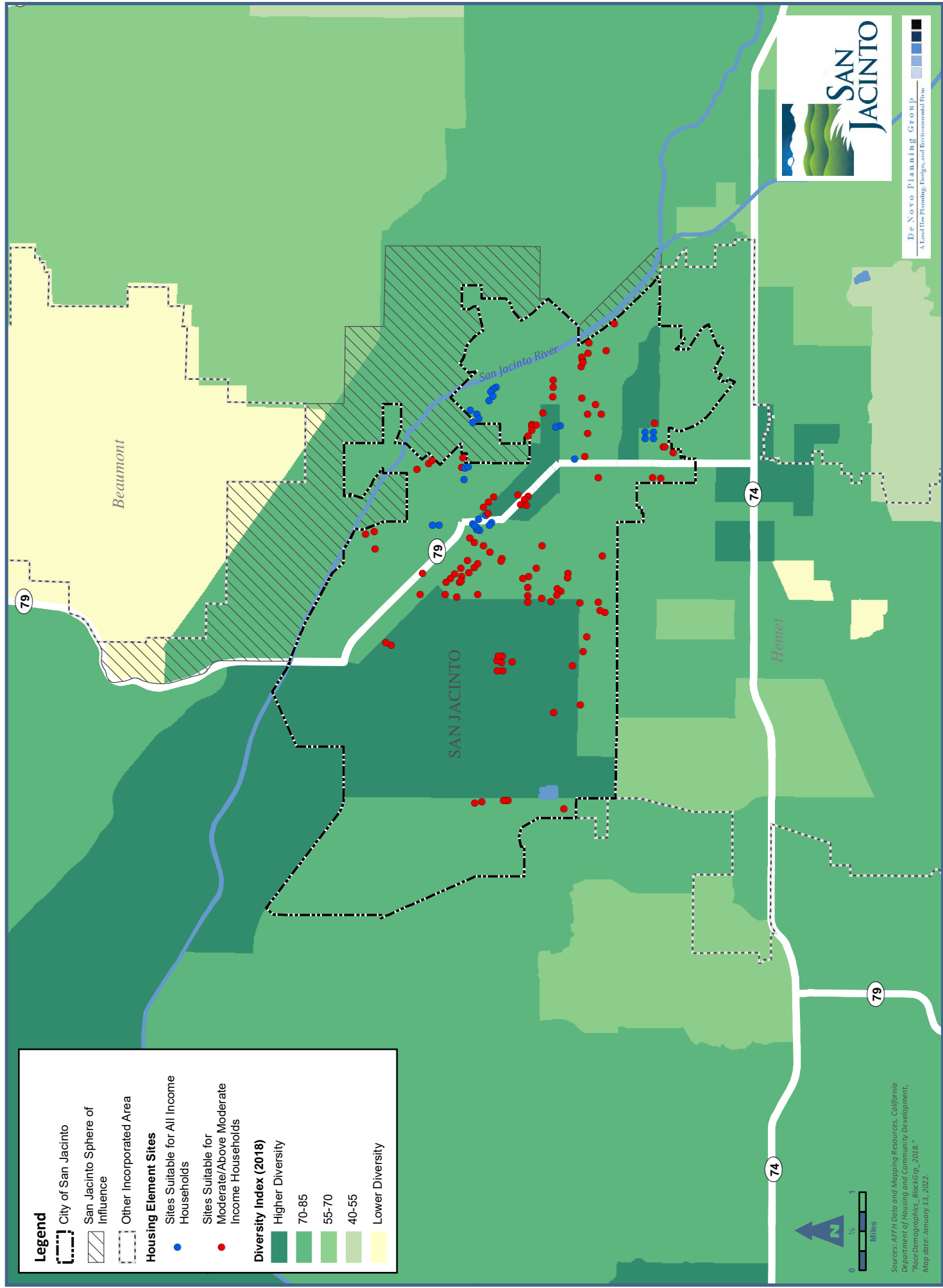


Figure 6-1. Census Tract Boundaries



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Figure 6-2. Diversity Index by Census Block Group 2018



**Legend**

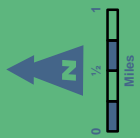
- City of San Jacinto
- San Jacinto Sphere of Influence
- Other Incorporated Area

**Housing Element Sites**

- Sites Suitable for All Income Households
- Sites Suitable for Moderate/Above Moderate Income Households

**Diversity Index (2018)**

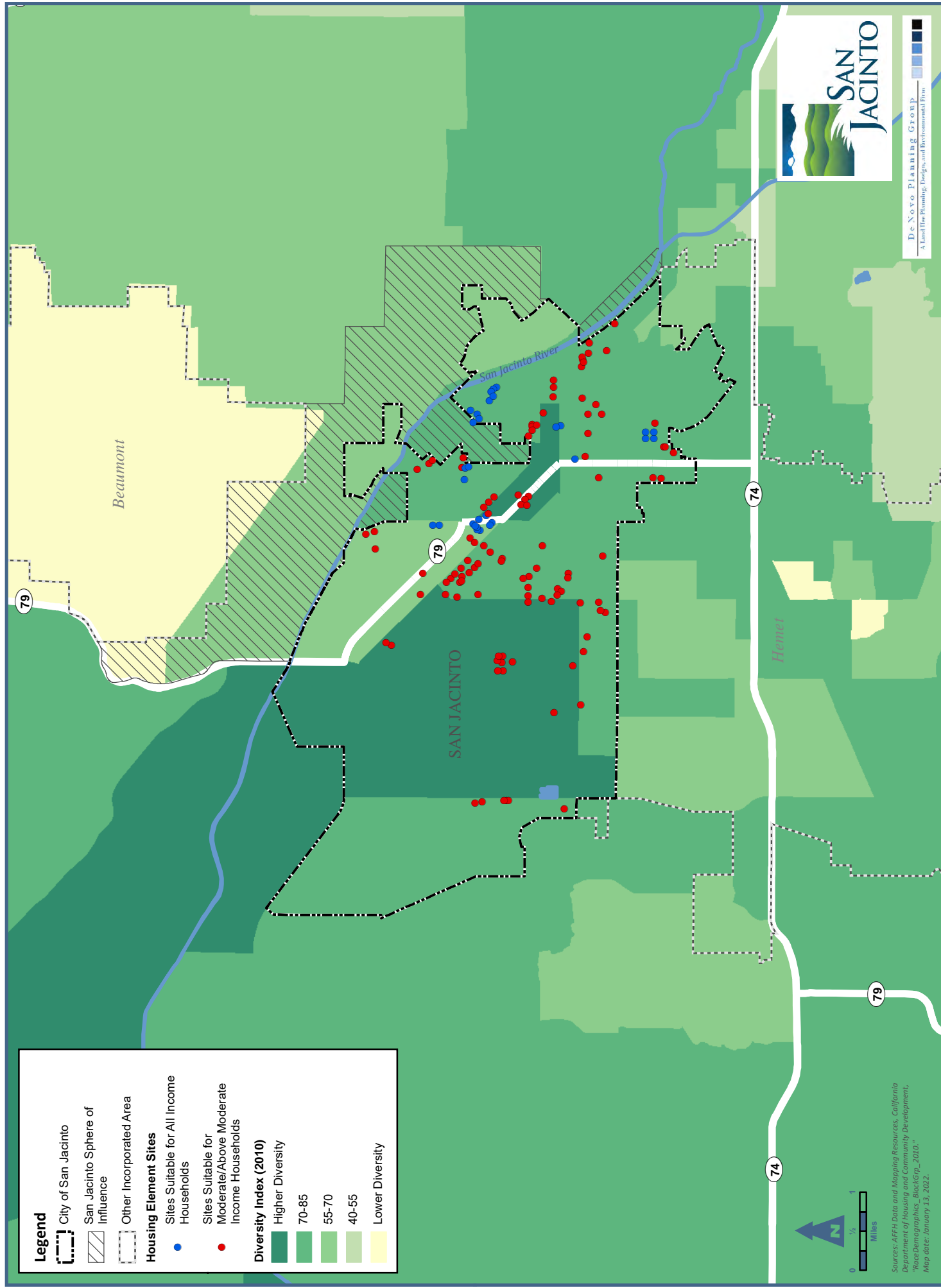
- Higher Diversity
- 70-85
- 55-70
- 40-55
- Lower Diversity



Sources: AFH Data and Mapping Resources, California Department of Housing and Community Development, "Race Demographics, BlockGrp\_2018." Map date: January 13, 2022.

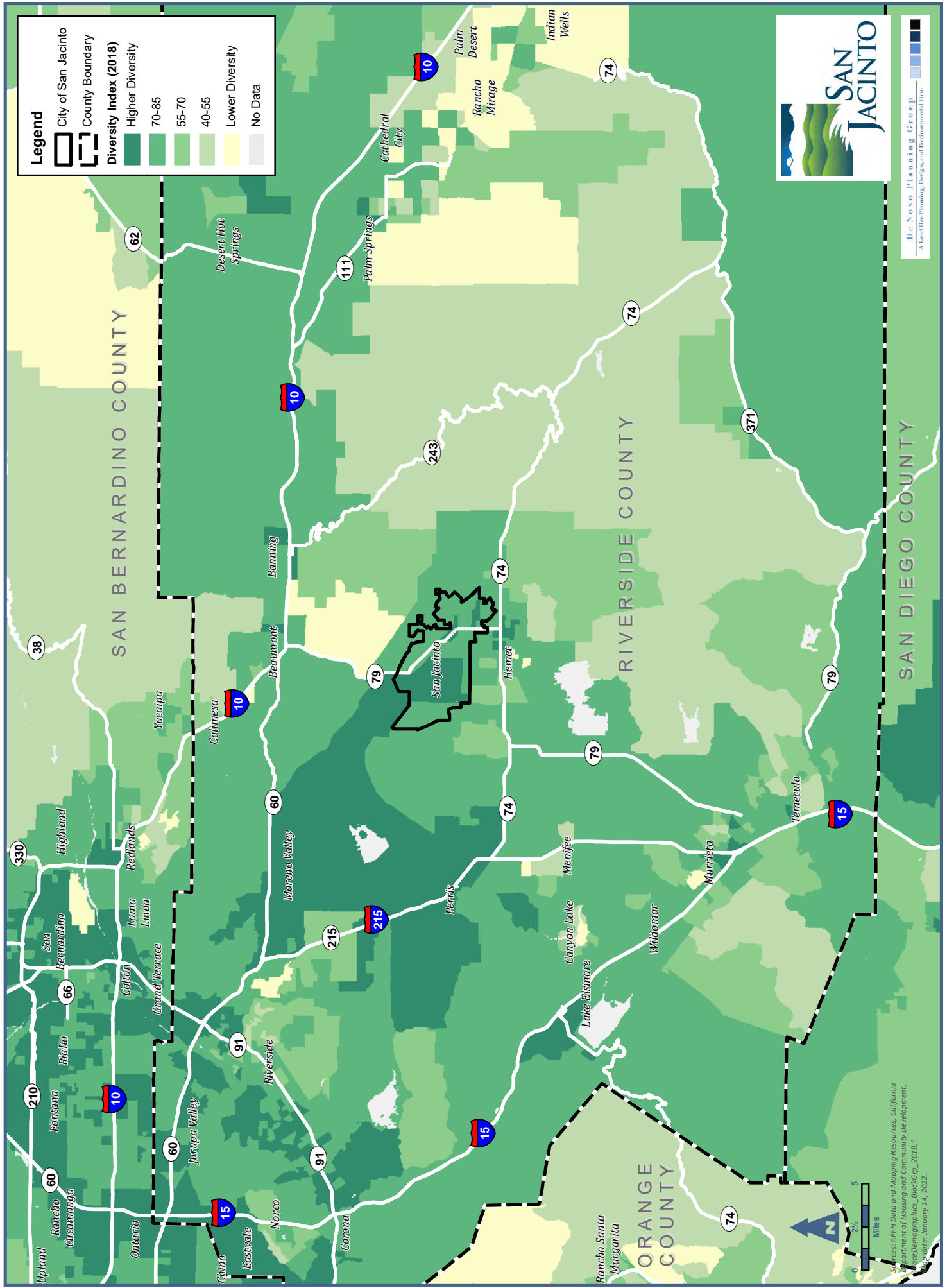
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Figure 6-3. Diversity Index by Census Block Group 2010



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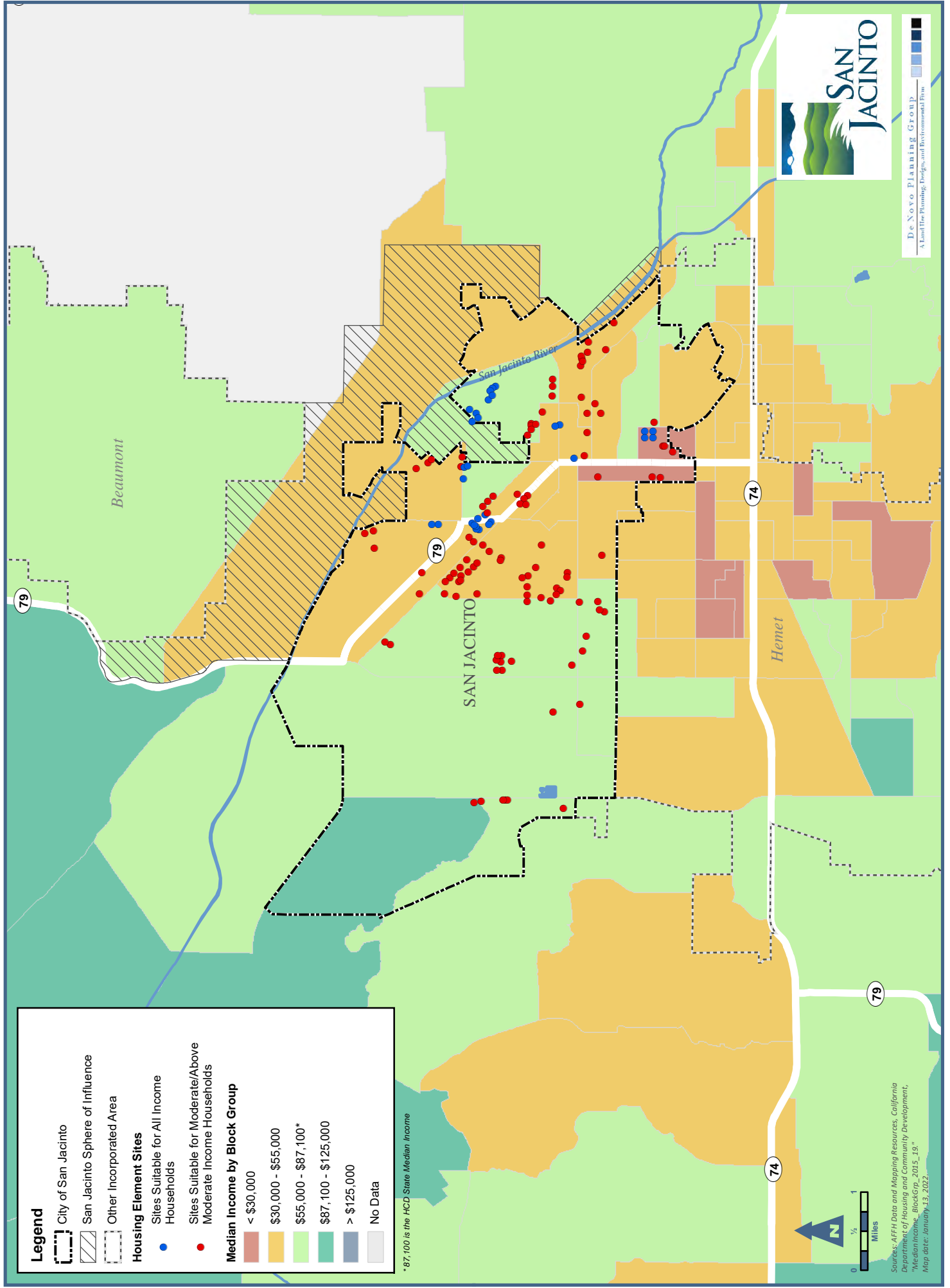
Figure 6-4. Diversity Index by Census Block Group 2018 - Regional





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Figure 6-5. Median Household Income by Block Group

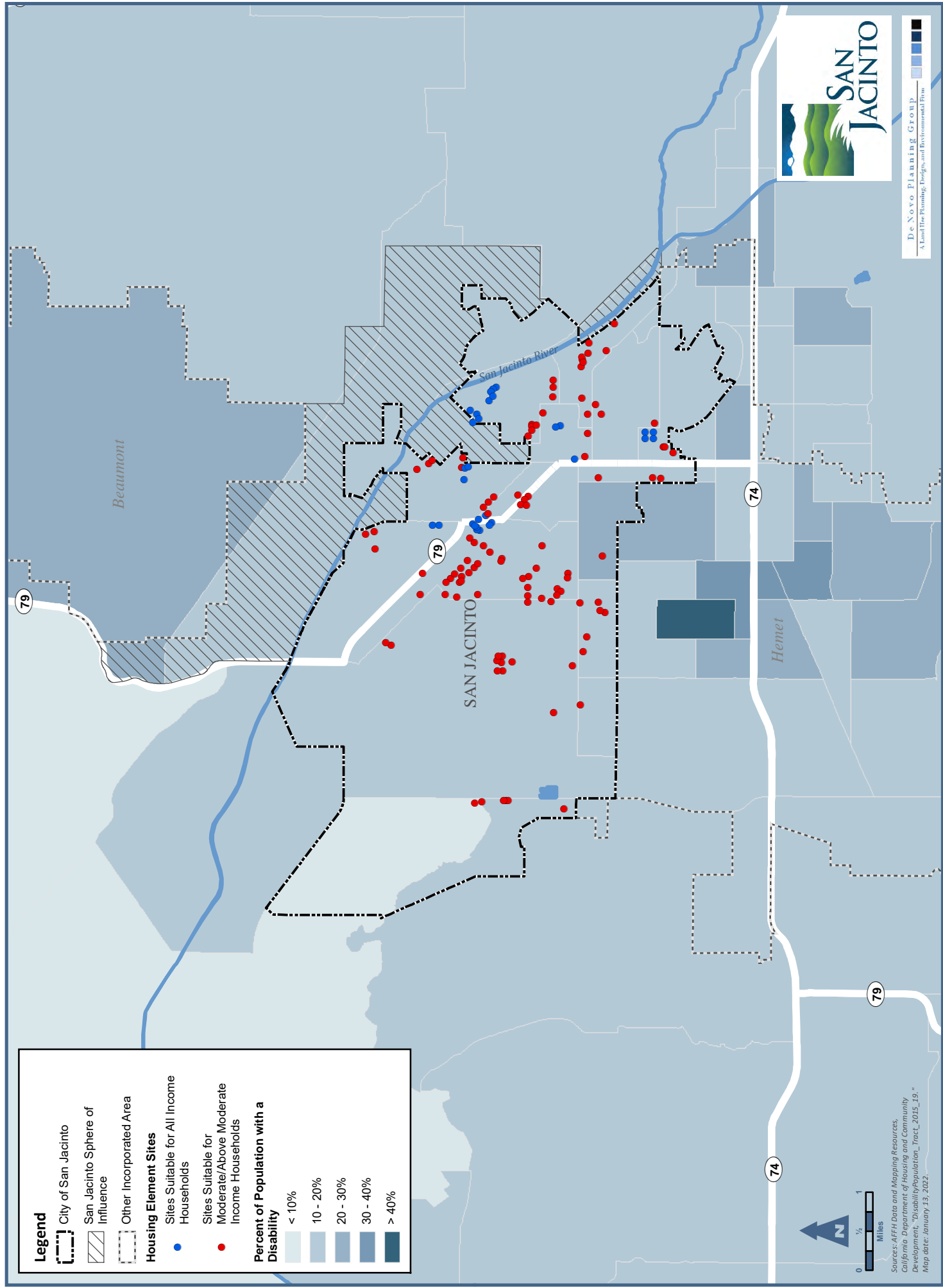


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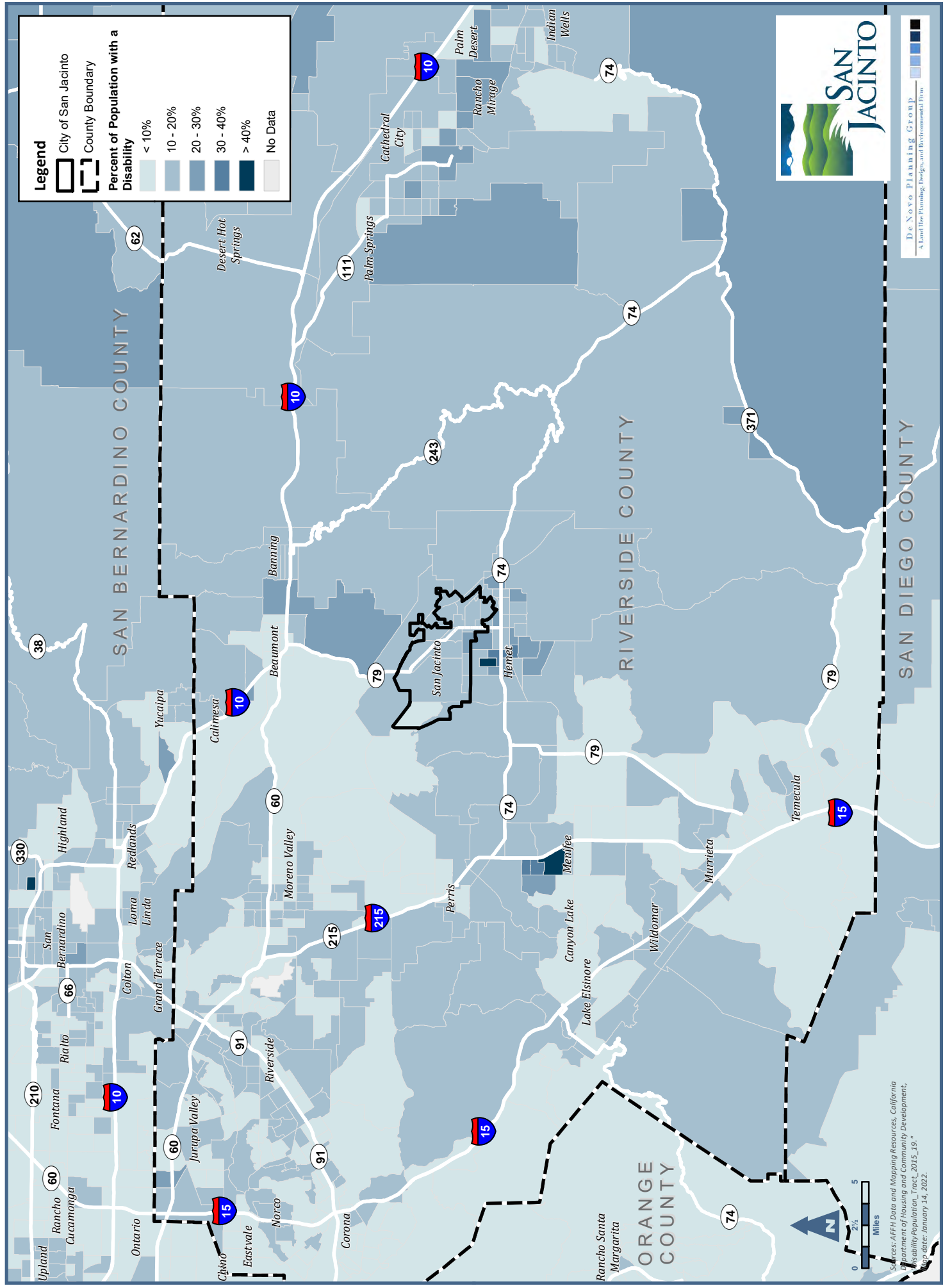
Figure 6-7. Proportion of Population with Disabilities by Census Tract



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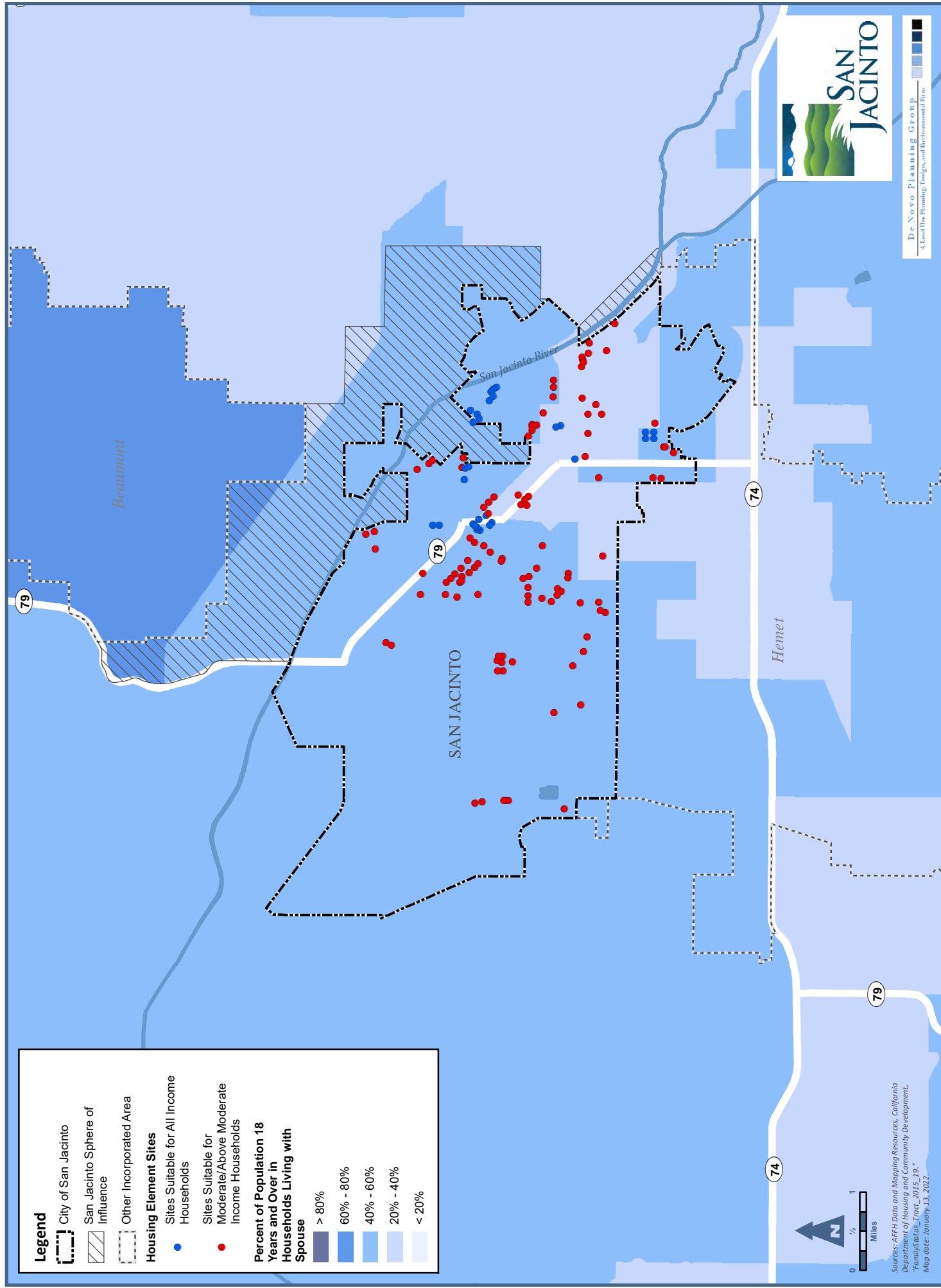


Figure 6-8. Proportion of Population with Disabilities by Census Tract - Regional



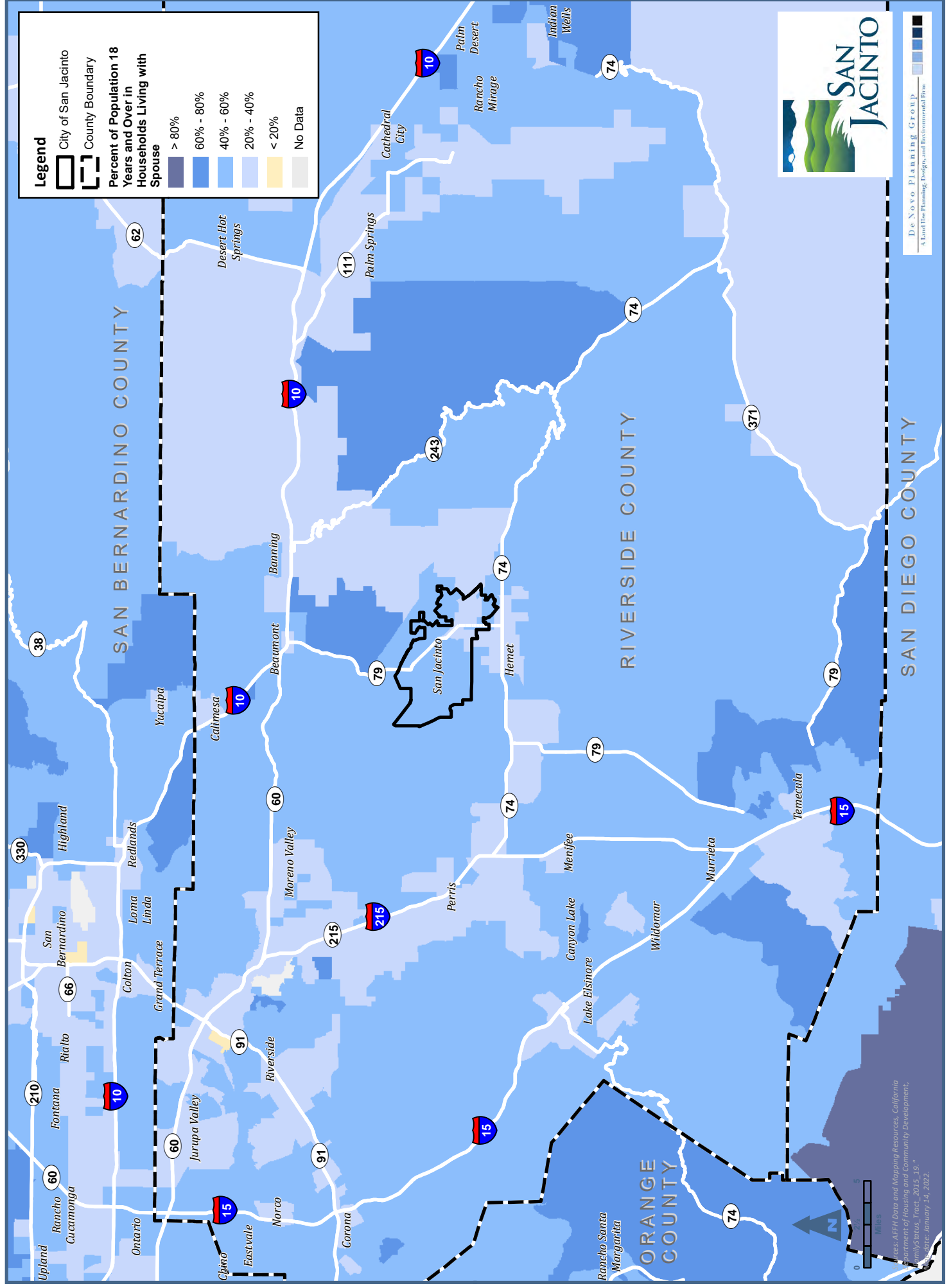
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Figure 6-9. Percent of Population 18 Years and Over in Households Living with Spouse



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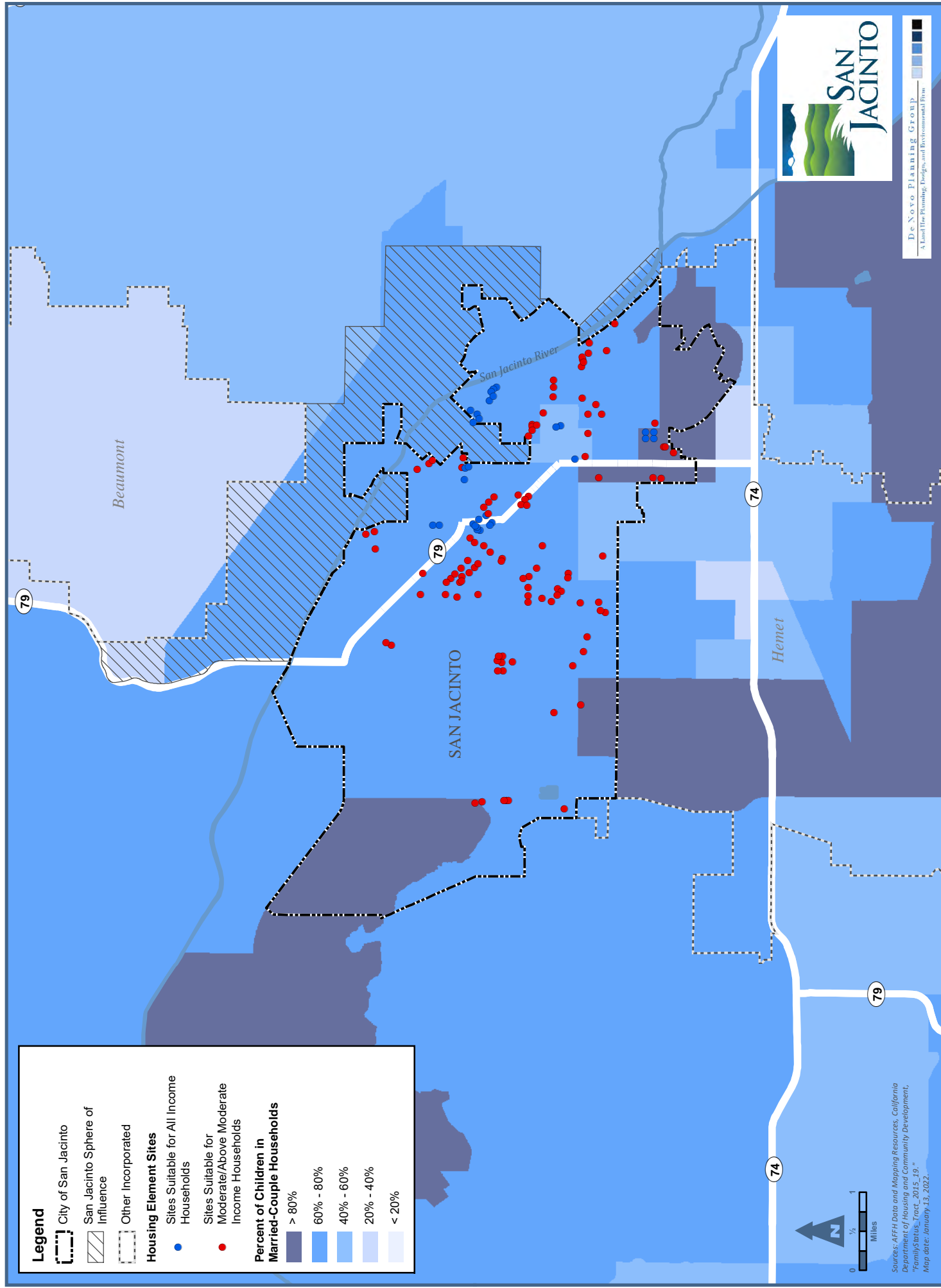
Figure 6-10. Percent of Population 18 Years and Over in Households Living with Spouse - Regional



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A Land Use Planning, Design, and Environmental Firm

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Figure 6-11. Percent of Children in Married Couple Households



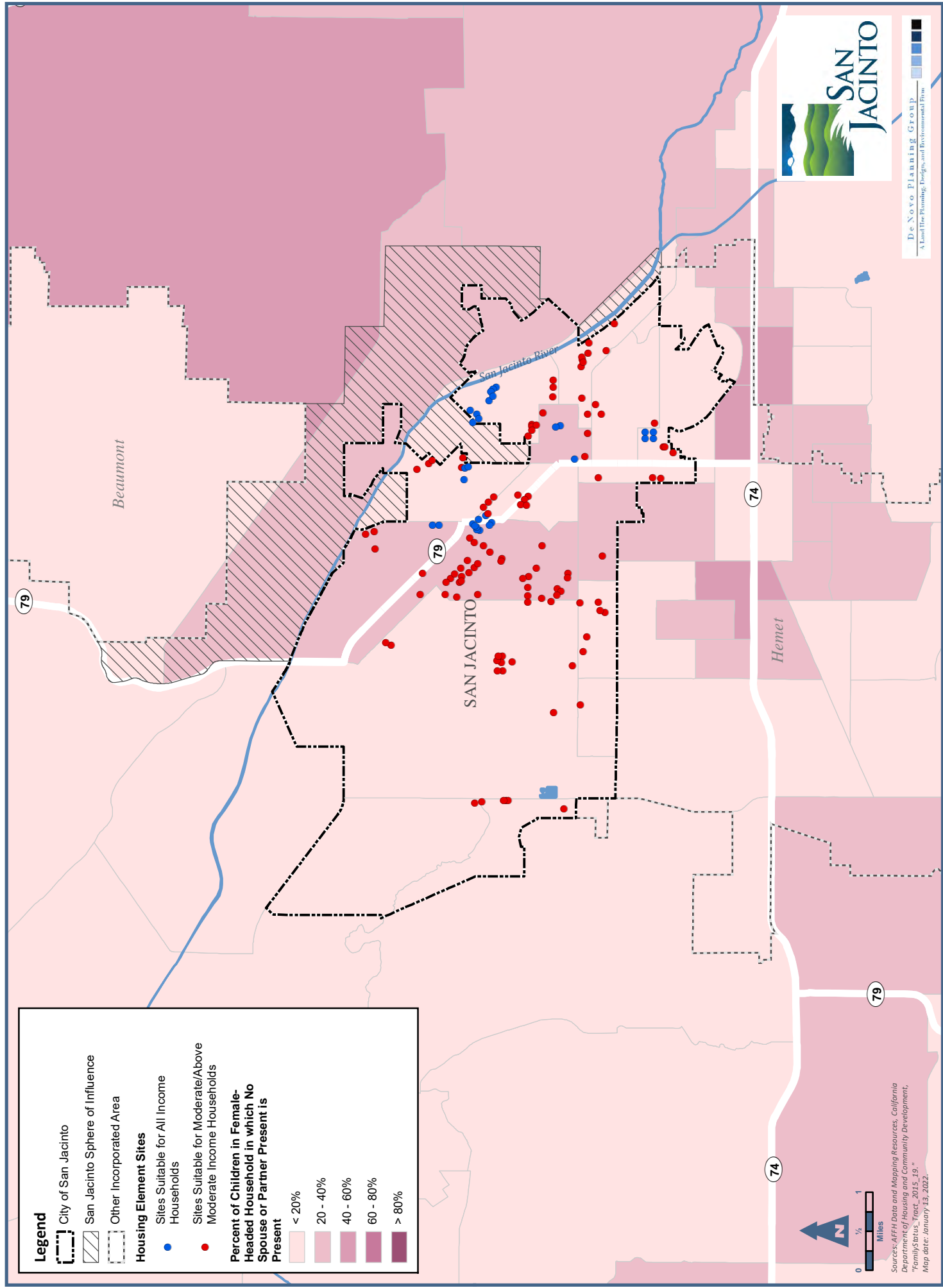


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Figure 6-13. Female-Headed Households by Proportion of Children Present Census Tract



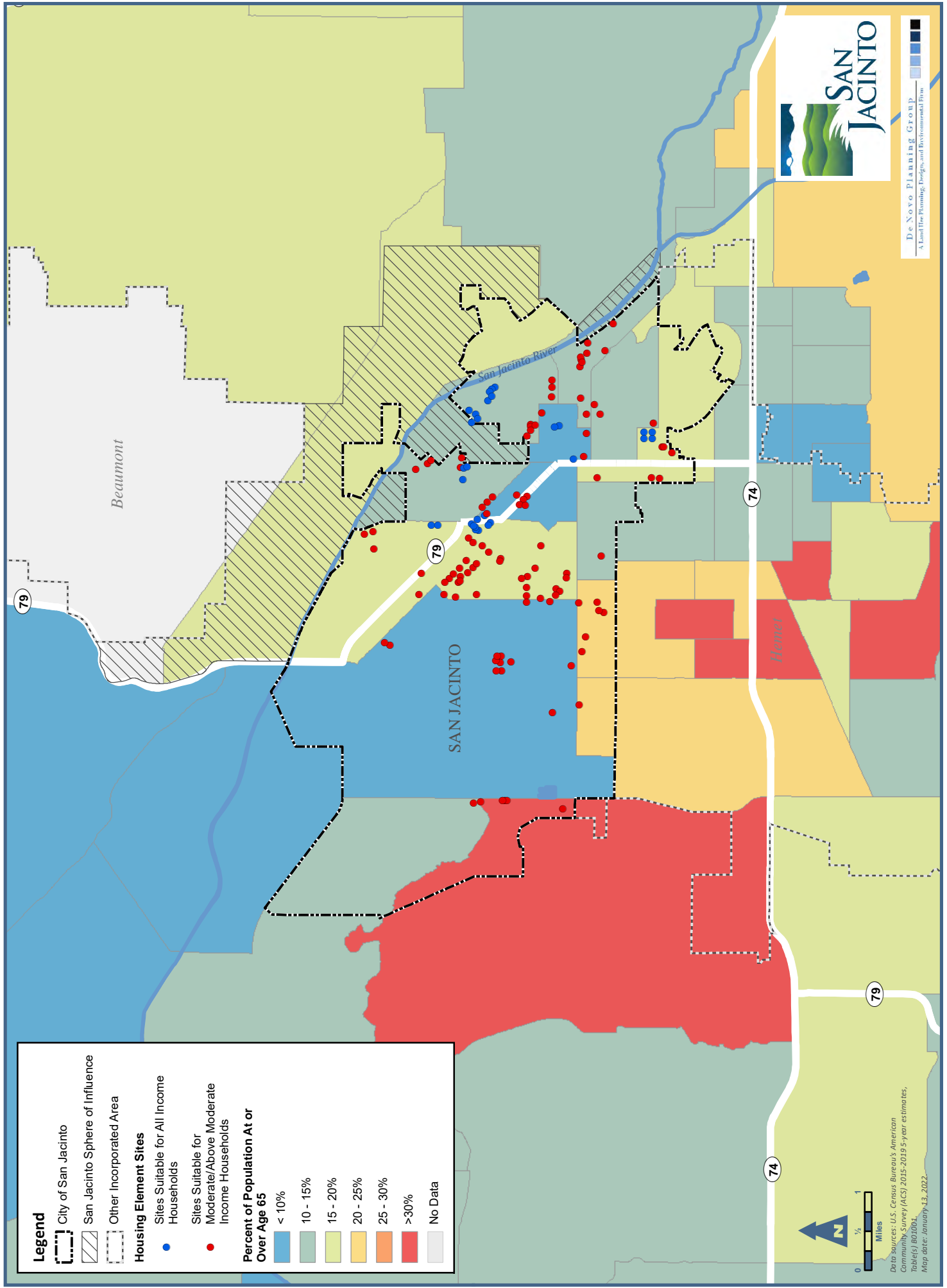
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Figure 6-15. Proportion of Senior Residents by Census Tract

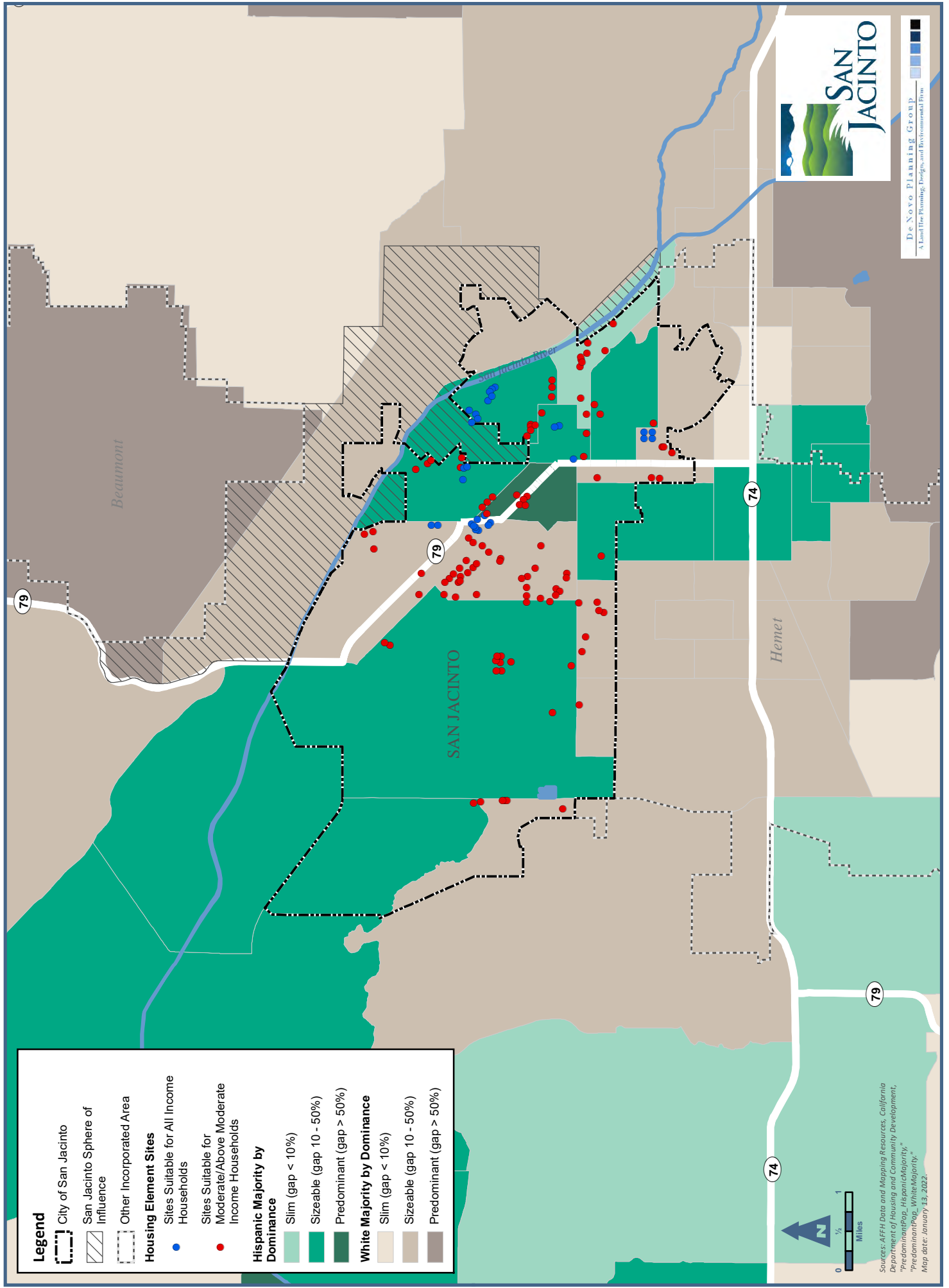


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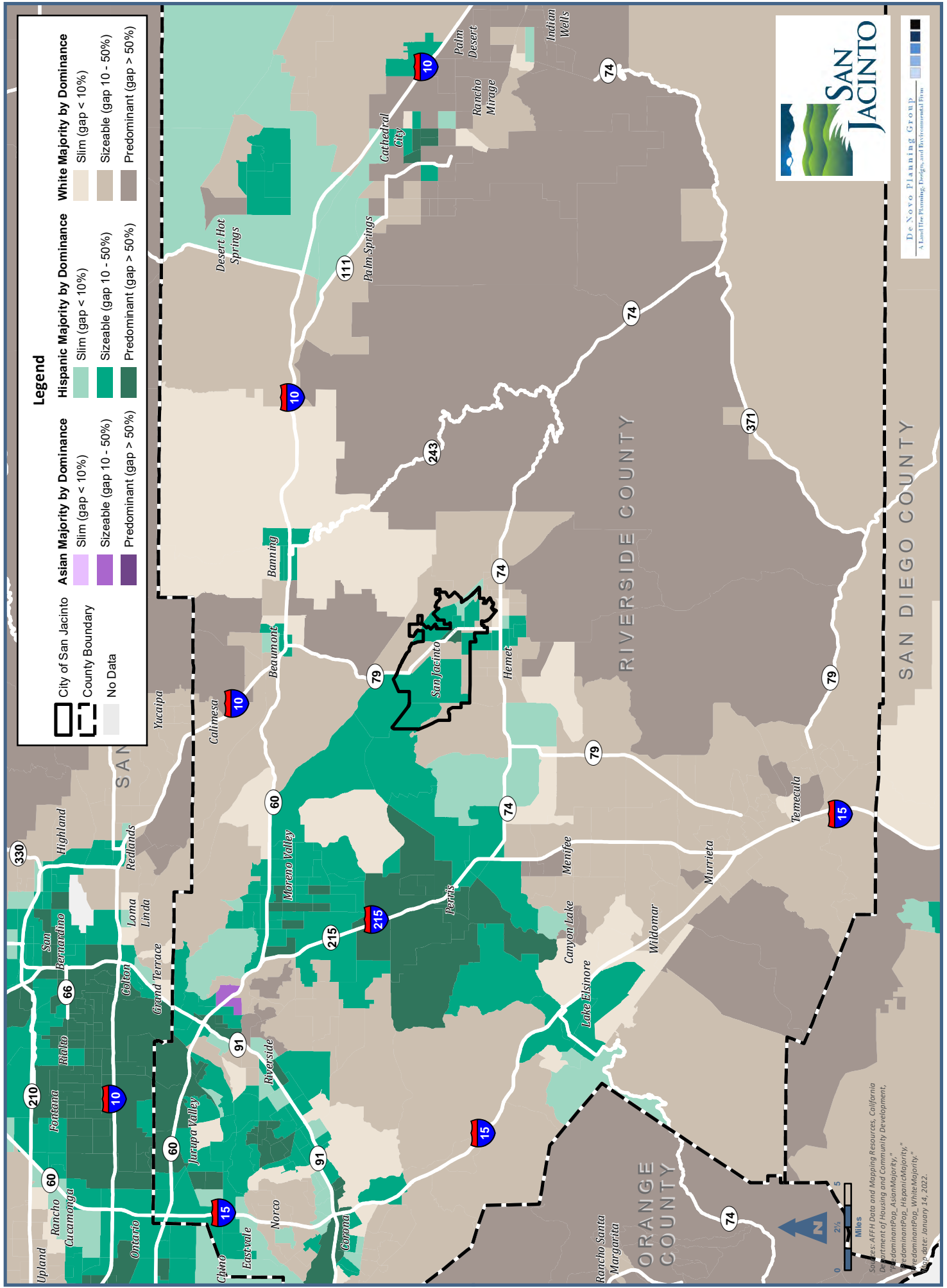
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Figure 6-17. Ethnicity Analysis - Racial Concentrations



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Figure 6-18. Ethnicity Analysis - Racial Concentrations - Regional



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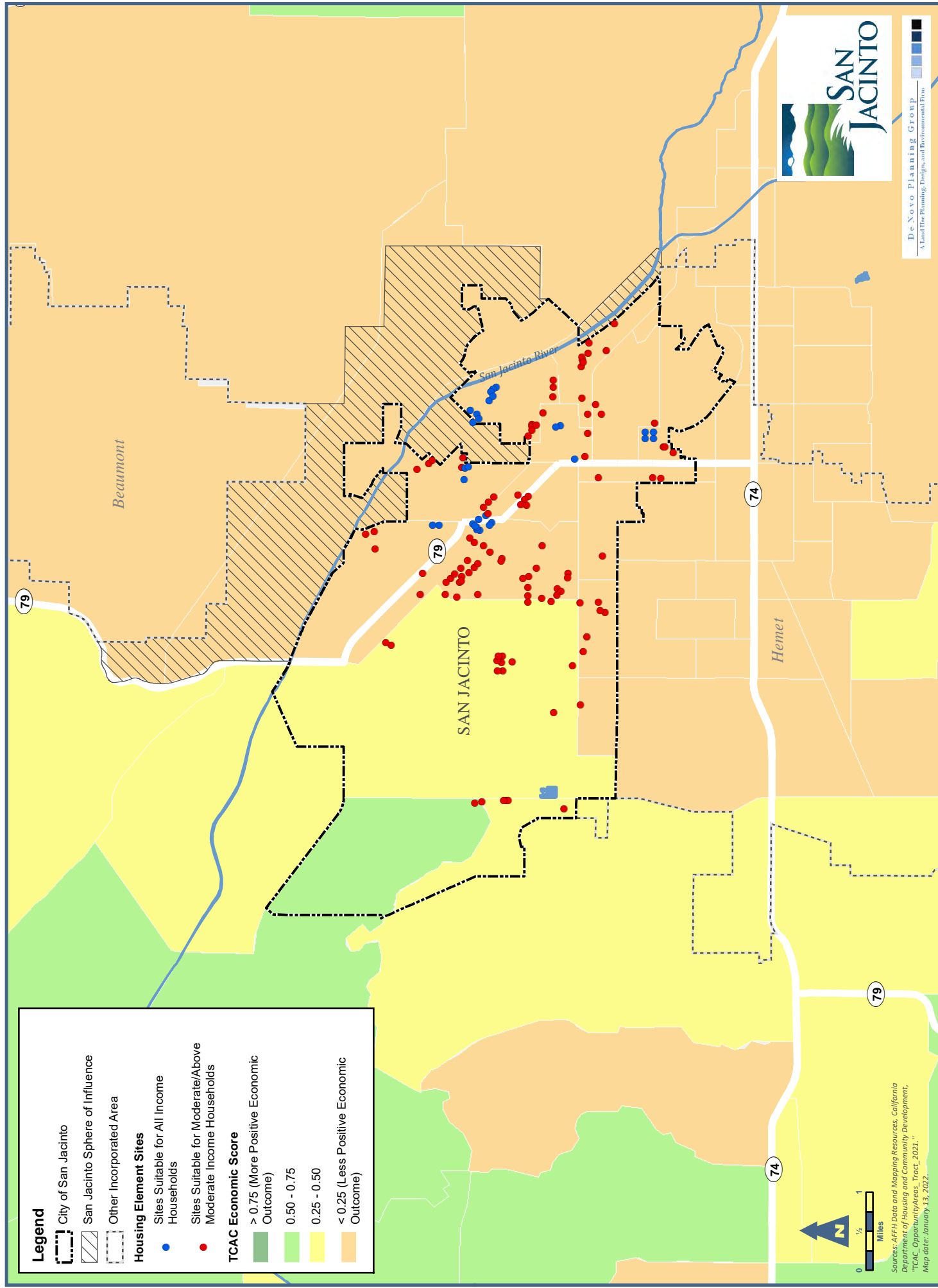


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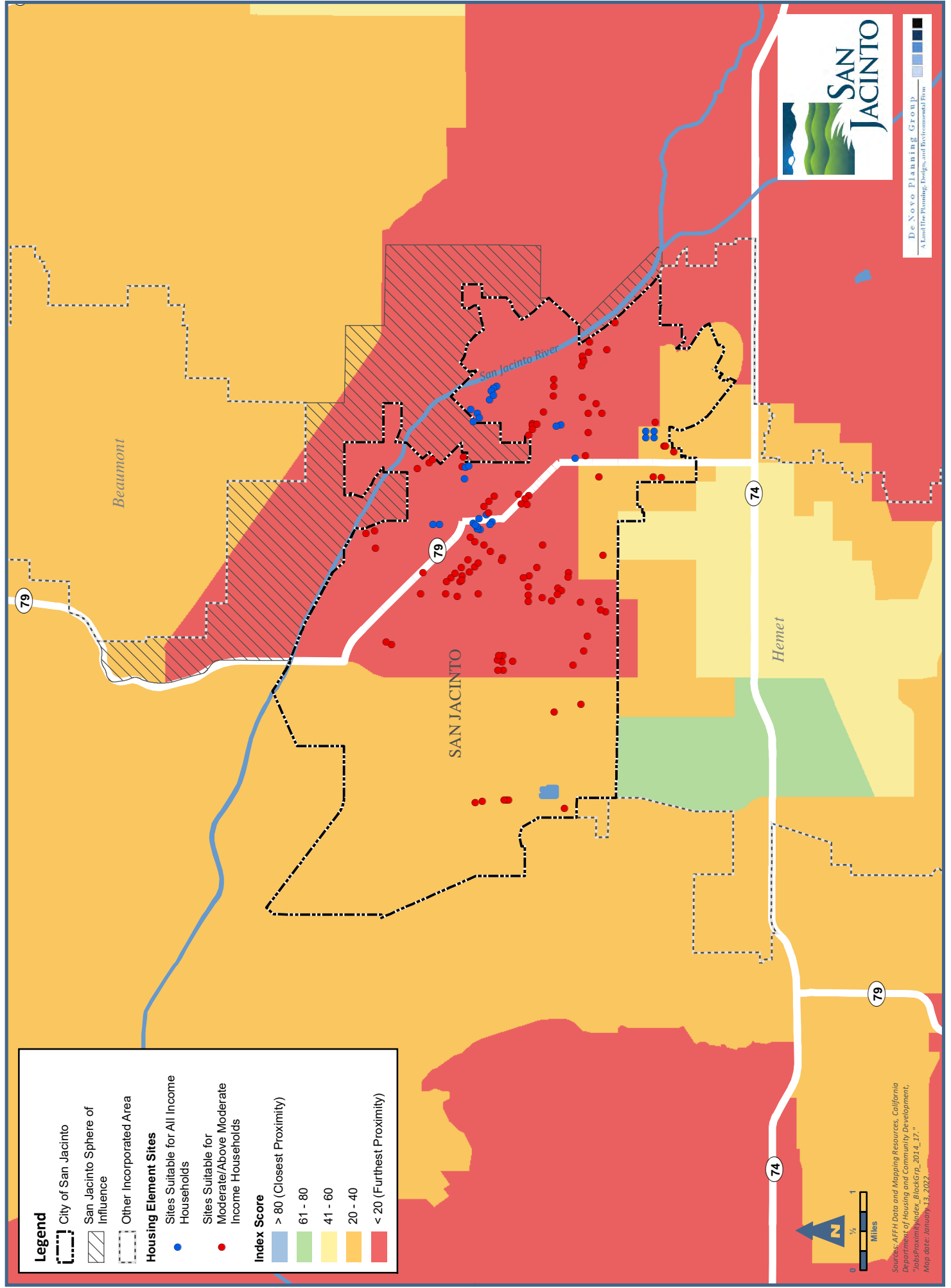
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Figure 6-22. TCAC Economic Score by Census Tract



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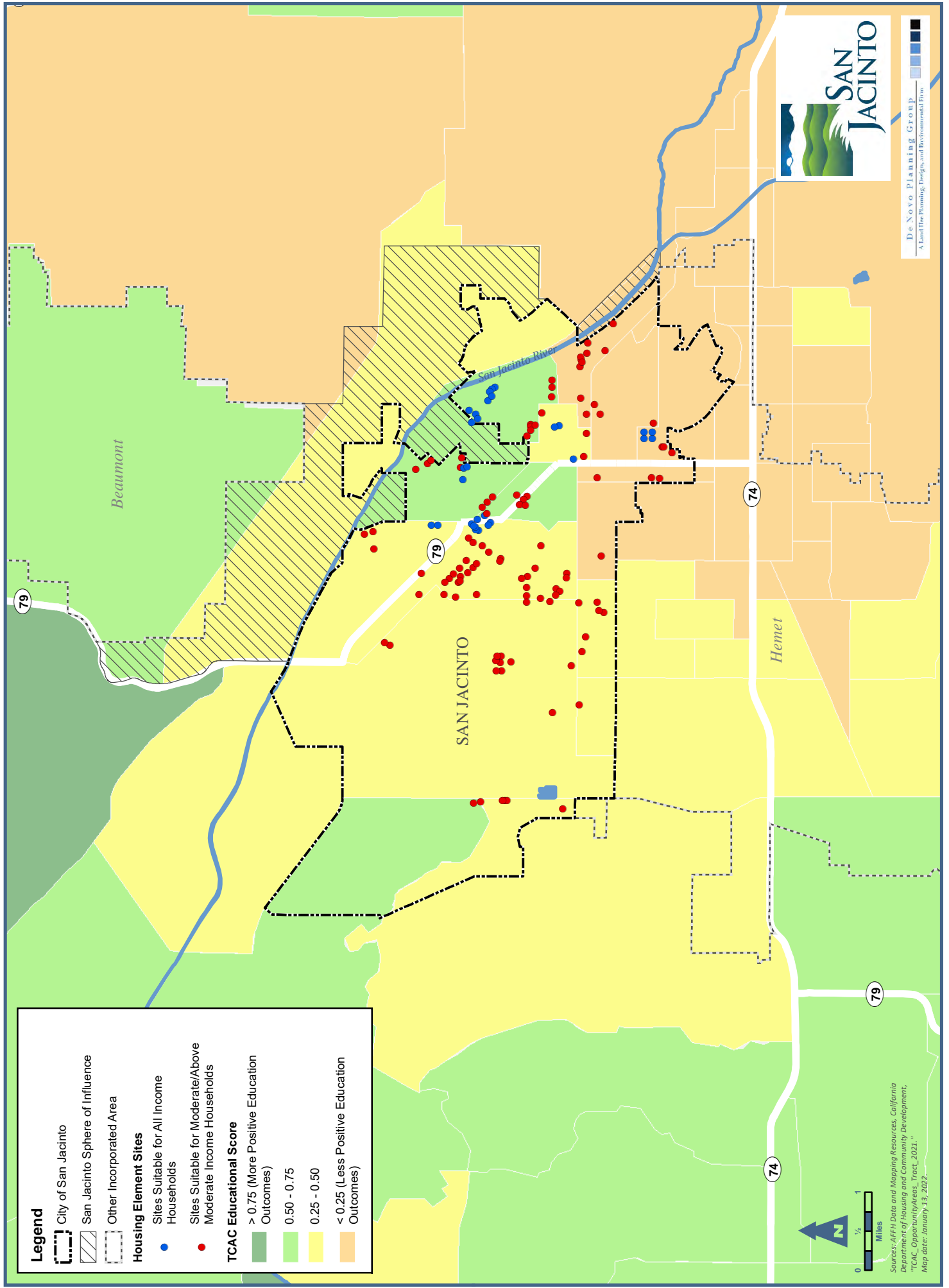
Figure 6-22. Job Proximity Index by Block Group



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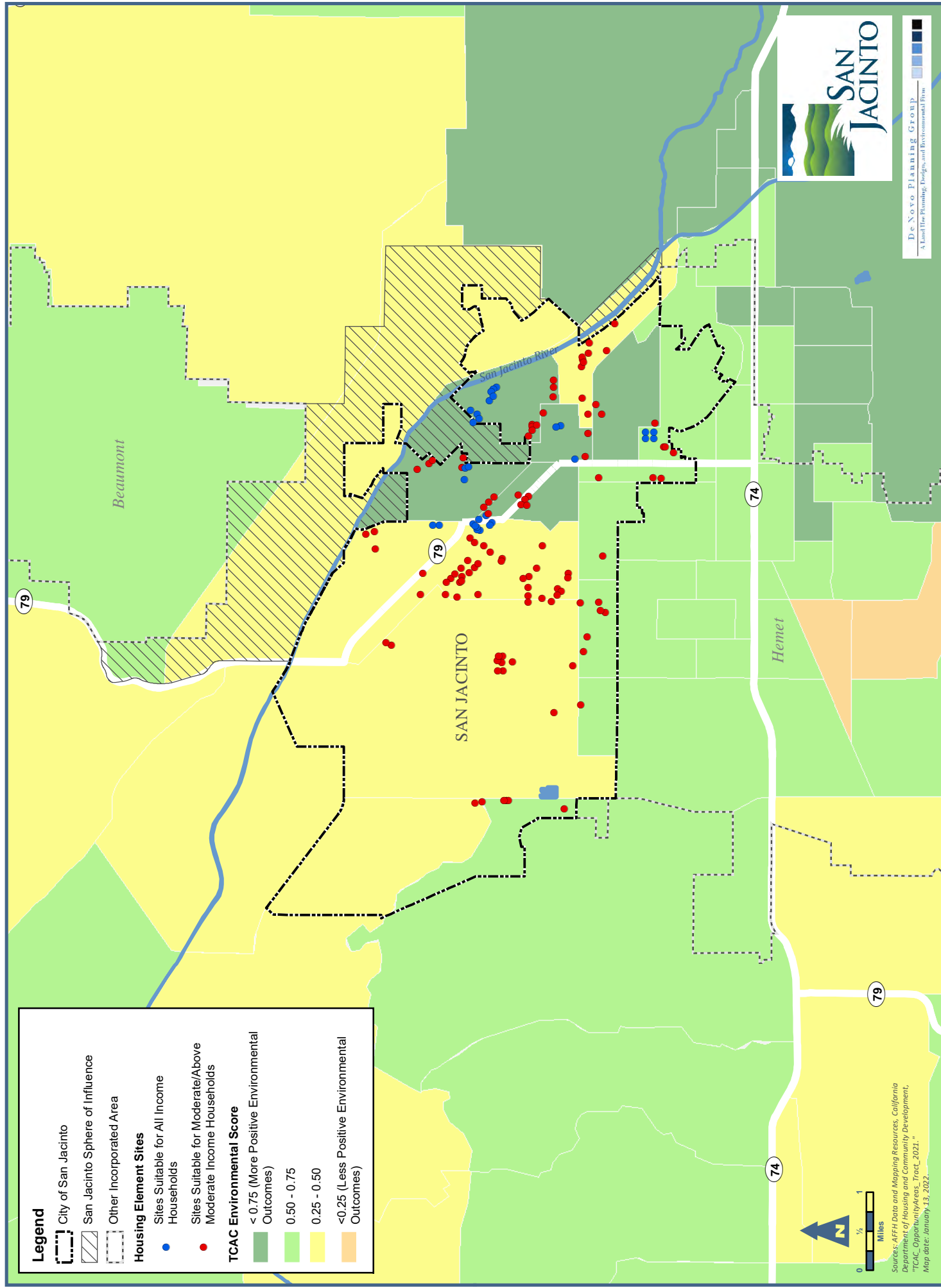


Figure 6-23. TCAC Educational Score by Census Tract



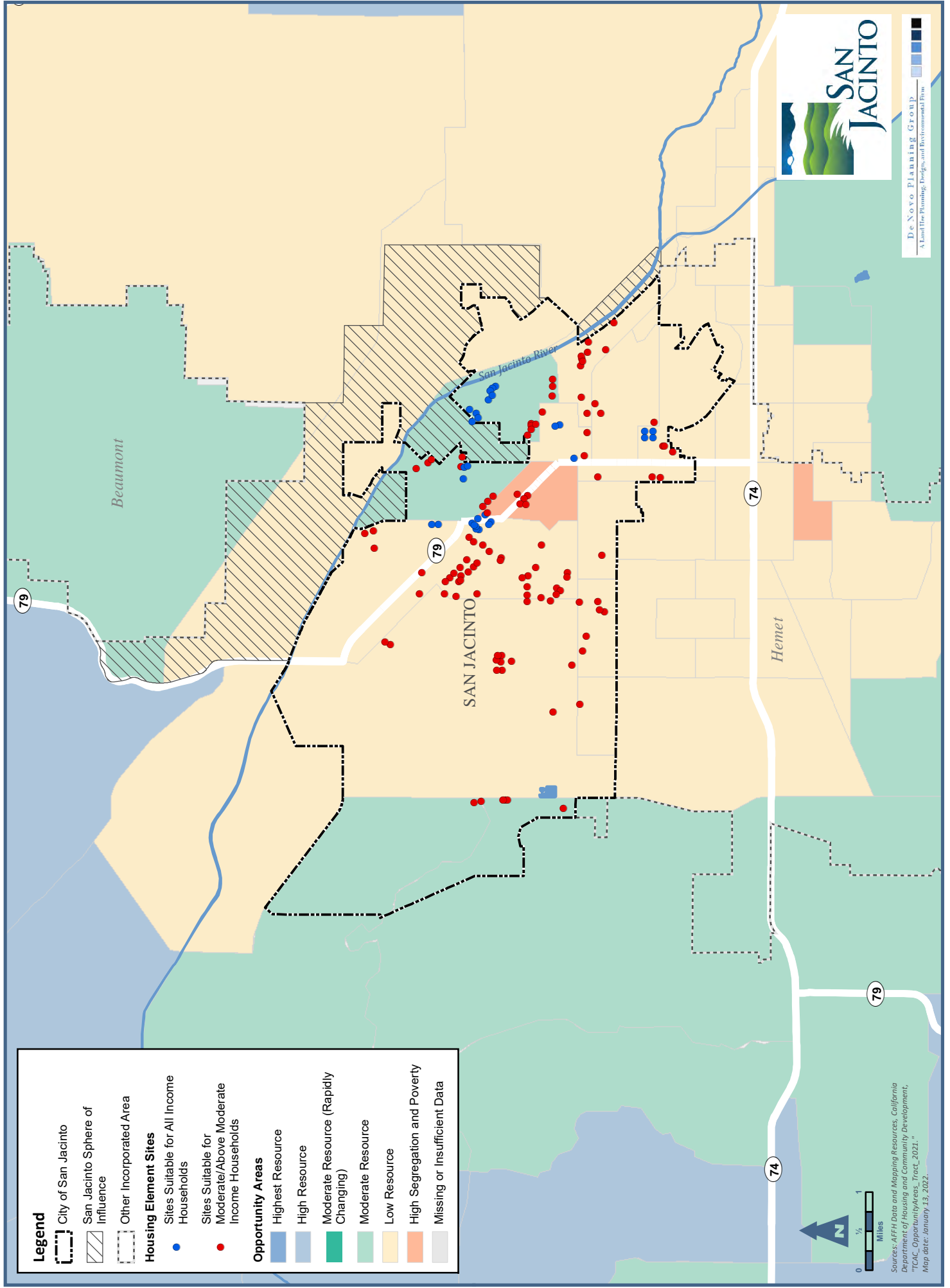
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Figure 6-24. TCAC Environmental Score by Census Tract



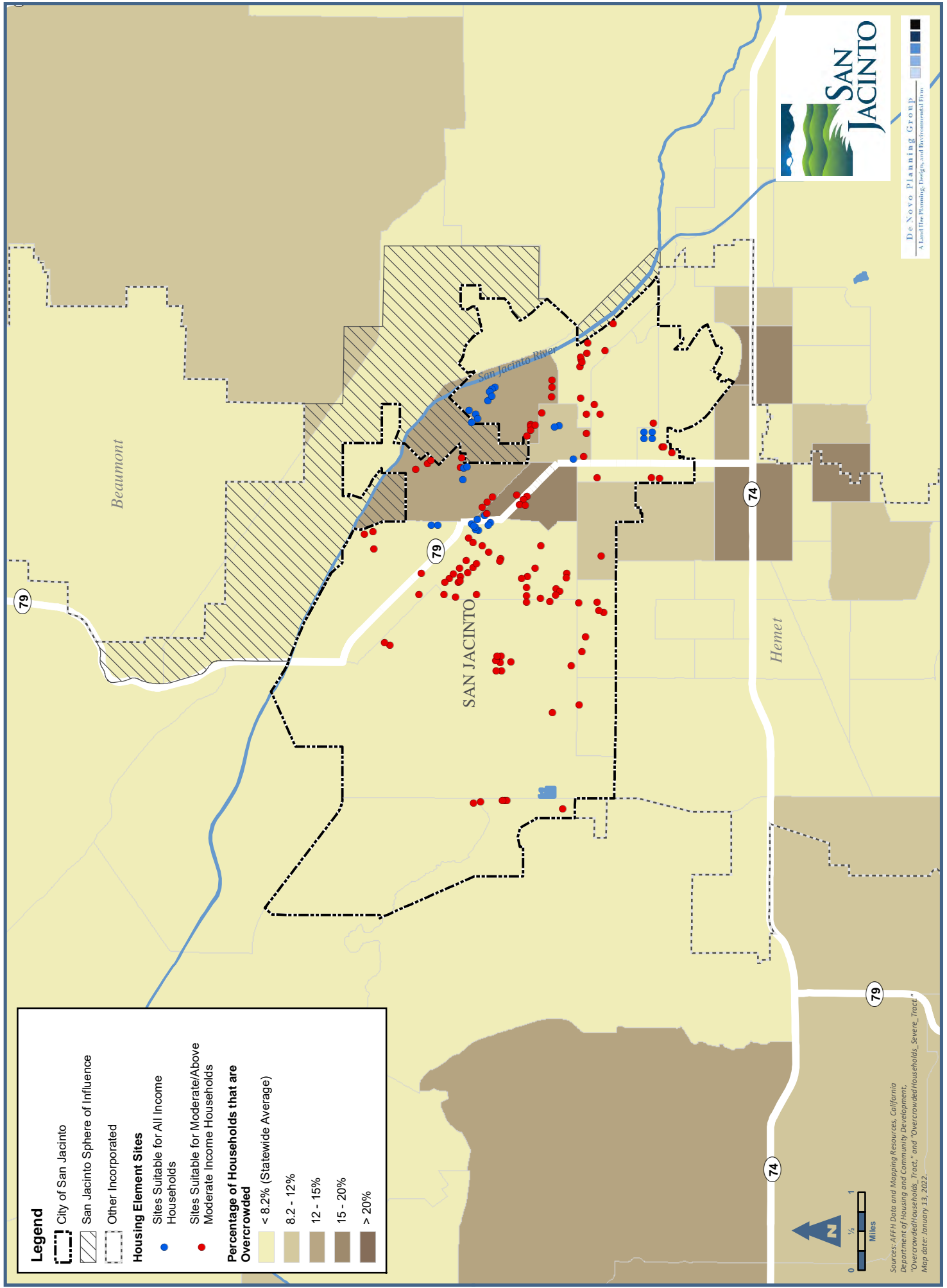
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Figure 6-25. TCAC Opportunity Areas by Census Tract



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Figure 6-26. Overcrowded Households by Census Tract



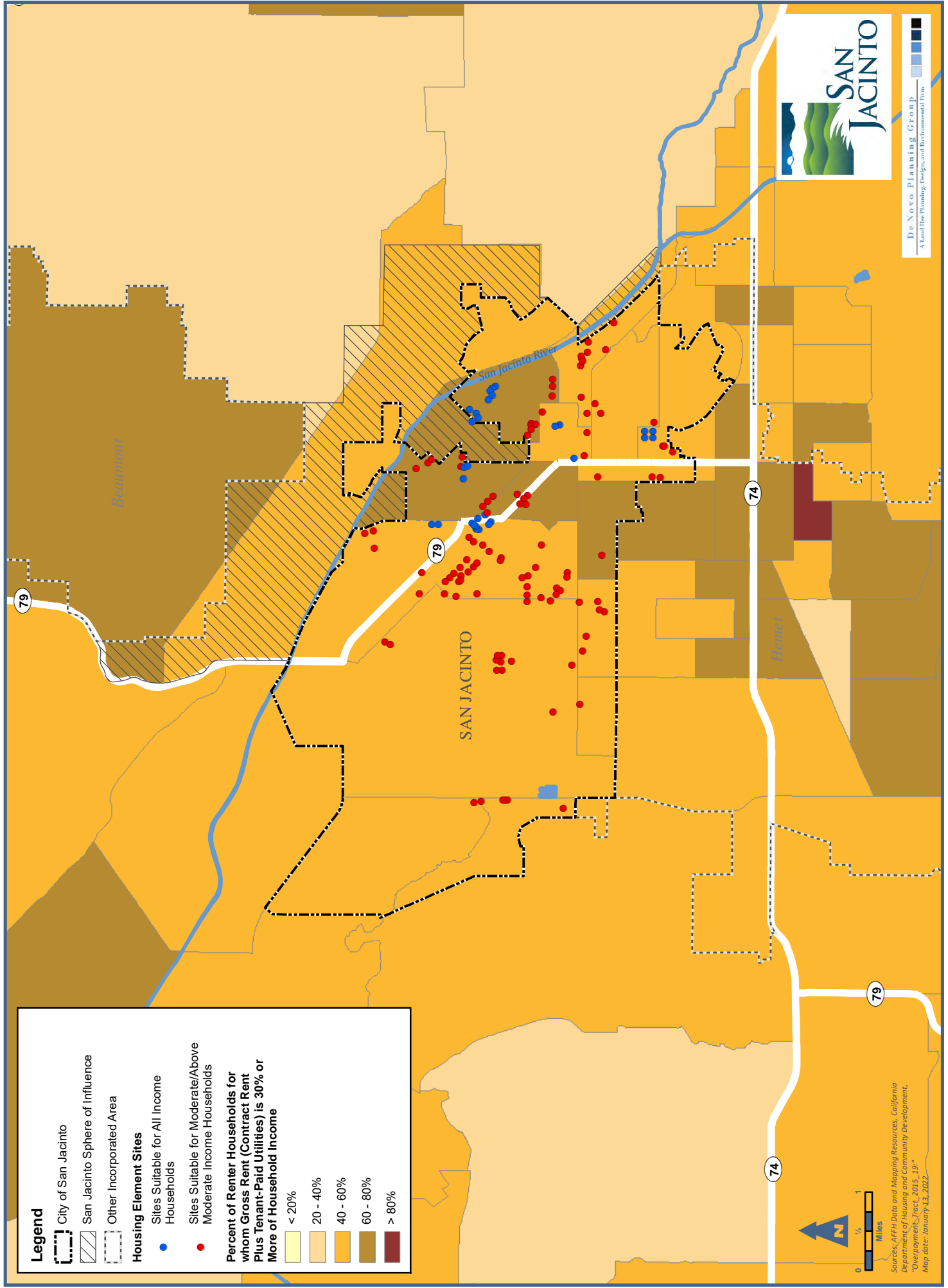
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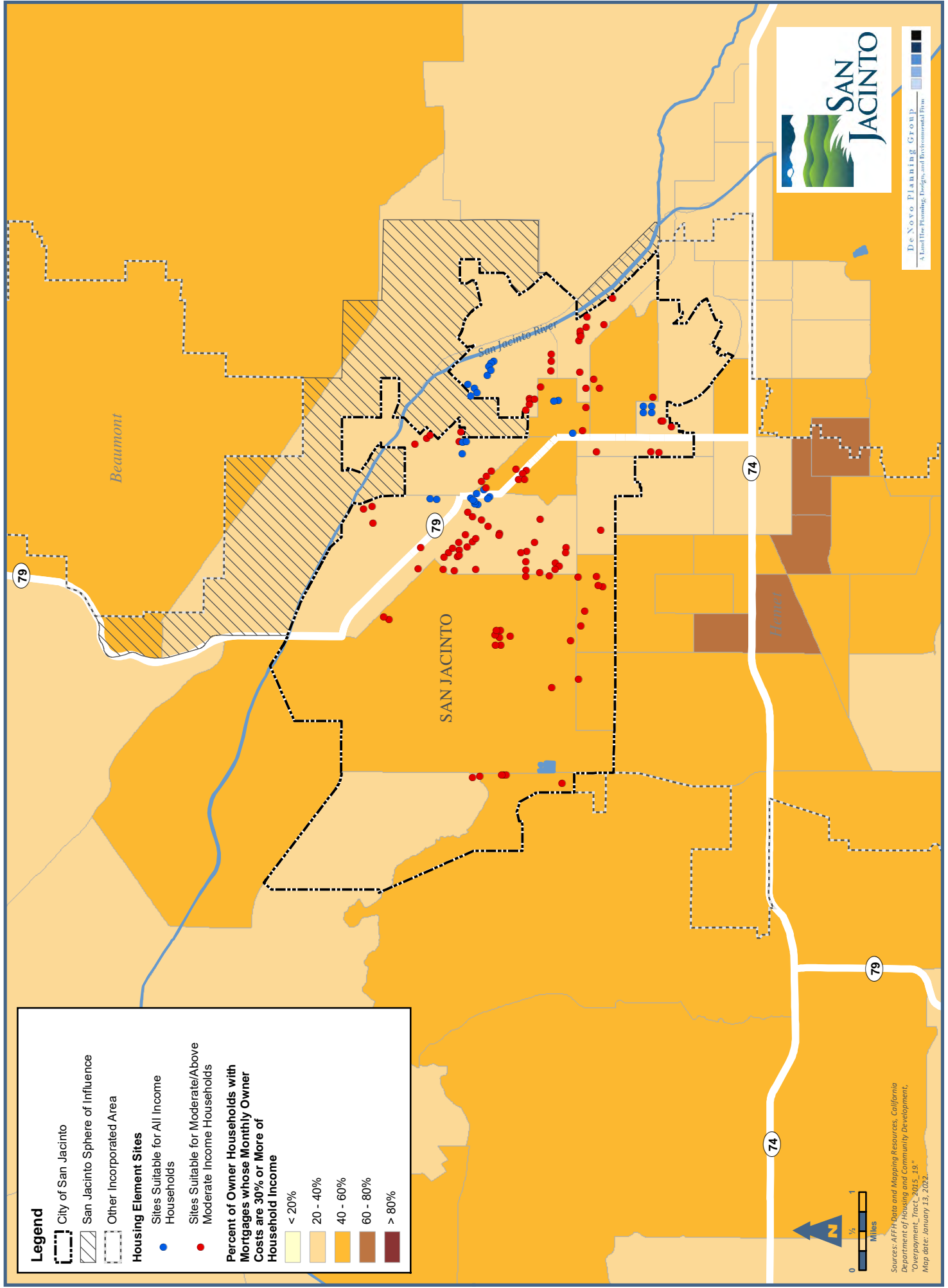
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Figure 6-28. Cost-Burdened Renter Households by Census Tract



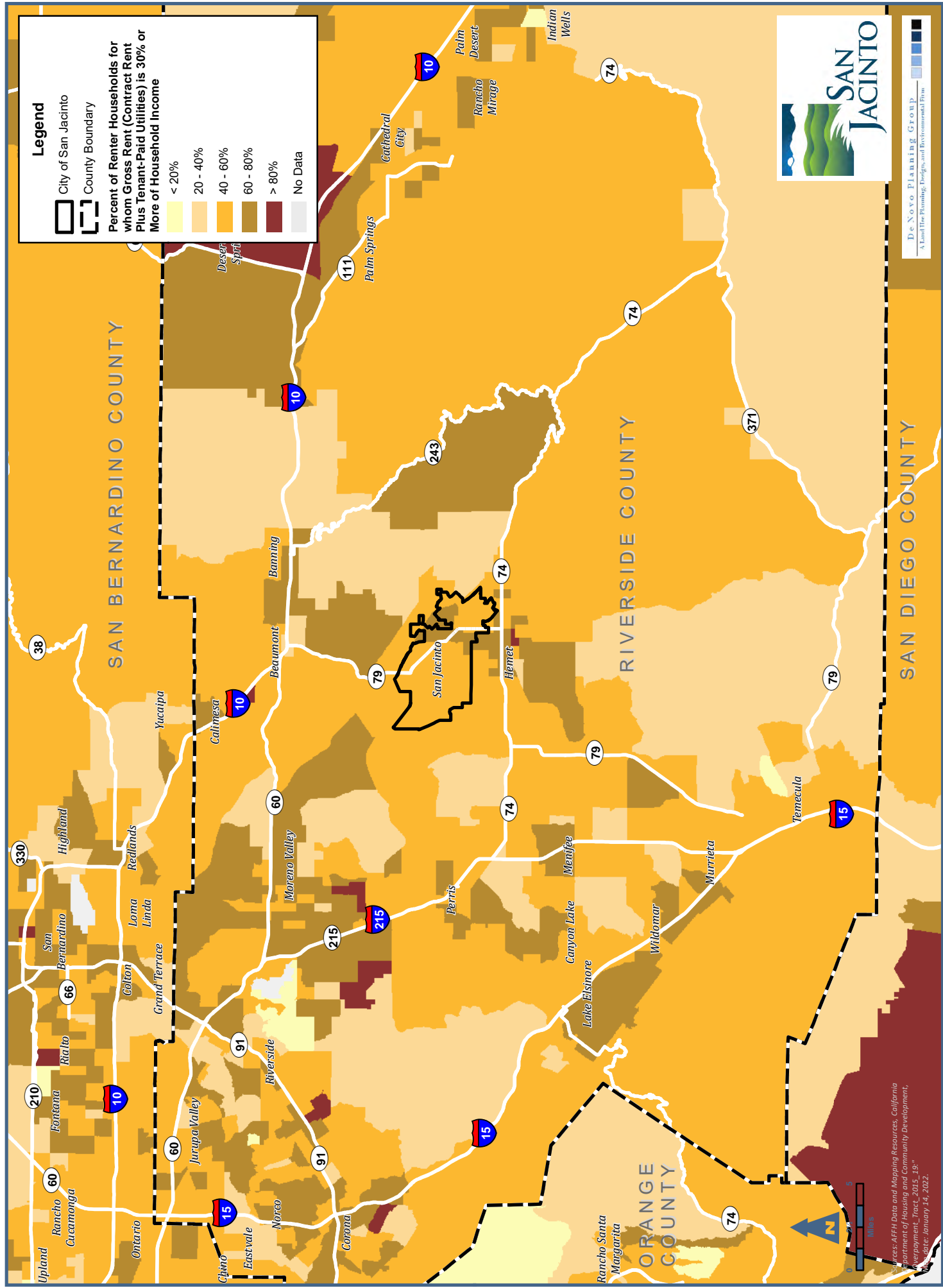
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Figure 6-29. Cost-Burdened Owner Households by Census Tract



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Figure 6-30. Cost-Burdened Renter Households by Census Tract - Regional



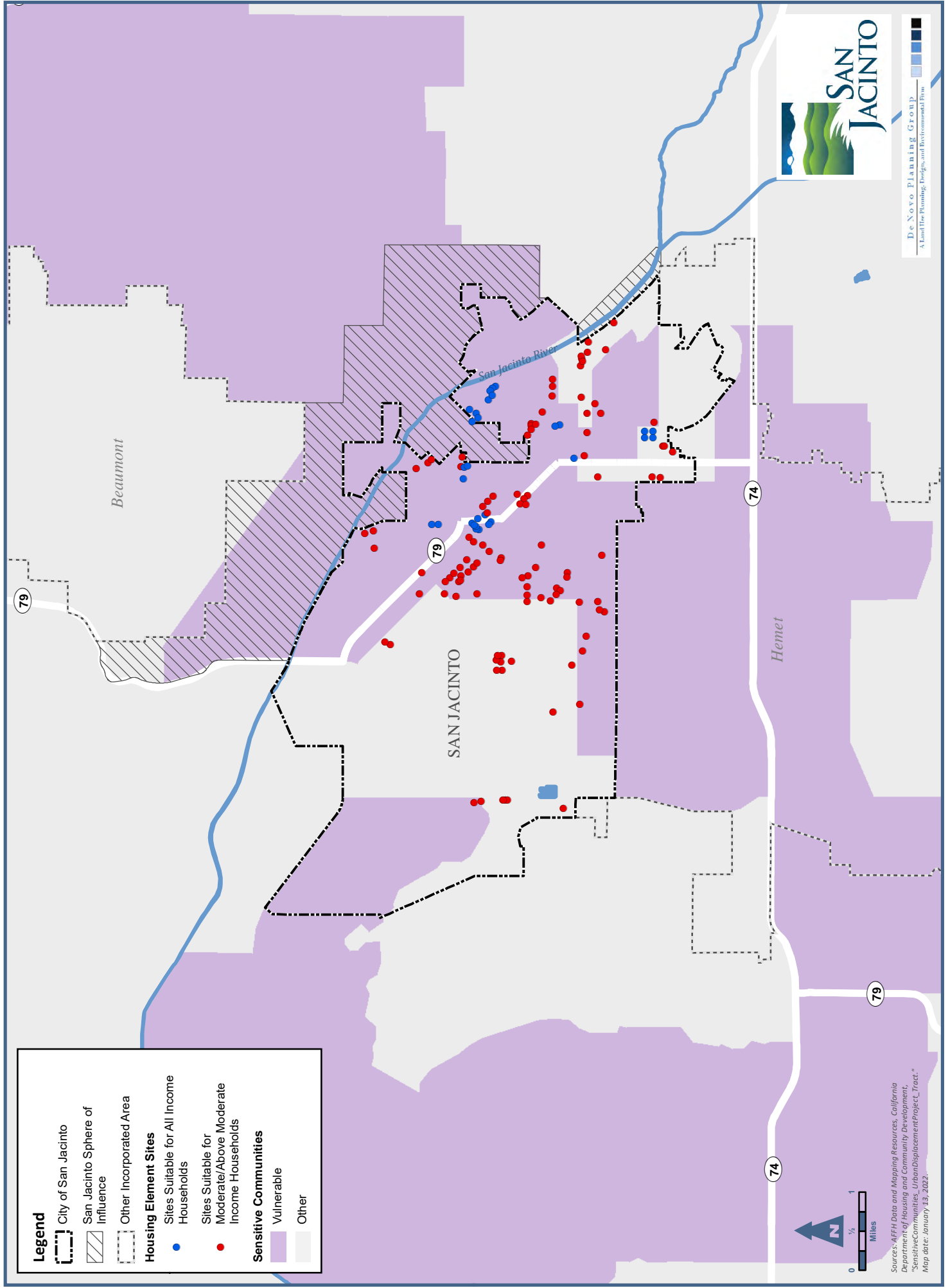
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Figure 6-32. Sensitive Communities



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# APPENDIX A: SITE INVENTORY

*Envision  
San Jacinto*

**GENERAL  
PLAN 2040**

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**Please Start Here, Instructions in Cell  
A2, Table in A3:B15**

**Form Fields**

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

<b>General Information</b>	
Jurisdiction Name	SAN JACINTO
Housing Element Cycle	6th
<b>Contact Information</b>	
First Name	Travis
Last Name	Randel
Title	Deputy City Manager
Email	<a href="mailto:trandel@sanjacintoca.gov">trandel@sanjacintoca.gov</a>
Phone	(951) 654-7337
<b>Mailing Address</b>	
Street Address	<u>Ave</u>
City	San Jacinto
Zip Code	92583





Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Optional Information 1	Optional Information 2	Optional Information 3
SAN JACINTO	43307842		43307842	20	10	3	0	0 Shortfall of Sites	1.83 AC	CH	MU	MU	10	36	33	Vacant				
SAN JACINTO	43307848		43307848	97	47	16	0	0 Shortfall of Sites	8.94 AC	CH	MU	MU	10	36	160	Vacant				
SAN JACINTO	43307858		43307858	15	3	1	0	0 Shortfall of Sites	1.01 AC	CH	MU	MU	10	36	20	Vacant				
SAN JACINTO	92361		92361	15	3	1	0	0 Shortfall of Sites	1.01 AC	CH	MU	MU	10	36	20	Vacant				
SAN JACINTO	43307903		43307903	5	3	1	0	0 Shortfall of Sites	0.50 AC	CG	MU	MU	10	36	9	Vacant				
SAN JACINTO	43307905		43307905	8	4	1	0	0 Shortfall of Sites	0.74 AC	CG	MU	MU	10	36	13	Vacant				
SAN JACINTO	43307906		43307906	18	9	3	0	0 Shortfall of Sites	1.69 AC	CG	MU	MU	10	36	50	Vacant				
SAN JACINTO	43307907		43307907	13	6	1	0	0 Shortfall of Sites	1.10 AC	CG	MU	MU	10	36	23	Vacant				
SAN JACINTO	43307910		43307910	13	6	1	0	0 Shortfall of Sites	1.10 AC	CG	MU	MU	10	36	23	Vacant				
SAN JACINTO	43307916		43307916	25	26	9	0	0 Shortfall of Sites	4.99 AC	CG	MU	MU	10	36	87	Vacant				
SAN JACINTO	43307931		43307931	21	11	4	0	0 Shortfall of Sites	1.93 AC	CG	MU	MU	10	36	36	Vacant				
SAN JACINTO	43307943		43307943	25	11	4	0	0 Shortfall of Sites	2.29 AC	CG	MU	MU	10	36	40	Vacant				
SAN JACINTO	43307933		43307933	13	3	2	0	0 Shortfall of Sites	0.73 AC	CG	MU	MU	10	36	23	Vacant				
SAN JACINTO	43307934		43307934	13	3	2	0	0 Shortfall of Sites	0.73 AC	CG	MU	MU	10	36	23	Vacant				
SAN JACINTO	43307949		43307949	9	4	1	0	0 Shortfall of Sites	0.73 AC	CG	MU	MU	10	36	14	Vacant				
SAN JACINTO	4330905		4330905	0	0	0	0	0 Shortfall of Sites	0.94	EL	MOR	MOR	14	22	16	Vacant				
SAN JACINTO	4330906		4330906	0	0	0	0	0 Shortfall of Sites	0.94	EL	MOR	MOR	14	22	16	Vacant				
SAN JACINTO	4330913		4330913	0	0	0	0	0 Shortfall of Sites	1.50	EL	MOR	MOR	14	22	36	Vacant				
SAN JACINTO	4330928		4330928	0	0	0	0	0 Shortfall of Sites	1.54	EL	MOR	MOR	14	22	36	Vacant				
SAN JACINTO	4330929		4330929	0	0	0	0	0 Shortfall of Sites	1.54	EL	MOR	MOR	14	22	36	Vacant				
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SAN JACINTO	4330932		4330932	0	0	0	0	0 Shortfall of Sites	1.54	EL	MOR	MOR	14	22	36	Vacant				
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SAN JACINTO	4330934		4330934	0	0	0	0	0 Shortfall of Sites	1.54	EL	MOR	MOR	14	22	36	Vacant				
SAN JACINTO	4330935		4330935	0	0	0	0	0 Shortfall of Sites	1.54	EL	MOR	MOR	14	22	36	Vacant				
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SAN JACINTO	4330982		4330982	0	0	0	0	0 Shortfall of Sites	1.54	EL	MOR	MOR	14	22	36	Vacant				
SAN JACINTO	4330983		4330983	0	0															



**Table C: Land Use, Table Starts in A2**

<b>Zoning Designation (From Table A, Column G)</b>	<b>General Land Uses Allowed</b>

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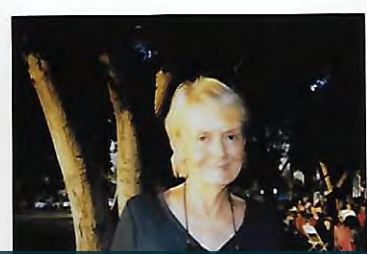
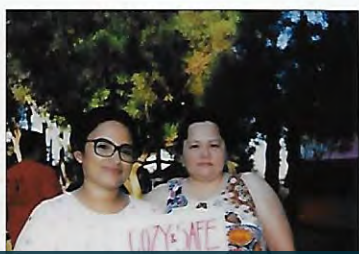
**APPENDIX B:  
PUBLIC ENGAGEMENT  
SUMMARY**

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**GENERAL  
PLAN 2040**

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ENVISION SAN JACINTO **GENERAL PLAN UPDATE 2040**  
**COMMUNITY VISION GUIDE**

*Lozy to Sabe*

*Cleanest!*

*Best Place*

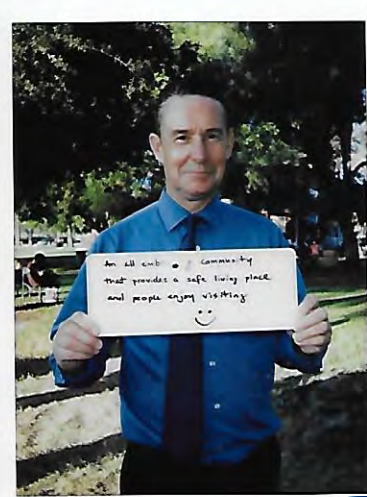


*Stay Small*

*♥ PARKS*

*Retail Giant*

*Seguridad*



*Safety*

*Guess who???*

Envision San Jacinto

**GENERAL PLAN 2040**





# TABLE OF CONTENTS

<b>OVERVIEW</b> .....	1
General Plan Update .....	1
Community Outreach .....	1
Outreach Objectives .....	1
Advertisement .....	1
<b>WHAT WE HEARD</b> .....	2
<b>WORKSHOPS</b> .....	4
Workshop 1 – Values, Issues, and Opportunities .....	4
Objectives .....	4
Outreach .....	4
Workshop Activities .....	5
Workshop 2 – Transportation .....	7
Objectives .....	7
Outreach .....	7
Workshop Activities .....	8
Workshop 3 – Land Use and Housing .....	10
Objectives .....	10
Outreach .....	10
Workshop Activities .....	11
<b>POP-UP EVENTS</b> .....	13
Kool August Nights .....	14
<b>DIRECT ENGAGEMENT</b> .....	15
Online Survey .....	15
Stakeholder Focus Groups .....	16
<b>APPENDIX A: DIRECT MAILER</b>	
<b>APPENDIX B: WORKSHOP 1 ACTIVITIES</b>	
<b>APPENDIX C: WORKSHOP 2 ACTIVITIES</b>	
<b>APPENDIX D: WORKSHOP 3 ACTIVITIES</b>	
<b>APPENDIX E: POP-UP EVENT ACTIVITIES</b>	
<b>APPENDIX F: ONLINE SURVEY RESULTS</b>	



# OVERVIEW

## GENERAL PLAN UPDATE

The City of San Jacinto (City) is updating the San Jacinto General Plan Update and Environmental Impact Report (EIR), and has prioritized community input as an important guiding force. The General Plan lays out long range goals and objectives for San Jacinto’s future growth, and is intended to present a realistic vision for the future that serves the residents’ economic, recreational, and community needs. Bilingual public engagement is a cornerstone of this work.

## COMMUNITY OUTREACH

The community outreach and public input process are fundamental to the General Plan Update. This process seeks meaningful and comprehensive feedback from the entire San Jacinto Community, including lower income households and persons with special needs, helping to ensure the General Plan Update represents a shared vision that the community will take pride in. Guided by the Community Engagement Plan, the City conducted three rounds of bilingual community workshops and two pop-up events between February and August 2019. Workshop 1 focused on Visioning, Workshop 2 on Transportation and Mobility, and Workshop 3 on Land Use and Housing. Pop-up events were hosted in conjunction with two Kool August Nights summer concert series events. In addition to the in-person activities, residents were encouraged to complete a bilingual online survey, and the City hosted a set of stakeholder focus groups.

This document summarizes feedback from all of these activities. Approximately 200 people participated in the process, providing feedback through visually-rich, hands-on activities like Post-it note brainstorming, mapping, visioning, interactive polling, and comment cards. The appendices include graphic displays of workshop materials and feedback.

## OUTREACH OBJECTIVES:

- **Conduct an open and transparent process.**
- **Engage the full spectrum of San Jacinto community members, residents, business owners, landowners, and other stakeholders in the General Plan Update process; enhance public awareness of the project and its importance.**
- **Gather meaningful community input, ideas, and feedback to shape the vision, alternatives, and policies to be included in the General Plan Update.**
- **Build a framework to develop community consensus throughout the process.**
- **Strengthen and expand relationships and trust between the City and community members.**

## Advertisement

Information for all community events was posted on the Envision San Jacinto | General Plan 2040 website [sanjacinto.generalplan.org](http://sanjacinto.generalplan.org), and advertised on social media (Facebook, Instagram, NextDoor). Workshop information was sent in a mailer to every household in San Jacinto (see Appendix A). If individuals signed up for notifications on the project website and/or provided their email address at City Hall or previous workshops, they received personal electronic invitations to subsequent meetings. The City also sent a direct mailer to over 15,000 addresses in English and Spanish to advertise the project, Visioning Workshops, and direct people to the website for information.







# WORKSHOPS

## Workshop 1

### VALUES, ISSUES, AND OPPORTUNITIES



The first of the three workshops was held on February 21, 2019 from 6:30 - 8:00 p.m. at the San Jacinto Community Center. The focus of this Visioning workshop was to ask for input from residents on what they value in San Jacinto, what they see as challenges, and what their vision is for the future of the City.

More than 50 residents attended, providing their comments, questions, and visions for San Jacinto. The workshop was held in a bilingual environment, with English and Spanish-speaking project team members circulating in the room. An official translator with headsets was readily available.

The workshop was conducted in an interactive format, which included a presentation, three hands-on activities, and a discussion. Attendees signed in to the workshop on arriving and received project handouts, comment cards, and giveaways. The room was set up with long tables, to facilitate interactions. The workshop opened with a brief presentation introducing the General Plan Update, the outreach process, and a video commemorating the history of San Jacinto. The workshop then moved into the assets and challenges activity, visioning activity, and mapping activity. Discussion followed. **All input received during Workshop 1 can be found in Appendix B.**

### Objectives:

- **Inform community members about the General Plan Update purpose, contents, preparation process, and implementation process.**
- **Learn from community members:**
  - **What are community assets in San Jacinto?**
  - **What are challenges in San Jacinto?**
  - **How residents envision San Jacinto in 20 years.**
- **Gather meaningful community input, ideas, and feedback to shape the vision, alternatives, and policies included in the General Plan Update.**

### Outreach:

The City used multiple methods to inform community members about the workshop and to encourage participation:

- **Email announcements sent to:**
  - **Residents and stakeholders in the database**
  - **Western Riverside Council of Governments email distribution**
  - **Hemet/ San Jacinto Valley Chamber of Commerce**
  - **Valley-wide Recreation and Park District**

## ACTIVITY 1: TREASURES AND CHALLENGES

During the first hands-on activity, the project team asked participants to identify as many community assets and community challenges as possible. Attendees wrote one idea per Post-It note and notes were collected, displayed on flip charts at the front of the room, and categorized by theme. The project team then presented the findings and major themes from the input.

### Key Assets Include:

- Views of the mountains
- The “small town” feel
- Sense of community



### Key Challenges Include:

- Lack of retail and commercial in the city
- Need for general infrastructure maintenance
- Traffic and transportation issues



## ACTIVITY 2: VISIONING

During Activity 2, participants were asked to think about what they would like to see in San Jacinto in the future. Each table had a flip chart, and participants chose one person from their table to act as a note taker. Members at each table then stated in a few words what they would like to see changed, remain the same, or planned for in the future. The note taker wrote these statements on the flip charts and the project team then asked each table to read a few statements from their flip charts.

### Key Themes that Emerged:

- More shopping and retail options needed
- Bring in industry and good paying jobs
- Provide more community programs and services

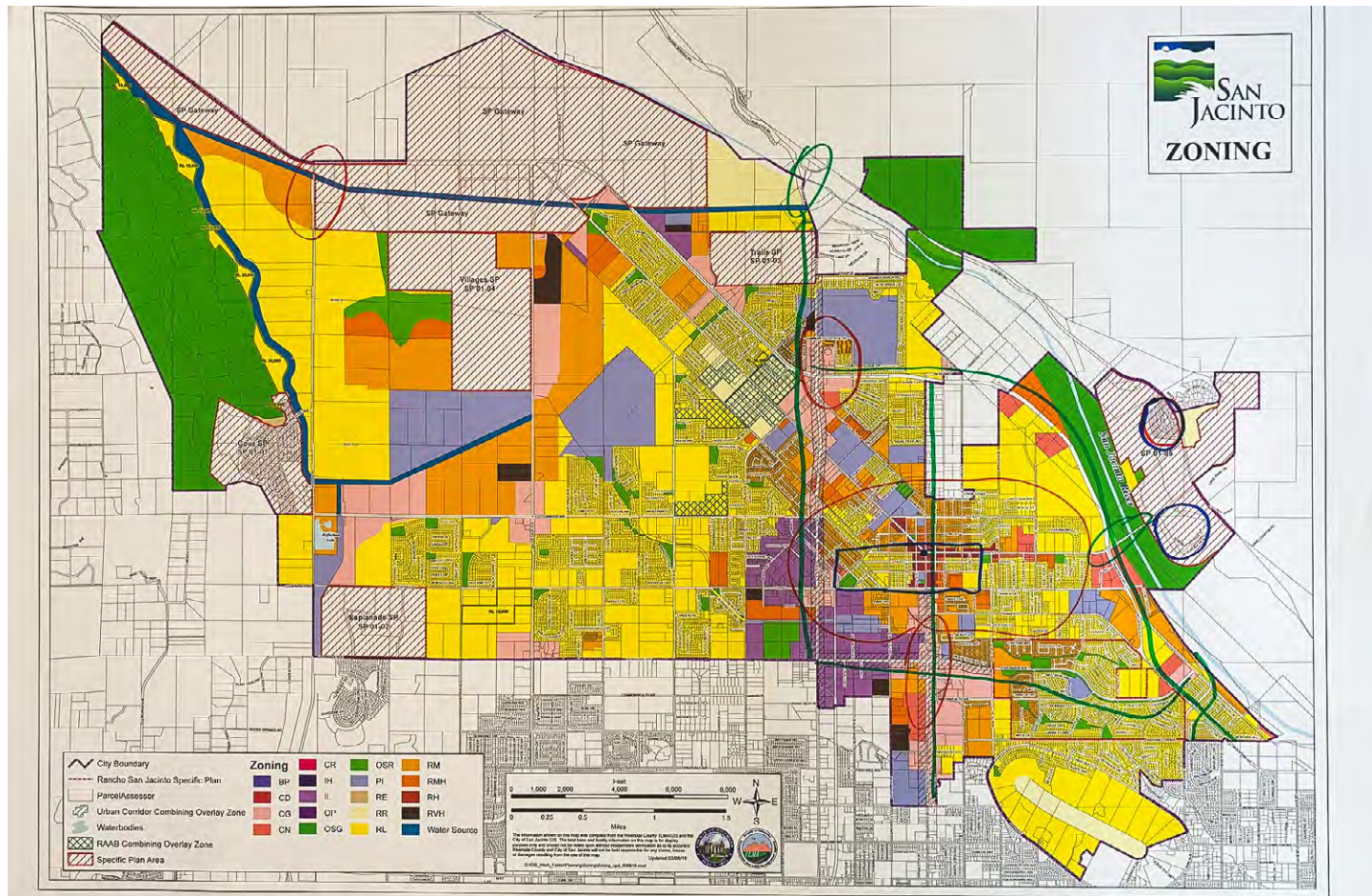
For the second part of the activity, the project team asked participants to imagine that they were visiting San Jacinto 20 years from now and to draw or write a postcard from their visit. Participants were encouraged to write or draw about what they would like to see in San Jacinto in the future.





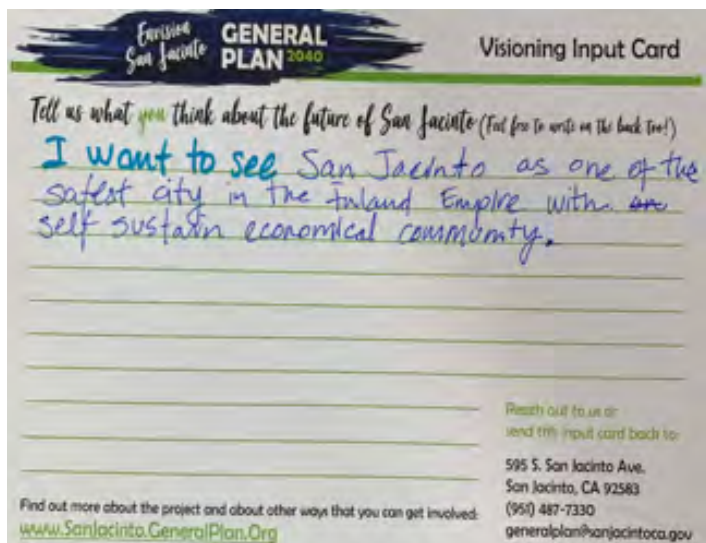
## ACTIVITY 3: MAPPING

For Activity 3, each table had large maps of San Jacinto, along with blue and red pens. The project team asked participants to highlight features of the city that they value and want to remain the same in blue. With the red pen, participants were asked to highlight areas in the City they think need improvement or extra attention. Please see Appendix B for all Mapping Activity exhibits.



## Comment Cards

In addition to the activities, participants were encouraged to write down statements, questions, suggestions, or feedback on comment cards at and time, and to place them in a comment card box. Please see Appendix B for pictures of all the comment cards.





# Workshop 2

## TRANSPORTATION



The second workshop was held on March 12, 2019 from 6:30 – 8:00 p.m. at the San Jacinto Community Center. The focus of this workshop was to solicit input from San Jacinto’s residents about transportation-related issues. Specific topics included: transportation trends, issues of note, specific locations needing special attention, and ways in which residents might travel around San Jacinto if certain services were provided.

Approximately 30 residents attended, providing comments, questions, and recommendations for transportation improvements in San Jacinto. The workshop was held in a bilingual environment, with English and Spanish-speaking project team members circulating in the room. An official translator with headsets was readily available.

The workshop format included a presentation, a digital activity, two hands-on activities, and a discussion session. Attendees signed in to the workshop on arriving and received project handouts, comment cards, and giveaways. The room was set up with long tables, to facilitate interactions. The workshop opened with introductions to the project team, a brief presentation about that evening’s workshop, and a video commemorating the history of San Jacinto. The workshop then included several activities, including interactive polling, small group brainstorming, and two mapping. **All input received during Workshop 2 can be found in Appendix C.**

### Objectives:

- **Inform community members about the General Plan Update purpose, contents, preparation process, and implementation process.**
- **Learn from community members:**
  - **What forms of transportation community members take the most.**
  - **Why members use the forms of transportation they do.**
  - **How they would commute if provided with transportation-related services.**
  - **What transportation issues are most important to them.**
- **Gather meaningful community input, ideas, and feedback to shape the vision, alternatives, and policies included in the General Plan Update.**

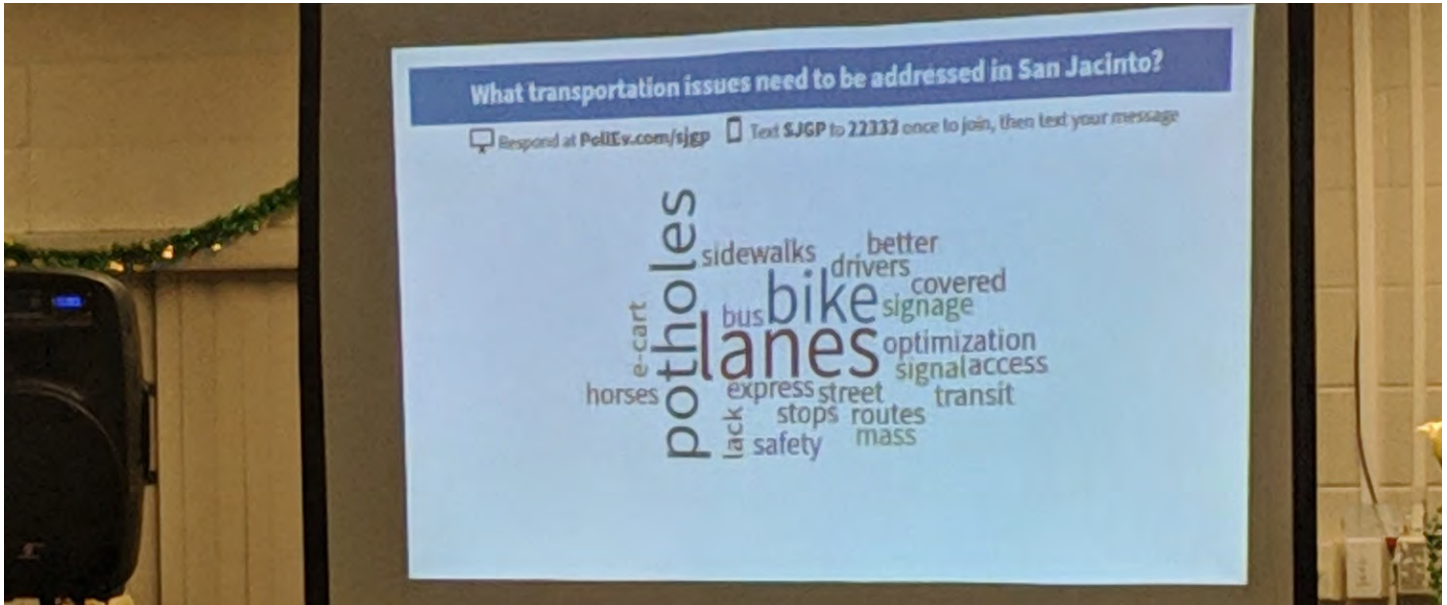
### Outreach:

Approximately 30 people attended the workshop. The City used multiple methods to inform community members about the workshop and to encourage participation, including:

- **Email announcements sent to:**
  - **Residents and stakeholders in the database**
  - **Western Riverside Council of Governments email distribution**
  - **Hemet/ San Jacinto Valley Chamber of Commerce**
  - **Valley-wide Recreation and Park District**

## ACTIVITY 1: POLL EVERYWHERE

The first activity used the interactive online platform Poll Everywhere to ask participants questions about transportation in their community. Questions were displayed on a screen at the front of the room and participants used their mobile phones to text their responses. Answers appeared on the screen as participants texted, allowing feedback from all attendees to be visible and encouraging community members to think about a range of issues.



### Some Questions Included:

- Would you ride your bike to work if it felt safe and comfortable?
- If you could, would you take transit?
- If transit is available for your trip but you chose not to take it, why not?

### Key Themes that Emerged:

- The main obstacles to using public transportation are the length between stops and infrequent buses
- If walking, biking, and taking transit were an option, most of the community would use these methods of transportation to go to the park
- The most pressing transportation-related issues are potholes, bike lanes, widening of sidewalks, and more bus routes

Please refer to Appendix C to see a full recount of questions and feedback.



## ACTIVITY 2: BRAINSTORM

For Activity 2, participants were asked the question “What transportation issues are you most concerned about in your city?” and responses were recorded on flip charts next to each table. The project team asked participants to choose one person from their table to be a note taker, then brainstorm answers as the note taker wrote them down. The project team asked each table to vote on its top two issues and report back to the entire group.

### Key Themes that Emerged:

- Accessibility in and out of the city and sidewalk maintenance
- Addressing potholes, sidewalks, and bike lanes are infrastructure priorities

The second part of the brainstorming activity asked participants, “Are there specific locations where transportation-related issues need to be addressed and improved in the City?” The flip charts remained in front of each table, and participants again chose one person from their table to be a note taker and brainstormed their answers as the note taker wrote them down. The project team asked each table to vote on the two most important locations for special attention and to report back to the entire group. Key themes that emerged included improvements at the 5 points roundabout and San Jacinto Avenue. **Please refer to Appendix C to see all comments received.**

## ACTIVITY 3: MAPPING

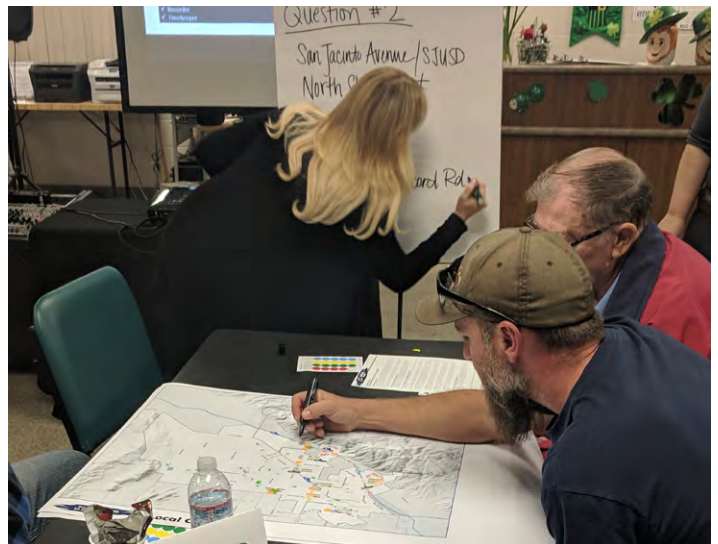
The mapping activity consisted of two parts, one focusing on where participants live, work, and play, and the other on where they would walk, bike, or take transit if given the opportunity.

Each table was provided with a large, regional map of San Jacinto extending as far as Mission Viejo, Redlands, Murrieta, and Los Angeles. Using blue, red, and green stickers, participants were asked to place on the map where they live, where they work, and where they go for entertainment. One major theme that emerged from this activity were that many people both work and seek entertainment outside of San Jacinto.

The second part of the Mapping activity asked participants to identify where they would walk, bike, or take a bus in San Jacinto if given the opportunity using stickers in the shape of their preferred mode of transportation. **Please refer to Appendix D for pictures of the maps.**

### Comment Cards

In addition to the activities, participants were encouraged to write down statements, questions, suggestions, or feedback on comment cards at and time, and to place them in a comment card box. **Please see Appendix B for pictures of all the comment cards.**



## Workshop 3

# LAND USE AND HOUSING

The third round of community workshops was held on March 28, 2019 from 6:30 - 8:00 p.m. at the San Jacinto Community Center. The focus of the workshop was to solicit input from San Jacinto's residents about land use and housing. Specific input was focused on community members' priorities about home maintenance, affordability, housing availability, and community perspectives on how the City should grow and develop in the future in key Focus Areas.

Approximately 50 residents attended, providing their comments, questions, and recommendations for housing solutions and land use planning. The workshop was held in a bilingual environment, with English and Spanish-speaking project team members circulating in the room. An official translator with headsets was readily available. The project team conducted the workshop in an interactive and informative format, including a brief presentation, a digital activity, two hands-on activities, and discussion. Attendees signed in to the workshop on arriving and received project handouts, comment cards, and giveaways. The room was set up with long tables, to facilitate interactions. The workshop opened with introductions to the project team, a brief presentation about the role of land use and housing in the General Plan, the General Plan process, and a video commemorating the history of San Jacinto.

The workshop then transitioned into a Poll Everywhere activity. This included an overview of housing and development trends in San Jacinto and in the broader region. Attendees participated in the Poll Everywhere activity, then were split into two groups to participate in a brainstorming activity focused on housing solutions, as well as a Focus Area mapping activity. Both groups had equal opportunity to engage in both activities. **All input received during Workshop 3 can be found in Appendix D.**

## Objectives:

- **Inform community members about the General Plan Update purpose, contents, preparation process, and implementation process**
- **Learn from community members:**
  - **Priority areas for development in San Jacinto**
  - **Preferred types of development in San Jacinto**
  - **Solutions to priorities relating to housing**
- **Gather meaningful community input, ideas, and feedback to shape the vision, and policies included in the General Plan Update**

## Outreach:

Approximately 50 people attended the workshop. The City used multiple methods to inform community members about the workshop and to encourage participation, including:

- **Email announcements sent to:**
  - **Residents and stakeholders in the database**
  - **Western Riverside Council of Governments email distribution**
  - **Hemet/ San Jacinto Valley Chamber of Commerce**
  - **Valley-wide Recreation and Park District**

## ACTIVITY 1: POLL EVERYWHERE

Activity 1 used the interactive online platform, Poll Everywhere, to ask questions about housing and land use in San Jacinto. Questions were displayed on a screen at the front of the room and participants used their mobile phones to text their responses. Answers appeared on the screen as participants texted, allowing feedback from all attendees to be visible and encouraging community members to think about a range of issues.

### Some Questions Included:

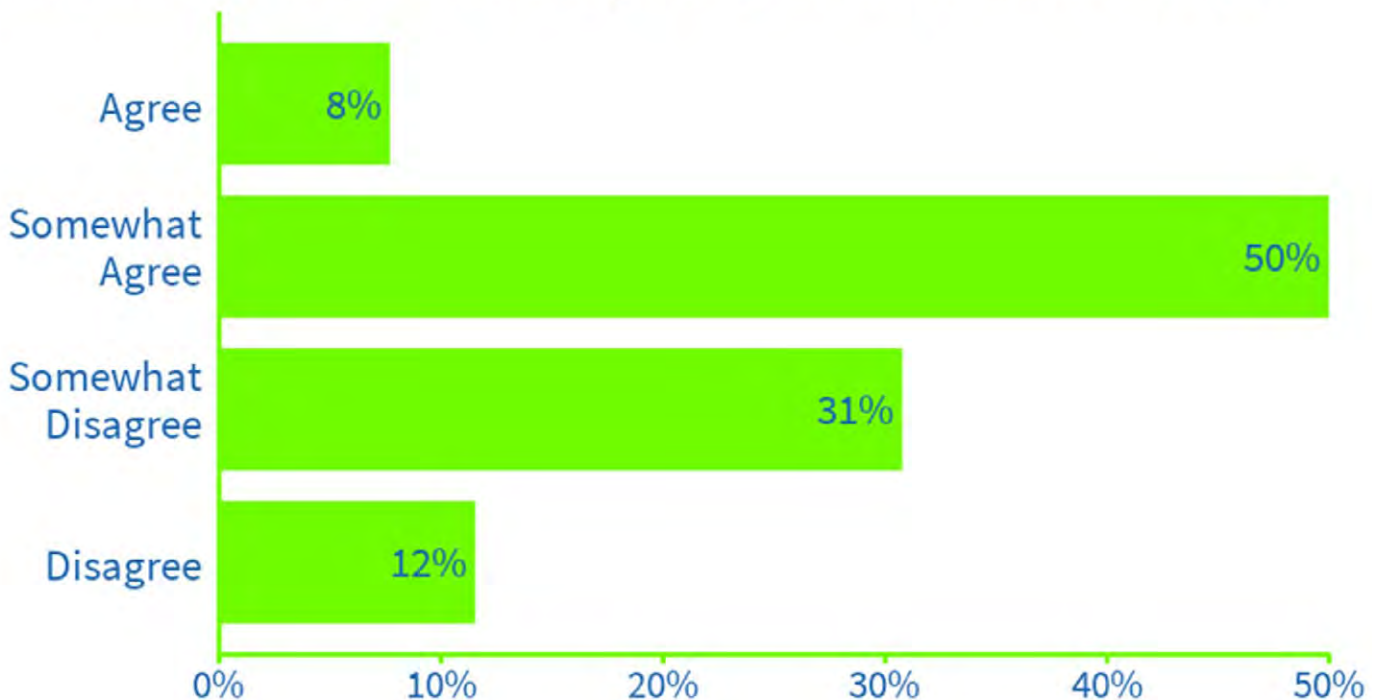
- On a sliding scale, to what extent should the City prioritize home maintenance of existing housing in your community?
- On a sliding scale, to what extent should the City prioritize offering housing for people with special needs?
- On a sliding scale, to what extent should the City prioritize housing for seniors?

### Key Themes that Emerged:

- Residents somewhat agree that the City should prioritize housing for people with special needs
- The most agreed upon priority for the City is to address homelessness
- Half of the participants somewhat agree that there is a range of housing options in San Jacinto

### There is a range of housing options (enough choices) in the City:

When poll is active, respond at [PollEv.com/hydro2](https://PollEv.com/hydro2) Text **HYDRO2** to **22333** once to join





## ACTIVITY 2A: FOCUS AREAS

For Activity 2a, participants familiarized themselves with a series of photos related to land uses, and then used stickers assigned to the land uses to designate on three separate focus areas and where they thought the land uses were most appropriate. A fourth map included areas not covered in the focus areas on the other 3 maps. Land uses were separated into the following categories: Estate/Rural Residential, Traditional Single-Family, Duplex and Triplex, Townhome and Multifamily Homes, General Commercial, Experience Commercial, Employment Centers, and Civic Uses.

### Participants were encouraged to consider the following:

- What types of housing choices should be available and where should they go?
- What types of employment/commercial uses do you envision for the future?
- How will civic uses fit into the future of San Jacinto?

Four maps with different focus areas were placed in different areas of the room with the following designations: Focus Area 1- Gateway, Focus Area 2- Downtown, Focus Area 3- Ramona Expressway East, and Outside Focus Area Preferences. Participants placed their stickers with corresponding land uses on each map, designating where they envision different land uses in different parts of San Jacinto.



## ACTIVITY 2B: HOUSING ELEMENT SOLUTIONS BRAINSTORM

For Activity 2b, participants revisited the priorities from the first Poll Everywhere activity. During the workshop, the project team identified the top priorities for housing which included Code Enforcement, Overcrowding, and Homelessness. Three project team members facilitated a group brainstorming activity to identify a list of solutions to each priority. The project team wrote solutions on flip charts at individual tables and then reported back to the broader group.

### Key Themes that Emerged:

- Planning for more affordable housing is a potential solution to homelessness
- Encouraging volunteer programs for city maintenance can be beneficial to code enforcement
- Balanced land uses are a possible solution to overcrowding

Please refer to Appendix D to see all solutions offered.

### Comment Cards

In addition to the activities, participants were encouraged to write down statements, questions, suggestions, or feedback on comment cards at and time, and to place them in a comment card box. Please see Appendix B for pictures of all the comment cards.

# POP-UP EVENTS



## KOOL AUGUST NIGHTS

One effective way of ensuring that the entire community is engaged in the process is meeting people where they already are. This means participating in existing community events or at well-used public locations to allow provide to provide input in a comfortable environment, and on their own terms.

For Envision San Jacinto, the project team hosted two pop-up events in conjunction with the Kool August Nights concert series. Events occurred on August 14 and 28, 2019, from 7:00 - 9:00 p.m. at the Estudillo Mansion. The pop-ups were designed to solicit creative feedback from event attendees, and to raise awareness about the Envision San Jacinto project.



The project team set up a booth and hosted three activities. The first asked attendees to answer the question “In 2040, I envision San Jacinto as...” on a small white board, and then pose for a Polaroid picture. Polaroids were then posted to a board at the booth. For the second activity, a word cloud in the shape of a heart was compiled from previous community input, and printed on a large board. Attendees were then asked to write what they love about San Jacinto in the space around the word cloud. The third activity asked attendees to identify what San Jacinto should prioritize as it plans for the future. Options included parks and open space, community health, transportation, housing, safety, retail & entertainment, biking and walking, economic growth and job creation.

More details on input received during the pop-up workshops can be found in Appendix E.

### Objectives:

- Continue to raise awareness about the General Plan Update
- Learn from community members:
  - How do residents envision San Jacinto in 2040?
  - What do community members love about San Jacinto?
  - What should the City prioritize as it plans for the future?

### Outreach:

Because the goal of this event was to gather input from residents where they already were, advertising for this event was conducted in conjunction with advertising for Kool August Nights, during workshops, and by word-of-mouth.



# DIRECT ENGAGEMENT

## ONLINE SURVEY

In order to capture as much input from the community as possible, including input from those who may not have participated in in-person engagement opportunities, the project team designed an online survey that was open to all and available throughout the outreach phase of the project. Full survey results can be found in Appendix E.



### Survey Question Topic Examples:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>● Housing choices and home ownership</li> </ul>       | <ul style="list-style-type: none"> <li>● Quality of life and satisfaction with San Jacinto as a place to live, work, bring friends.</li> </ul> |
| <ul style="list-style-type: none"> <li>● Shops, restaurants, and entertainment</li> </ul>    | <ul style="list-style-type: none"> <li>● Traffic flow and street maintenance</li> </ul>  |
| <ul style="list-style-type: none"> <li>● Police, fire, and emergency services</li> </ul>     | <ul style="list-style-type: none"> <li>● Parks and recreation</li> </ul>   |
| <ul style="list-style-type: none"> <li>● Activities for youth and seniors</li> </ul>         | <ul style="list-style-type: none"> <li>● Community health</li> </ul>   |
| <ul style="list-style-type: none"> <li>● Availability of daily goods and services</li> </ul> | <ul style="list-style-type: none"> <li>● Jobs and economics</li> </ul>   |
| <ul style="list-style-type: none"> <li>● Development</li> </ul>                              |  |

### Some Major Themes

- A majority of respondents own their home and work outside the City
- A majority of respondents rate the quality of life in the city as good or fair
- Respondents were somewhat or very satisfied with first responder services and traffic flow, and were mixed or somewhat dissatisfied with parks and recreation, availability of daily goods, activities for seniors, street maintenance and the City’s physical appearance
- Respondents were generally somewhat satisfied or mixed on community health related issues including air, water, and food quality
- Many respondents would like to see more shops, restaurants, entertainment, and jobs in the City
- Respondents prioritized attracting more shops and restaurants, maintaining safety and community character, and improving existing housing and neighborhoods as development related items that should be addressed in the General Plan.



## STAKEHOLDER FOCUS GROUPS

The project team organized a set of stakeholder interviews to facilitate a focused discussion around important issues in the community. Two focus groups were held on August 14, 2019, one focusing on the local development community, and the other on community health and wellness. Discussions were guided by a set of interview questions focusing on successes, challenges, needs, and best practices.

### Local Development Community

Participants in the local development community focus group included representatives from organizations including Cooper Development, Kellar Williams, KZ Companies, Lee & Associates, Rich Development, and SVN. Following are some major themes that came out of the discussion.

#### Some Major Themes

- **Opportunity may exist in the future for larger “big-box” retail such as Lowes, Home Depot, and Target, but will be dependent on housing and socioeconomic factors.**
- **Addressing education and safety challenges will be important for commercial growth.**
- **Smaller industrial development (3,000 - 4,000 square foot units) could present an opportunity for growth in service-type businesses, which would perform well in San Jacinto.**
- **Streamlining of California Environmental Quality Act process would help to reduce CEQA abuses.**

### Community Health and Wellness

Participants in the local development community focus group included representatives from organizations including Mount San Jacinto College, San Jacinto Unified School District, National Alliance on Mental Illness - Mt. San Jacinto, and the Riverside University Health System - Public Health, and Valley-Wide Recreation & Park District.

#### Some Major Themes

- **Mental health, homelessness, and equity should be addressed along with physical health.**
- **Health and nutrition are vital for creating opportunities for success for students. Scholarships, greater access to facilities for lunch programs, and community partnerships are some ways to support programs that are already successful in the community.**
- **Recreational facilities should be a focus. Larger parks and maintained walking trails support more physical activity.**
- **Tobacco control is an important consideration.**
- **Addressing environmental quality, especially related to agricultural chemicals, is important.**



## Appendix A: Workshop Direct Mailer



### We Need Your Help Shaping the Future of San Jacinto!

Please join us at our upcoming **Visioning Workshops** to share your ideas!

Food and drinks will be provided and all ages are welcome to attend!

The City of San Jacinto is excited to announce that we are updating our General Plan! The General Plan is a roadmap that includes long-term policies to guide San Jacinto for the next 20 years. It addresses a range of significant community topics like land use, housing, economic development, transportation, parks and recreation, public safety, and more.

- + We want to hear from **YOU** so we can chart a path forward for San Jacinto's continued prosperity.
- + What do **YOU** love about San Jacinto?
- + What is **YOUR** vision for the future of our City?
- + What opportunities and challenges do **YOU** think face San Jacinto as it grows over the next 20 years?

**Workshop 1** Values, Issues, and Opportunities

Thursday February 21, 2019  
6:30 – 8 pm

Community Center  
625 S Pico Ave  
San Jacinto, CA 92583

**Workshop 2** Transportation

Tuesday March 12, 2019  
6:30 – 8 pm

Community Center  
625 S Pico Ave  
San Jacinto, CA 92583

**Workshop 3** Land Use and Housing

Thursday March 28, 2019  
6:30 – 8 pm

Community Center  
625 S Pico Ave  
San Jacinto, CA 92583

Find out more at [www.SanJacinto.GeneralPlan.Org](http://www.SanJacinto.GeneralPlan.Org)

Spanish-speaking facilitators will be present at all Visioning Workshops.



### ¡Necesitamos su ayuda para diseñar el futuro de San Jacinto!

¡Participe con nosotros en nuestros próximos Talleres de visualización de San Jacinto donde podrá compartir sus ideas!

¡Se servirá comida y bebidas y las personas de todas las edades están bienvenidas!

¡La ciudad de San Jacinto se complace en anunciar que estamos actualizando nuestro Plan General! El mencionado plan es una hoja de ruta que incluye póliza a largo plazo para guiar a San Jacinto durante los próximos 20 años. Incluye una variedad de temas importantes para la comunidad como: el uso del terreno, la vivienda, el desarrollo económico, el transporte, los parques y la recreación, la seguridad pública y mucho más.

- + Queremos escuchar su opinión de manera que podamos empezar un camino hacia el futuro que contemple la continua prosperidad de San Jacinto.
- + ¿Qué le gusta de San Jacinto?
- + ¿Cuál es su visión con respecto al futuro de nuestra ciudad?
- + ¿Qué oportunidades y desafíos cree usted que enfrentará San Jacinto a medida que se desarrolle durante los próximos 20 años?

**Taller 1** Valores, problemas y oportunidades

Jueves 21 de febrero de 2019  
6:30 – 8 pm

Centro Comunitario  
625 S Pico Ave  
San Jacinto, CA 92583

**Taller 2** Transporte

Martes 12 de marzo de 2019  
6:30 – 8 pm

Centro Comunitario  
625 S Pico Ave  
San Jacinto, CA 92583

**Taller 3** Uso del terreno y vivienda

Jueves 28 de marzo de 2019  
6:30 – 8 pm

Centro Comunitario  
625 S Pico Ave  
San Jacinto, CA 92583

Obtenga más información en [www.SanJacinto.GeneralPlan.Org](http://www.SanJacinto.GeneralPlan.Org)

Habra personal presente que hablan español en todos los Talleres de visualización de San Jacinto.

## Appendix B: Workshop 1 Activities

### Activity 1: Assets and Challenges

<b>Idea</b>	<b>Assets</b>	<b>Challenges</b>	<b>Visions</b>
Quality of Life	<ul style="list-style-type: none"> <li>• Views</li> <li>• Like the mountain views (6)</li> <li>• Very quiet town</li> <li>• I live in a newer area which is nice</li> <li>• It is tranquil</li> <li>• Family environment</li> <li>• I love looking at the mountains with snow, and when its green its beautiful I love San Jacinto</li> <li>• Value public safety and beauty of region</li> <li>• Pure air</li> <li>• Proximity to mountains and lakes</li> <li>• Family + cost of living + future growth</li> <li>• Close to mountains</li> <li>• The beauty of the natural environment</li> <li>• The geography of the mountains</li> <li>• Industry</li> <li>• Historic landmarks</li> <li>• Historic Buildings (2)</li> <li>• Agricultural history</li> <li>• History of San Jacinto Valley</li> <li>• History of the area</li> </ul>	<ul style="list-style-type: none"> <li>• Crime (6)</li> <li>• More police officers</li> <li>• More law enforcement</li> <li>• Drug abuse by residents</li> <li>• Inadequate police force</li> <li>• Drugs/Meth</li> <li>• Challenges to public safety because homeless and crime exist</li> </ul>	<ul style="list-style-type: none"> <li>• Need for family entertainment</li> <li>• Water park (2)</li> <li>• Good restaurants (2)</li> <li>• Need for weed abatement</li> <li>• More police presence</li> <li>• Need a safe community for all</li> <li>• Family safety a priority</li> </ul>
Community	<ul style="list-style-type: none"> <li>• People</li> <li>• Involved community</li> </ul>	<ul style="list-style-type: none"> <li>• No entertainment theatre</li> <li>• Lack of activities for kids</li> </ul>	<ul style="list-style-type: none"> <li>• Community programs for youth</li> </ul>

	<ul style="list-style-type: none"> <li>• The people are really nice</li> <li>• Community leaders care</li> <li>• Community</li> <li>• The stores have really nice people that work in there</li> <li>• The people are so nice I feel safe</li> <li>• Sense of community</li> <li>• Small town feel (2)</li> <li>• Oldtown San Jacinto</li> <li>• Semi-rural</li> <li>• Semi-rural without being too far out</li> <li>• Not a big city</li> </ul>	<ul style="list-style-type: none"> <li>• No Summer programs for kids</li> <li>• Limited entertainment</li> <li>• Lack of Boys and Girls Club</li> <li>• Lack of community level identity</li> </ul>	<ul style="list-style-type: none"> <li>• More senior services</li> <li>• Community activities</li> <li>• Better access</li> <li>• More cooperation from the city and less red tape</li> <li>• More interaction between city officials, community members, and churches</li> </ul>
<p><b>Parks, Open Space, and Cultural Amenities</b></p>	<ul style="list-style-type: none"> <li>• Parks/Recreation infrastructure</li> <li>• Recreation opportunities on South Mountain</li> <li>• City parks valley wide</li> <li>• Parks</li> <li>• Outdoor recreation possibilities</li> <li>• Outdoor recreation</li> <li>• Open spaces (2)</li> <li>• Solid churches</li> <li>• I like going to the churches because people are happy</li> <li>• Community College (2)</li> <li>• Agriculture (3)</li> <li>• Diversity</li> <li>• Community lifestyle</li> <li>• Community events</li> <li>• A lot of non-profit groups that help the community</li> </ul>		<ul style="list-style-type: none"> <li>• Landscaping</li> <li>• Clean neighborhoods</li> <li>• Gentrify Main Street</li> </ul>

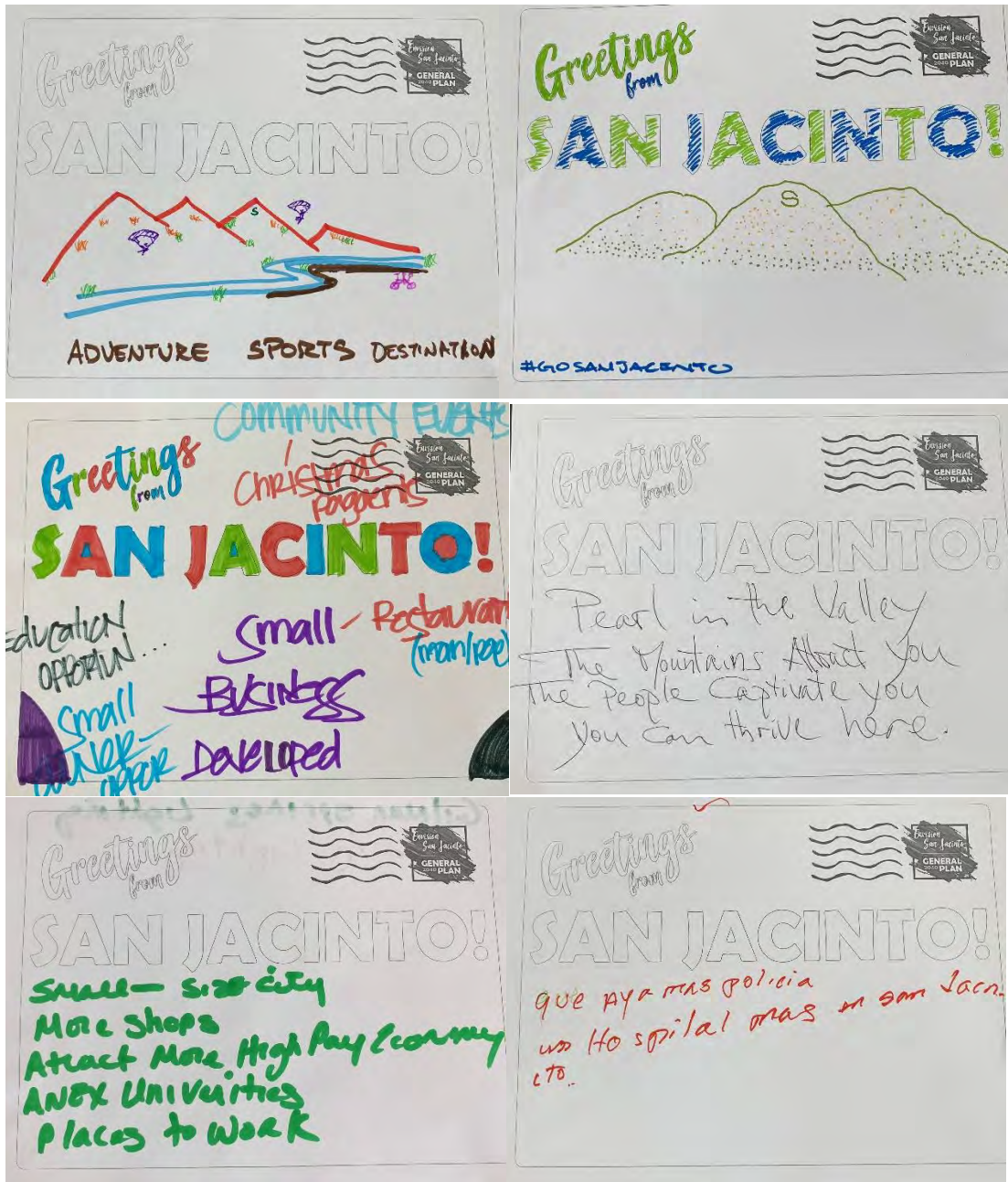
<p>Growth Opportunities</p>	<ul style="list-style-type: none"> <li>• Stay because of future growth</li> <li>• Future opportunities</li> <li>• City has potential to grow in a positive move</li> <li>• Downtown potential</li> <li>• Value potential</li> <li>• Growing job base</li> </ul>	<ul style="list-style-type: none"> <li>• No Trader Joes</li> <li>• Not enough shopping choices</li> <li>• Downtown poor mix of businesses</li> <li>• Lack of shopping too many stores</li> <li>• Lack of shopping opportunities (2)</li> <li>• Lack of choice in grocery stores and food</li> <li>• Retail opportunities</li> <li>• Lack of Restaurants (4)</li> <li>• Burst of growth due to development</li> <li>• Right sizing General Plan with mid-county parkway</li> <li>• Sustainable Growth</li> <li>• Downtown revitalization</li> <li>• Strict zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Need a Costco (3)</li> <li>• Trader Joes (3)</li> <li>• Sam's Club</li> <li>• Need better shopping</li> <li>• Expand local businesses</li> <li>• Need hardware stores</li> <li>• More healthy food options</li> <li>• Medical/hospital</li> </ul>
<p>Housing and Neighborhoods</p>	<ul style="list-style-type: none"> <li>• Moved here because its more affordable than Temecula</li> <li>• Housing prices</li> <li>• Affordable housing (2)</li> <li>• Cost of housing reason for move</li> <li>• Housing prices are reasonable</li> <li>• Housing Costs</li> <li>• Moved here for job and low-cost housing</li> </ul>	<ul style="list-style-type: none"> <li>• Homeless problems (5)</li> <li>• Transients</li> <li>• City needs address the homeless</li> <li>• Blighted neighborhoods</li> <li>• Vacant buildings</li> <li>• Keep yards clean of debris</li> <li>• Potholes</li> <li>• Upkeeping (2)</li> <li>• Need to plant more trees</li> </ul>	<ul style="list-style-type: none"> <li>• Employ homeless</li> <li>• Cleanup trash and shopping carts left by homeless</li> </ul>

		<ul style="list-style-type: none"> <li>• Old business owners are the ones doing the upkeep</li> <li>• Too many beautiful homes need work</li> <li>• Lack of pride in homes</li> <li>• Old business owners not doing upkeep</li> <li>• Code enforcement regarding trash on yards</li> </ul>	
Infrastructure	<ul style="list-style-type: none"> <li>• No congestion</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of sidewalks</li> <li>• Poor water and stormwater management</li> <li>• Street flooding (2)</li> <li>• Drainage</li> <li>• Poor drainage and road upkeep, low bid = low quality</li> <li>• Need to be careful with water</li> <li>• Street maintenance</li> <li>• Traffic control</li> <li>• Need stormwater catchment system</li> </ul>	<ul style="list-style-type: none"> <li>• Lighting</li> <li>• Well-lit</li> <li>• Modern city with small town charm – roads, infrastructure, etc.</li> <li>• Gas station on Ramona Expressway and Gilman Springs Rd.</li> <li>• More street lights</li> <li>• Widen Gilman Springs Road and Ramona Expressway</li> <li>• Gas Stations</li> <li>• Maintain smaller community</li> <li>• More lighting</li> <li>• Rapid transportation</li> <li>• Public transportation</li> </ul>
Education	<ul style="list-style-type: none"> <li>• I value cultural and educational events I can attend</li> </ul>	<ul style="list-style-type: none"> <li>• Uneducated workforce</li> <li>• Not too many schools</li> <li>• Lack of language education programs</li> </ul>	<ul style="list-style-type: none"> <li>• Need more higher education programs</li> <li>• We have great schools</li> <li>• Expand college programs</li> </ul>

<p>Jobs &amp; Economy</p>		<ul style="list-style-type: none"> <li>• Lack of median-income jobs</li> <li>• Good paying jobs</li> <li>• Keeping our children home when they graduate</li> <li>• Low socioeconomics</li> <li>• Attracting potential employers</li> <li>• Lack of upper income providing jobs</li> <li>• Lack of tech jobs</li> <li>• Retention of local skilled workforce</li> <li>• Lack of local work</li> <li>• High property taxes</li> <li>• Unequal taxation of districts in the city</li> <li>• Not enough paying for fair share of taxes</li> <li>• Industry for jobs: money and tax based</li> <li>• Economic opportunity wages – commercial growth, not enough DOER</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Small business development</li> <li>• More opportunity</li> <li>• Keep people in the city by giving more opportunity for development</li> <li>• Bring in industry and good paying jobs</li> <li>• More small business</li> <li>• More corporate business/jobs</li> <li>• Thriving economy</li> </ul>
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ACTIVITY 2: VISIONING - Post Cards






Greetings from



**SAN JACINTO!**

First CLASS  
Community Parks  
And hiking trails  
And bike Trails


Greetings from



**SAN JACINTO!**

me gustaria ver que los niños y sus abuelos disfrutaran de los parques Recreativos y jugaran en Compania de Todas las familias


Greetings from



**SAN JACINTO!**

me gustaria Caminar asia las montañas para que Todos Tengamos la oportunidad de disfrutar de su belleza por que si oi es bonito la sera mas bonito con la ayuda de Todas las personas


Greetings from



**SAN JACINTO!**

Very slow Growth


Greetings from



**SAN JACINTO!**

Keep History Significant - Vosburg, Virginia  
A Regional Event Cannabis/sports/wine Comb  
Signature City Event, White Collar/office Job  
More Commercial, Entertainment, Activities Park  
Medical Park / Hospital

Greetings from



**SAN JACINTO!**

You won't believe how things have changed!  
The Downtown kept its historical identity yet!  
All new. We spent the Afternoon in Cambria Ca last weekend and it was fantastic visiting the taste of and Dining. It is so nice no longer commuting to San Diego. I work at the new Office building for a Corp. We are planning to attend the Regional Signature event in 2023. It is so convenient to go to the Medical Park

Greetings  
from  
SAN JACINTO!  
A safe, beautiful,  
vibrant community -

Greetings  
from  
SAN JACINTO!  
I would like San Jacinto to grow much  
the way Temecula has done in the last  
25yrs: from a 1-stop-sign town to thriving,  
but with better TRAFFIC PLANNING.

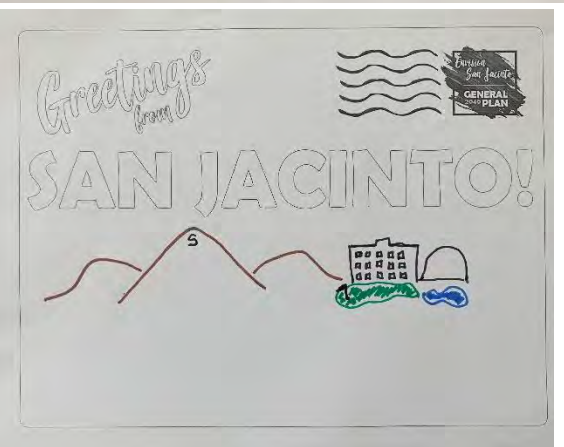
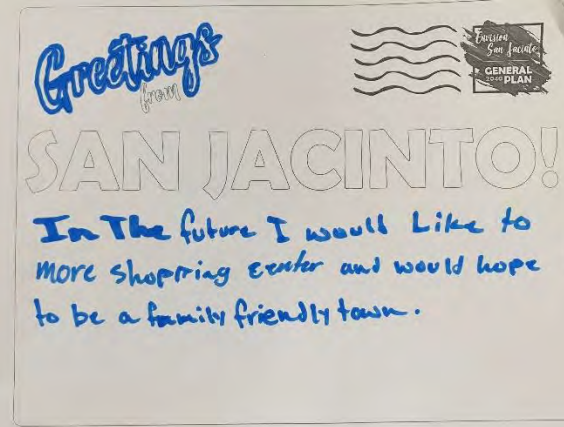
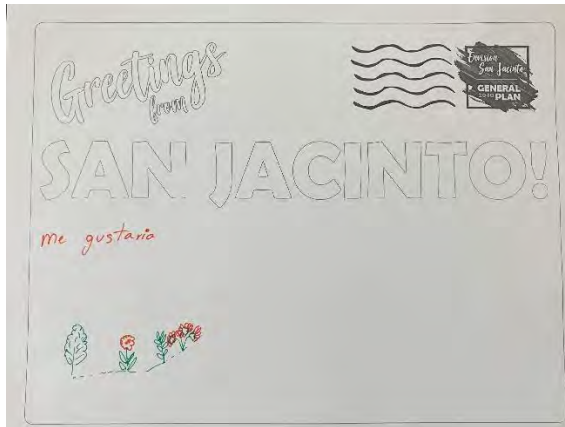
Greetings  
from  
SAN JACINTO!  
KEEP IT SMALL  
NO MORE  
HOUSING WITH MORE  
SPOT MORE SHOPPING THAT YOU  
DO NOT NEED TO DRIVE OUTSIDE  
THE TOWN.

Greetings  
from  
SAN JACINTO!  
- ONE OF THE SAFEST  
TOWNS IN CALIFORNIA!  
- FAMILY FIRST.  
- GREAT ECONOMY  
"I WORK HERE"

Greetings  
from  
SAN JACINTO!  
There are so many great  
restaurants here & variety.  
We had greek food for lunch  
& great BBQ for dinner.

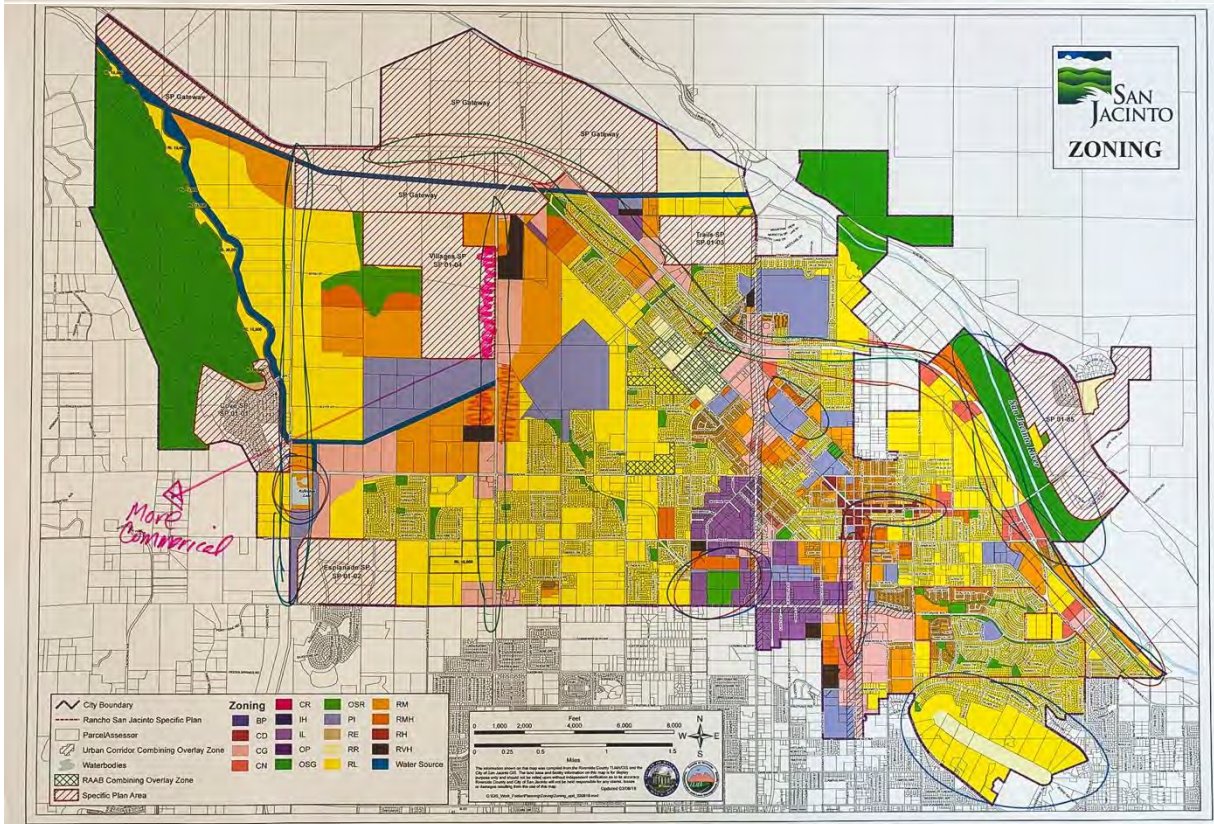
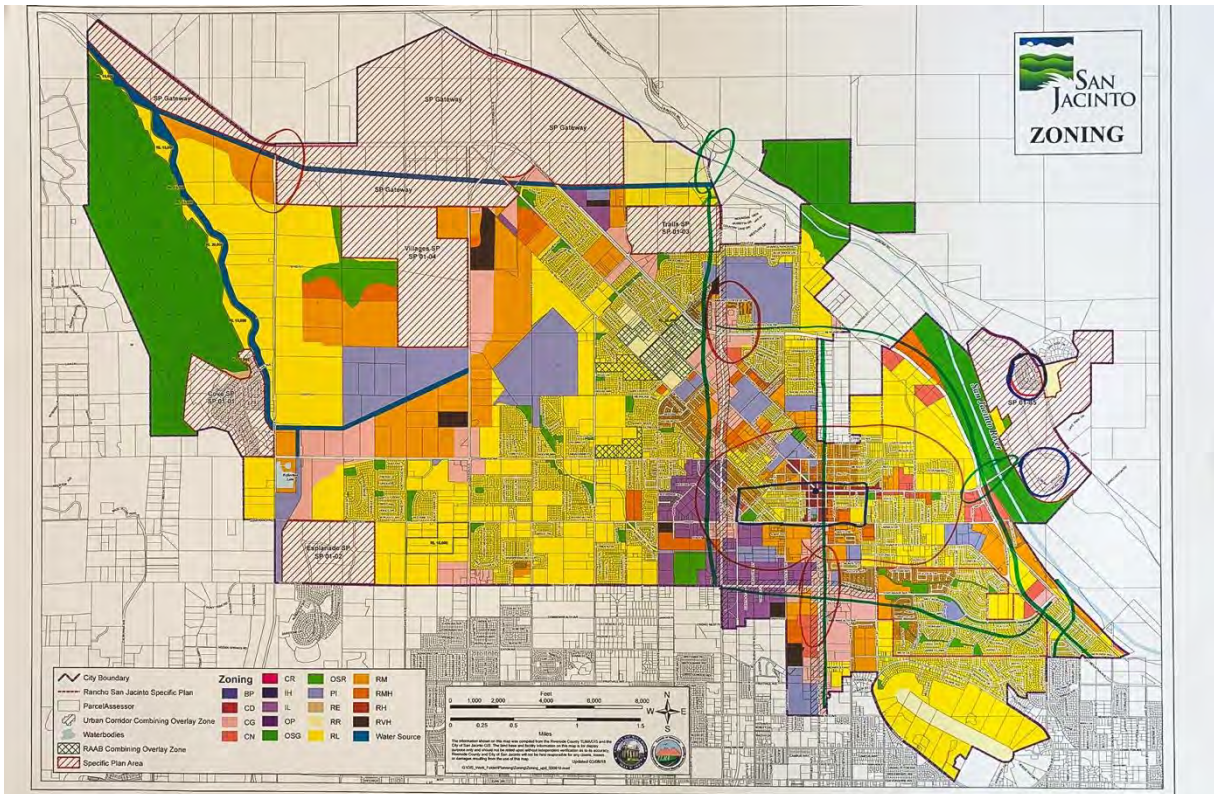
Greetings  
from  
SAN JACINTO!  
Hello friends and family...  
Today I traveled to Las Vegas on  
our fast track train. It's great  
that we can travel such distances in  
such a short period of time. I'm gambling  
my retirement check... see ya soon!  
XOXOX



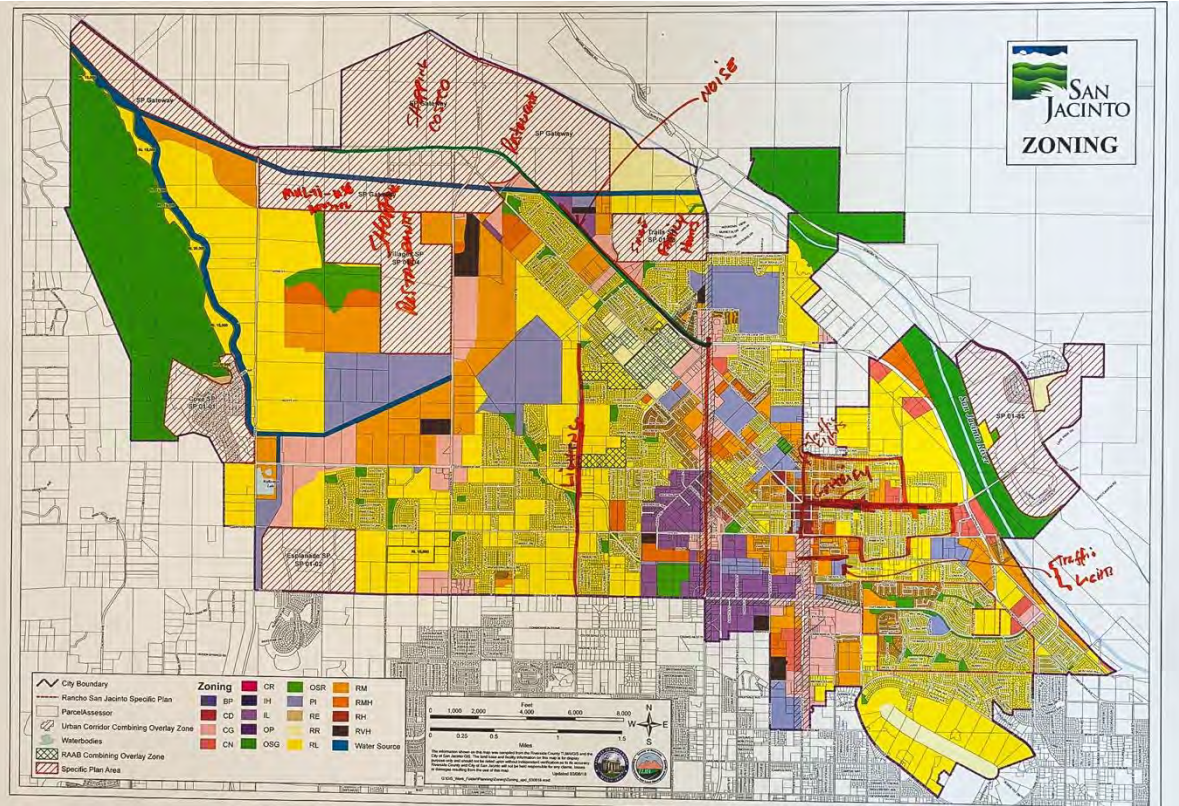
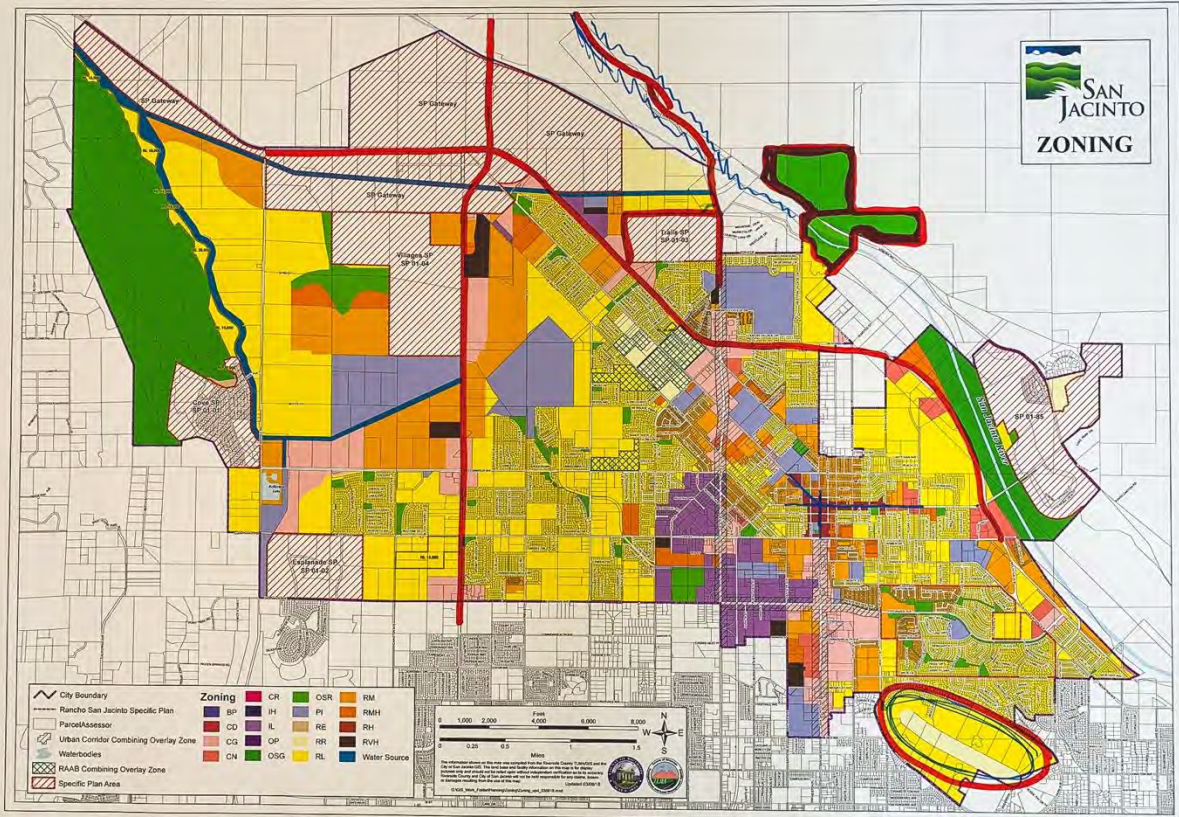




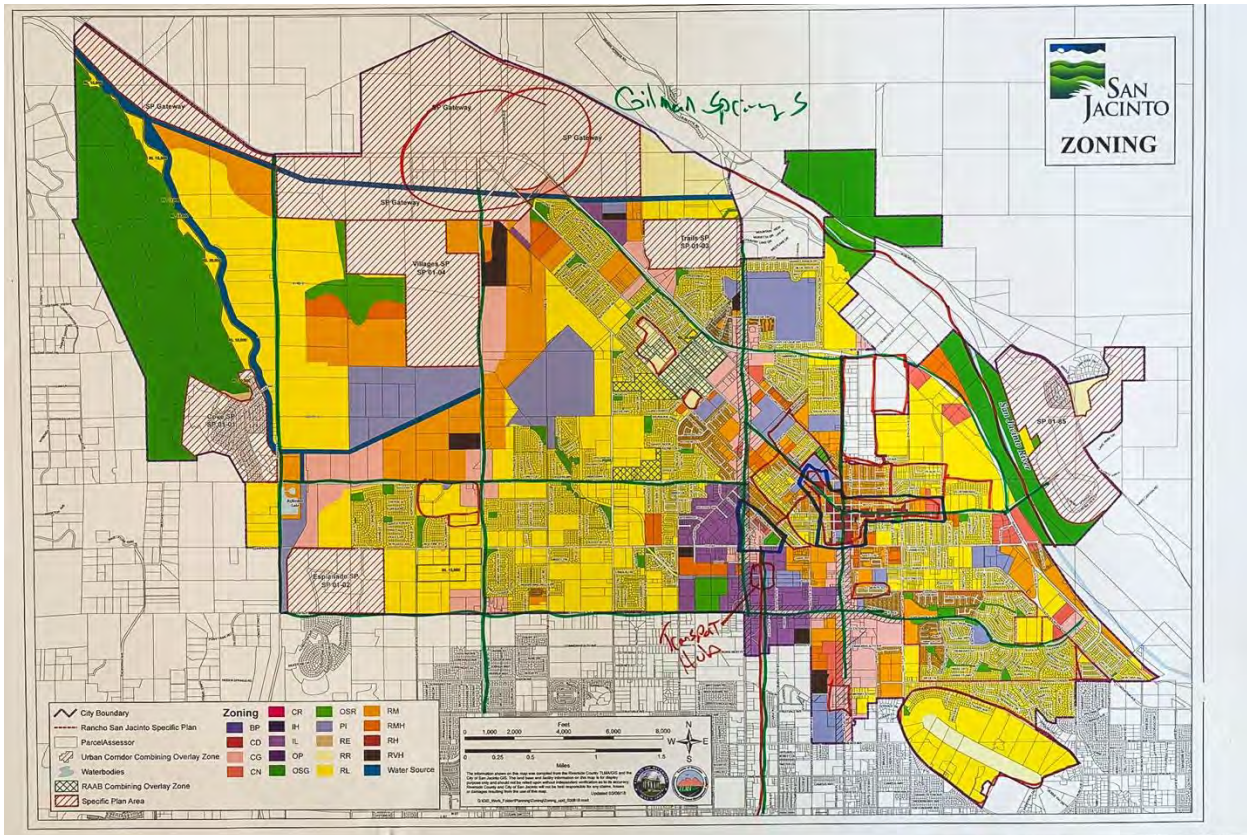
# ACTIVITY 3: MAPPING











## COMMENT CARDS

### THEMES

- Safety (3)
- Sustained economy (2)
- Support business development (2)

**Envision San Jacinto GENERAL PLAN 2040** Visioning Input Card

Tell us what **you** think about the future of San Jacinto (Feel free to write on the back too!)

Until S.J. can control crime and homelessness, the rest won't follow! The city has to make sure people feel safe living here, businesses feel willing to establish operations because they have an adequate population of potential clients and minimal chance of being robbed, etc.

Reach out to us or send this input card back to:  
595 S. San Jacinto Ave.  
San Jacinto, CA 92583  
(951) 487-7330  
generalplan@sanjacentoca.gov

Find out more about the project and about other ways that you can get involved:  
[www.SanJacinto.GeneralPlan.Org](http://www.SanJacinto.GeneralPlan.Org)

**Envision San Jacinto GENERAL PLAN 2040** Visioning Input Card

Tell us what **you** think about the future of San Jacinto (Feel free to write on the back too!)

The future can be bright! But economic development is essential. One word... JOBS. But there needs to be a range beyond entry level for a greater balance to be created across all income levels. (Kids move away & largely don't return.) Revitalization of the core center would be great. I believe there is a methadone clinic across from the Vasberg,<sup>(SP)</sup> can't expect businesses to be excited about that. But it can be great!  
Homelessness & vagrants is a drag on resources, as well as gang issues. As hope rises amongst citizens, opportunities rise.

Reach out to us or send this input card back to:  
595 S. San Jacinto Ave.  
San Jacinto, CA 92583  
(951) 487-7330  
generalplan@sanjacentoca.gov

Find out more about the project and about other ways that you can get involved:  
[www.SanJacinto.GeneralPlan.Org](http://www.SanJacinto.GeneralPlan.Org)



*Envision San Jacinto* **GENERAL PLAN 2040** Visioning Input Card

Tell us what *you* think about the future of San Jacinto (Feel free to write on the back too!)

BUSINESS LICENSING CURRENTLY ACTUALLY DISCOURAGES BUSINESS - INSTEAD OF APPRECIATING <sup>LARGE</sup> SMALL BUSINESSES.

INSTEAD OF ARRESTING PEOPLE W/ PSYCH. ILLNESS - BUILD MENTAL HOSPITAL(S) AND CLEAROUT JAILS FOR CRIMINALS INSTEAD OF ALL THE CRIMINALS WITH BURNED-OUT BRAINS - CAN'T BE REHABILITATED.

RE-OPEN ACCESS TO THE BLM LAND OFF LAMB CANYON!!

DON'T WASTE OUR TAX DOLLARS ON "STUDIES" & GATHERING "STATS". IT IS OBVIOUS WHAT THE NEEDS ARE - ~~IT~~ ALL STARTS W/ GETTING A BETTER TAX BASE BY GETTING MORE BUSINESS & INDUSTRY.

Find out more about the project and about other ways that you can get involved:  
[www.SanJacinto.GeneralPlan.Org](http://www.SanJacinto.GeneralPlan.Org) PUBLIC SAFETY IS HUGE FOR CREATING AN ATMOSPHERE THAT BUSINESSES FEEL SAFE HERE

Reach out to us or send this input card back to:  
 595 S. San Jacinto Ave.  
 San Jacinto, CA 92583  
 (951) 487-7330  
[generalplan@sanjacentoca.gov](mailto:generalplan@sanjacentoca.gov)

*YOUR LOCAL... JAIL... THEM... RELEASES... IS... OFFICIAL... (G...)*

*Envision San Jacinto* **GENERAL PLAN 2040** Visioning Input Card

Tell us what *you* think about the future of San Jacinto (Feel free to write on the back too!)

I want to see San Jacinto as one of the safest city in the Inland Empire with a self sustain economical community.

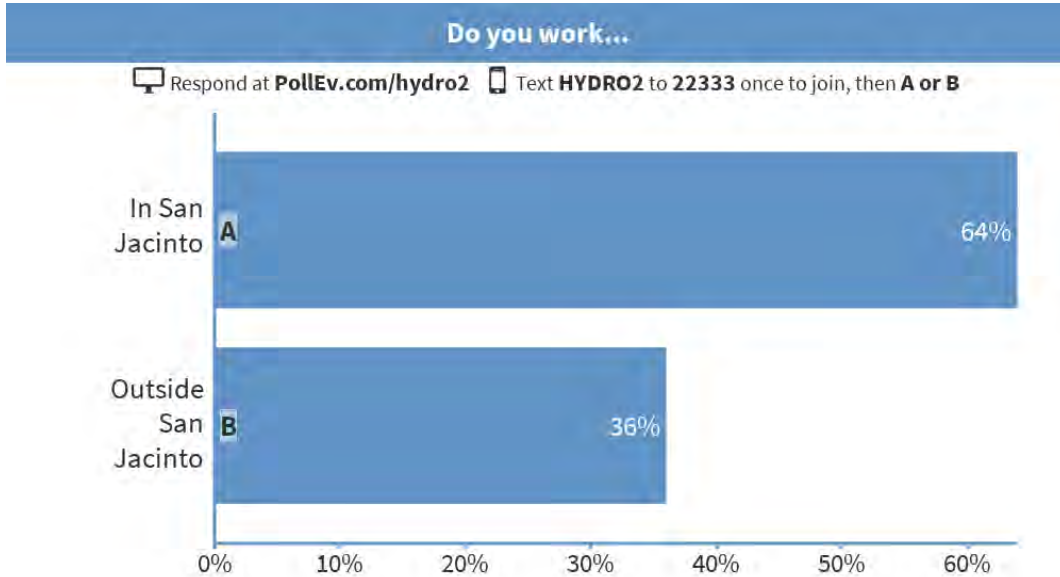
Reach out to us or send this input card back to:  
 595 S. San Jacinto Ave.  
 San Jacinto, CA 92583  
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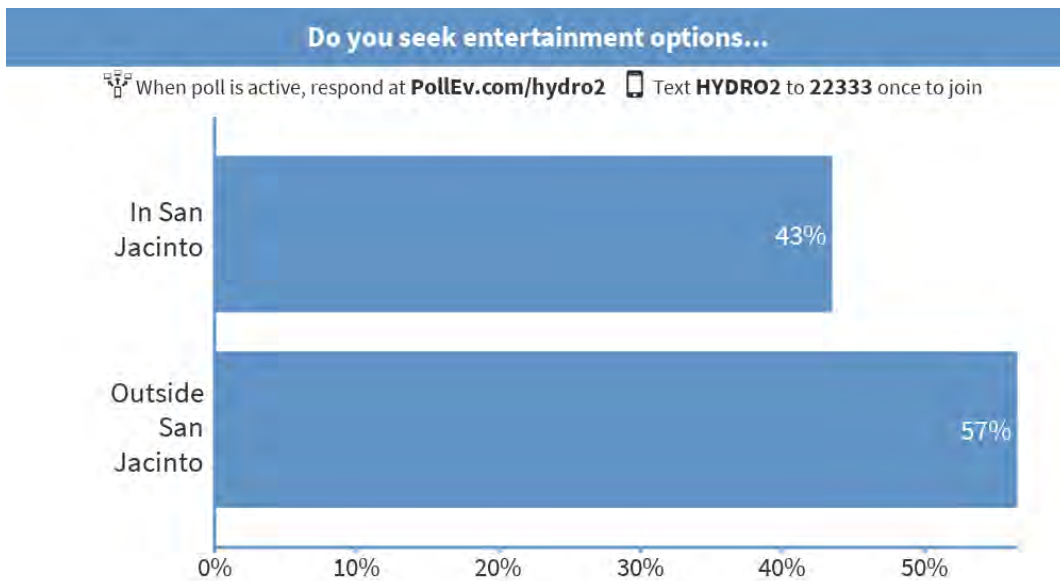
## Appendix C: Workshop 2 Activities

### ACTIVITY 1: POLL EVERYWHERE

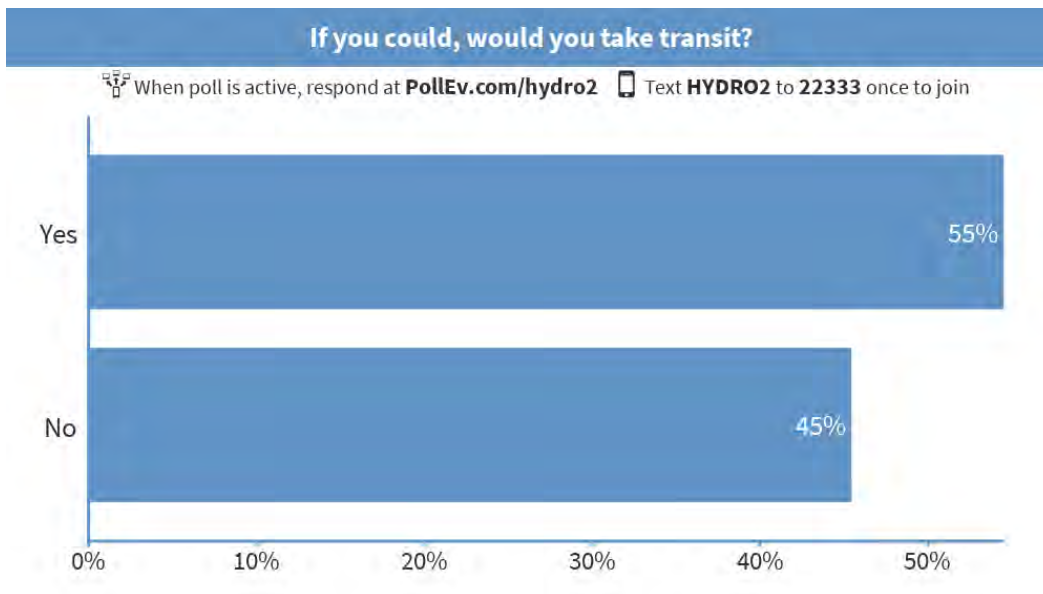
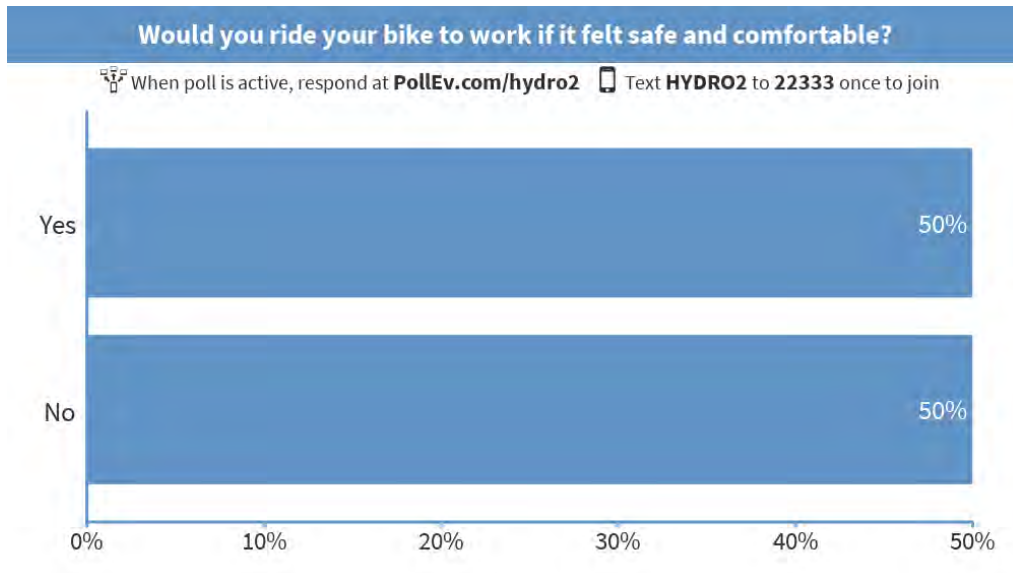
Question 1: Do you work...



Question 2: Do you seek entertainment options...



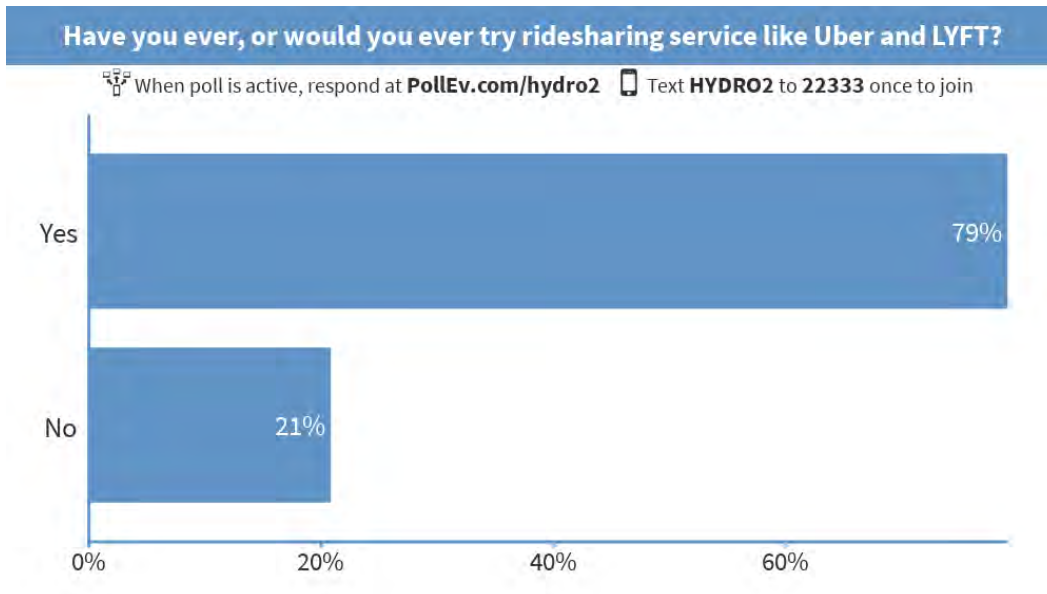
**Question 3: Would you ride your bike to work if it felt safe and comfortable?**







**Question 6: Have you ever, or would you ever try ridesharing services like Uber and LYFT?**



**Question 7: What transportation issues need to be addressed in San Jacinto?**



- Wait time at bus stops
- Not enough bike lanes, add as communities grow
- Lack of bike lanes
- Lack of bus stops

### **Access**

- Access in and out of the city
- Access to IO
- Ingress/Egress - access

### **Lighting**

- Dark lighting
- Traffic lighting timing

### **Maintenance**

- Homeless Carts
- Safety

### **Safety (2)**

- Bikes going against traffic
- Accidents block roadways
- Accidents
- Hwy 79 crashes and detours
- Safe commute to schools
- Safety - wider roads, police presence, demarcation on the road
- Bike and pedestrian collisions
- Merging lanes, unprotected left traffic merging lane

### **Traffic**

- Congestion on Commonwealth and Menlo
- Traffic congestion
- Round-about- traffic at 5:00 p.m.
- Traffic due to growing city
- High traffic areas

### **Q2: Are there specific locations where transportation related issues need to be addressed and improved in the City?**

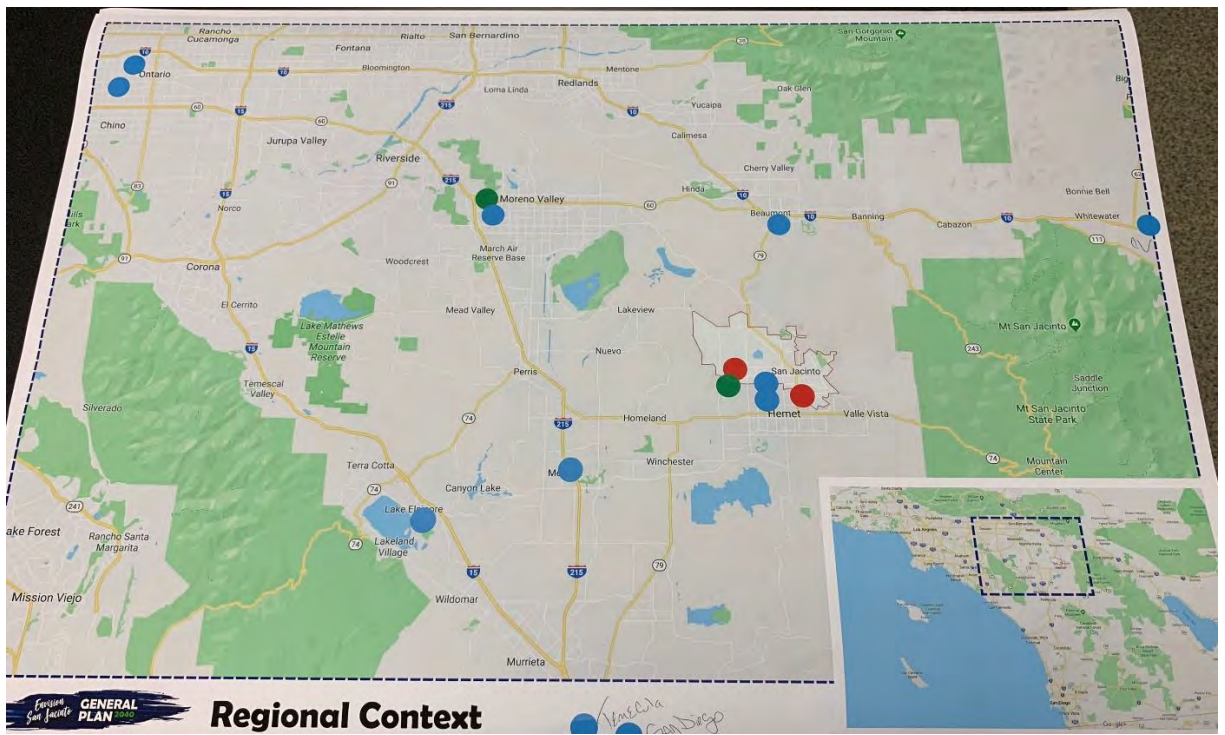
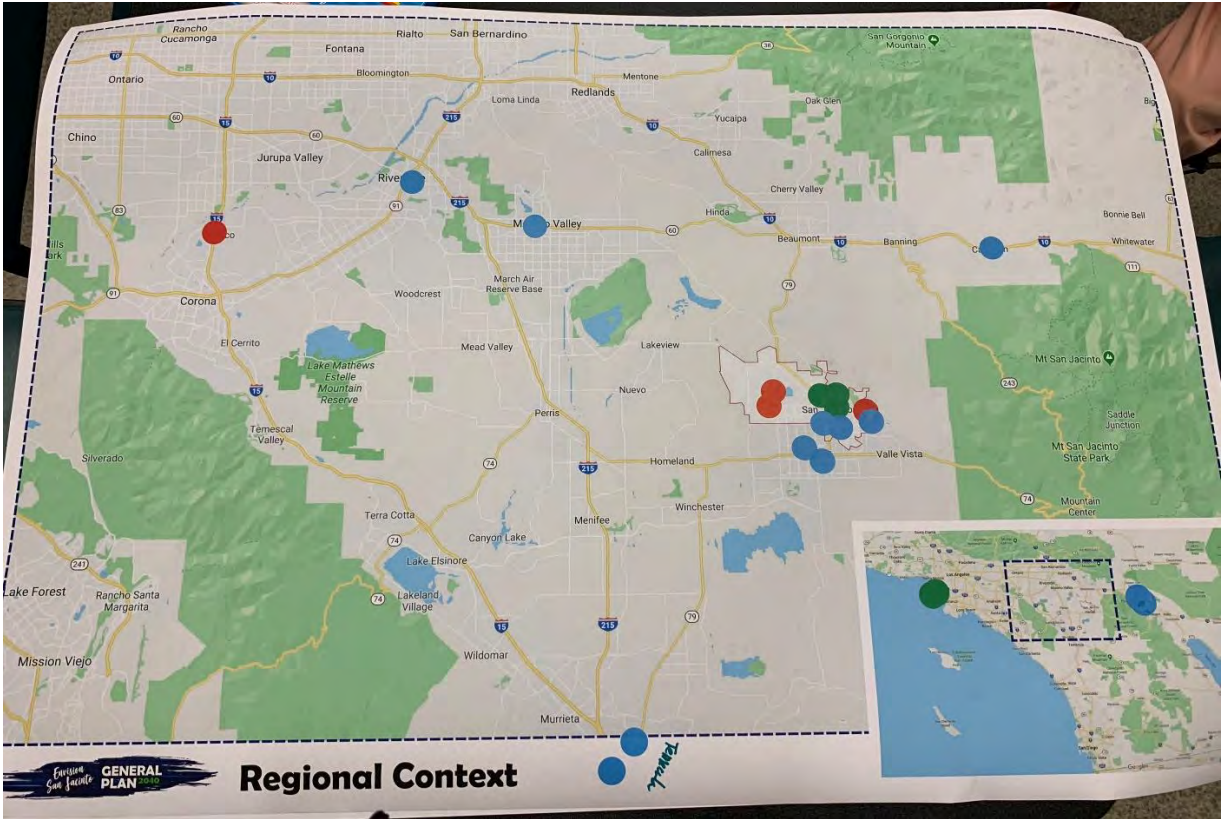
- San Jacinto Avenue/SJUSD
- North State Street - potholes
- Soboba Road
- Hewitt/Park Ave
- Potter Road/Record Road
- Hewitt/Menlo
- Commonwealth
- Palm/Esplanade - fast running stop signs
- 7th between Hewitt and Mountain
- Lyon/ Cottonwood - No sidewalk



- San Jacinto- entire stretch needs re-paving
- Arroyo/Esplanade Lighting
- 5 points
- Warren and Esplanade
- Cottonwood and Cawston
- Entire stretch of Main St.
- Hewitt between Main and Esplanade
- Commonwealth by the school
- Ramona Blvd
- 7th Expressway is narrow
- Widening of Soboba Road
- Ramona Blvd./Lyon due to flooding
- Sanderson/Ramona due to flooding
- Cottonwood/Warren due to flooding
- Widening of Warren
- 5 points
- Esplanade at Hewitt going East bound to turn North, left lane needs to be longer
- Gillman Springs Rd.
- Downtown parking
- San Jacinto Avenue and Idyllwild
- 5 points needs controlled left turns
- San Jacinto avenue and Shaver have no left turn lane
- Esplanade by Valley wide, the lane ends at park
- Where Ramona Expressway changes to Mountain Avenue

### ACTIVITY 3: MAPPING

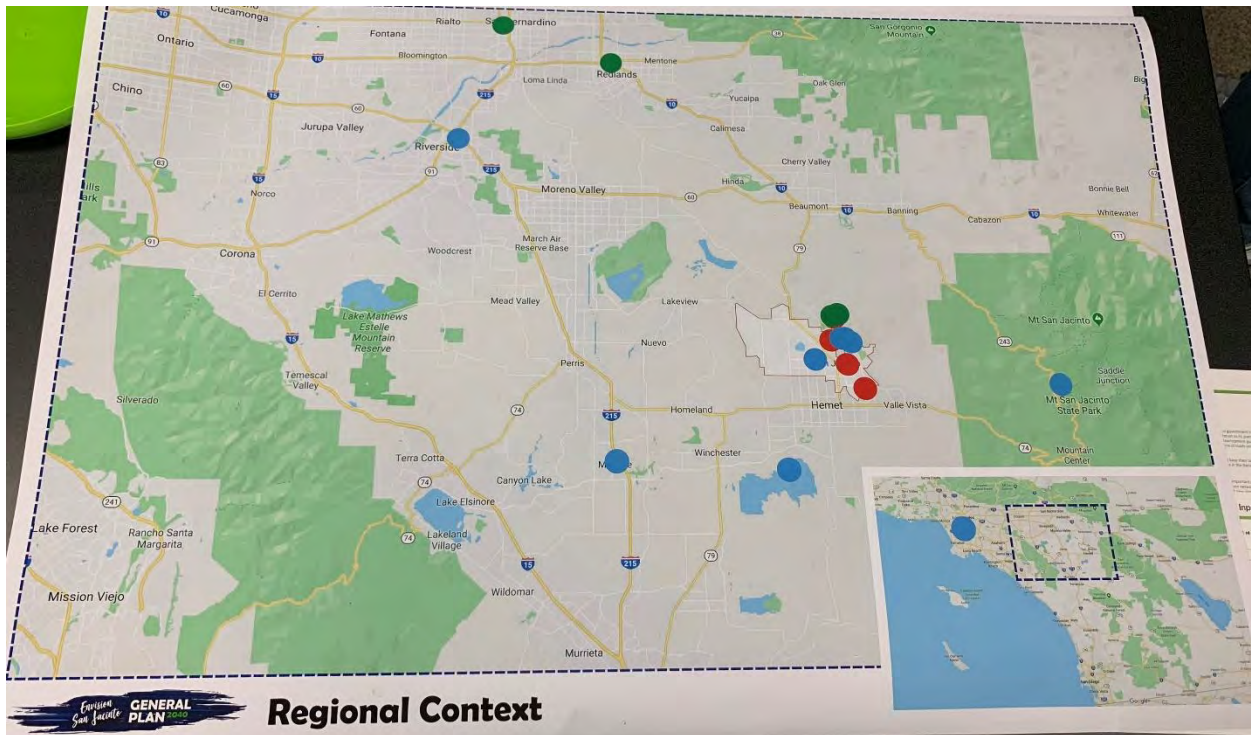
#### **Regional Map**



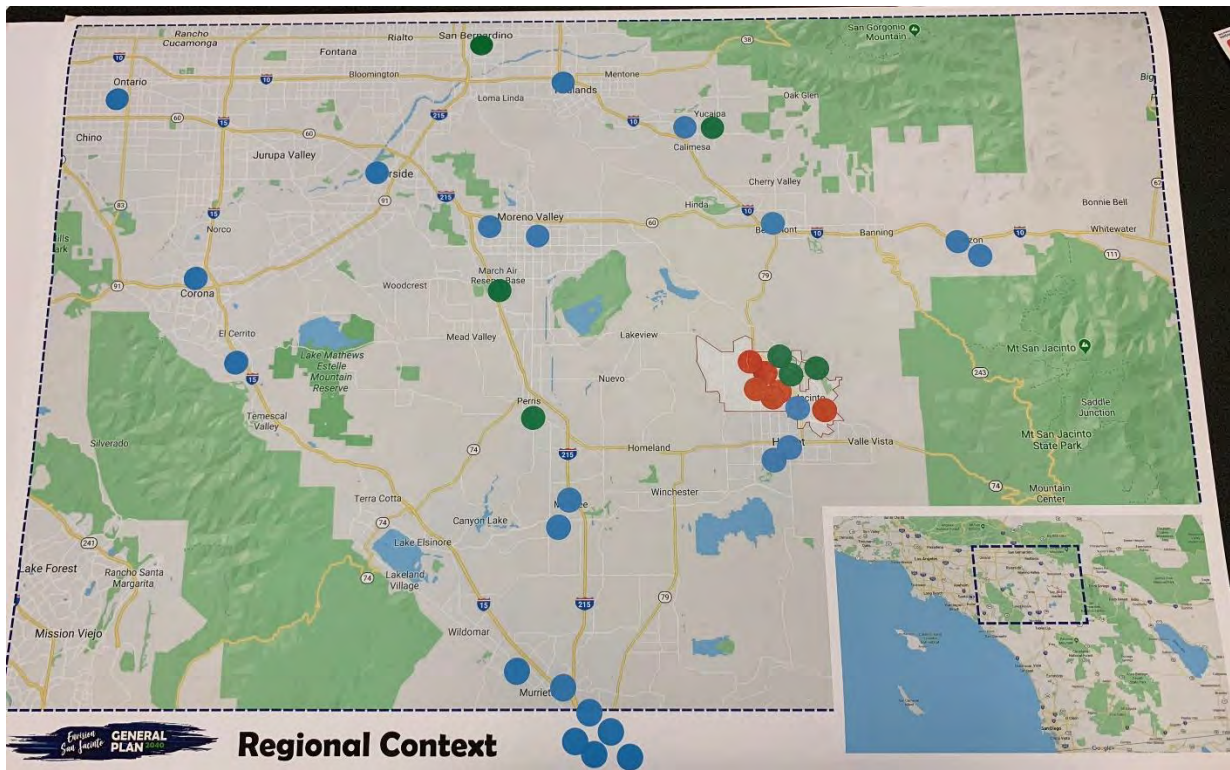
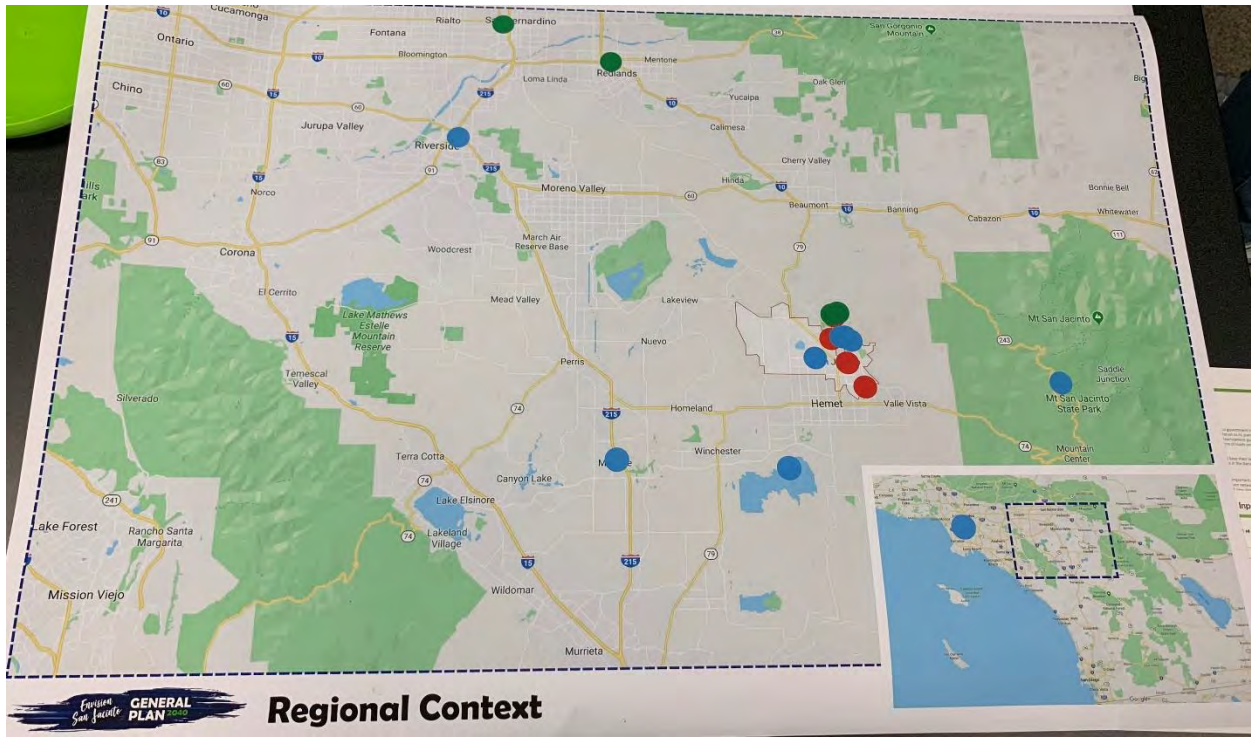






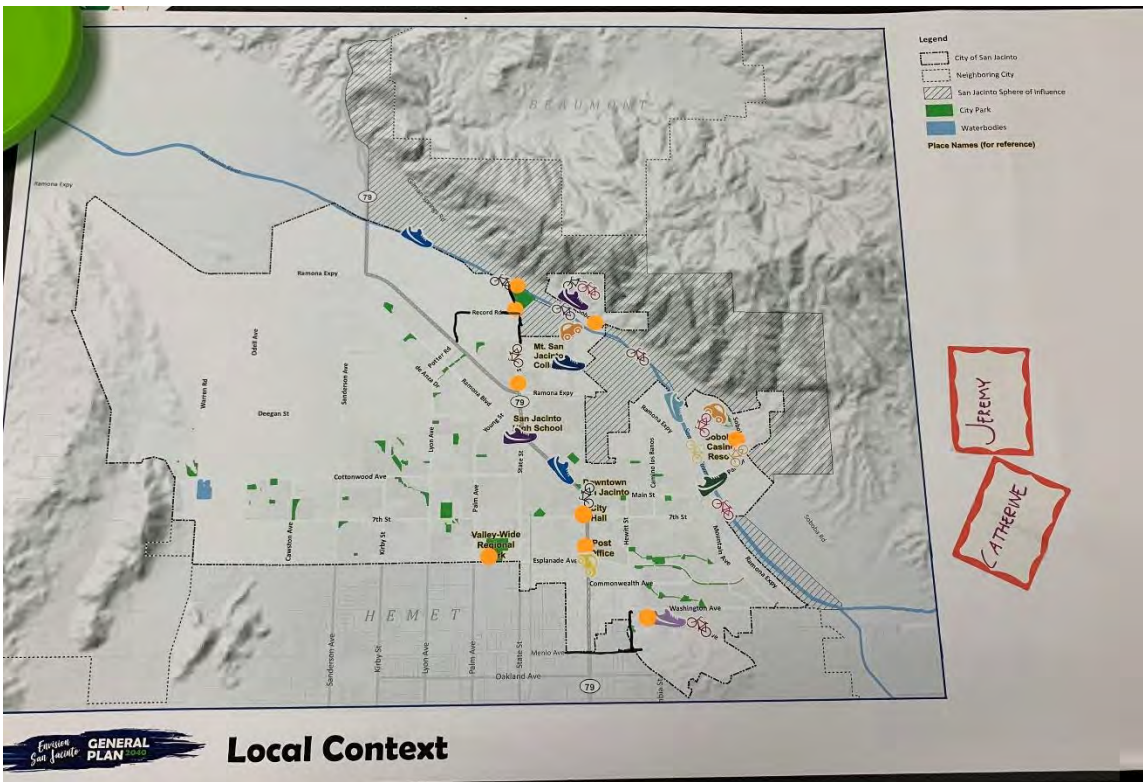
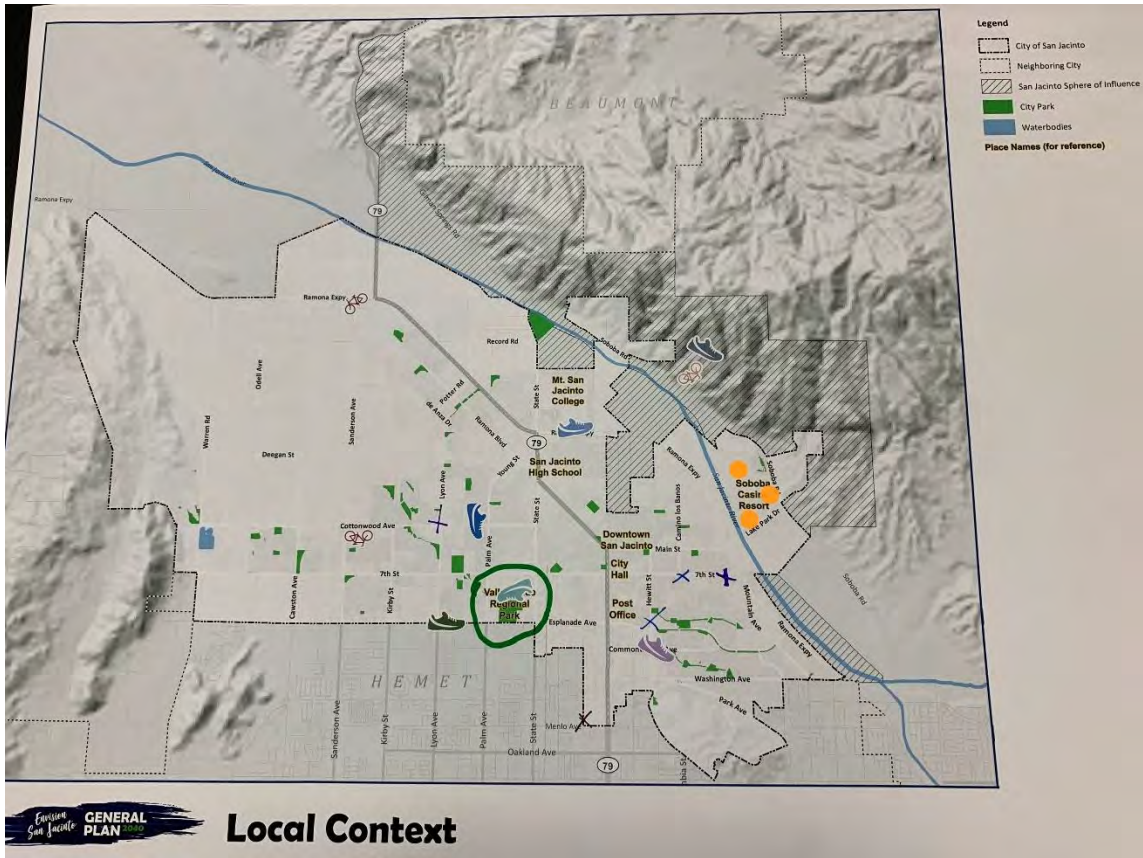






## San Jacinto Maps

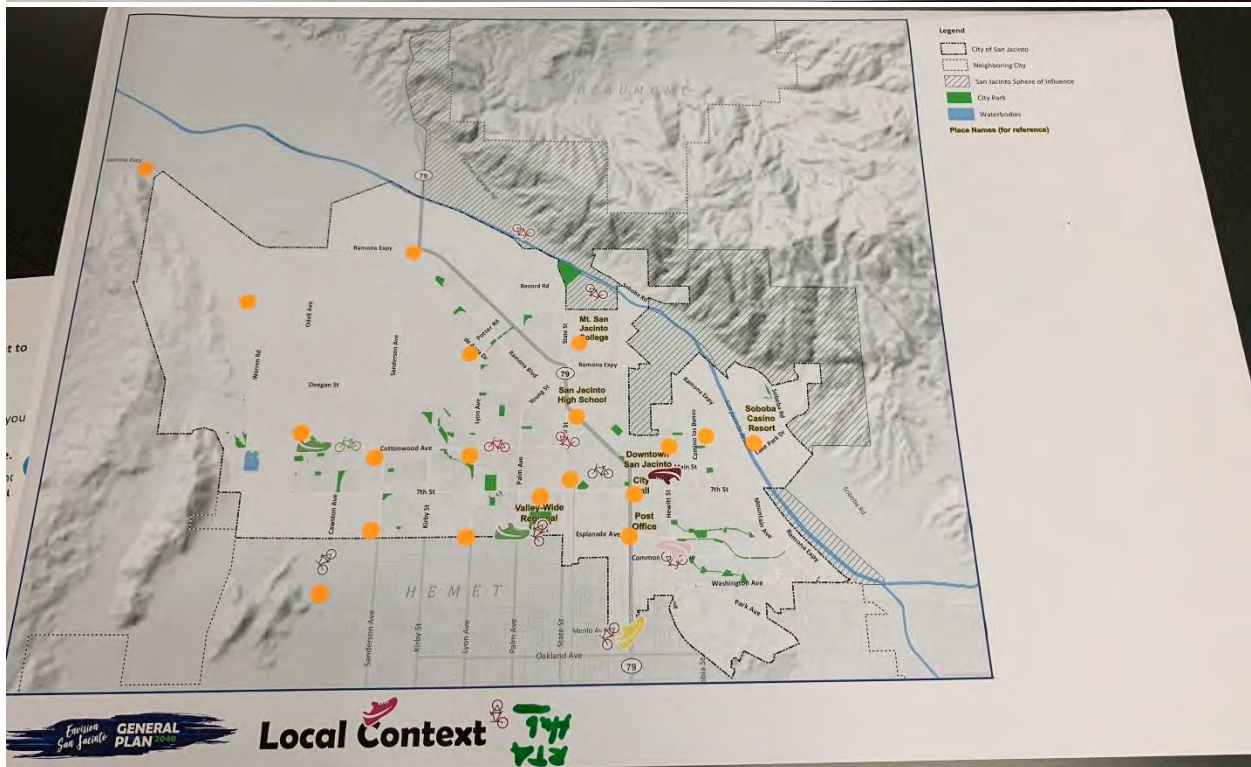
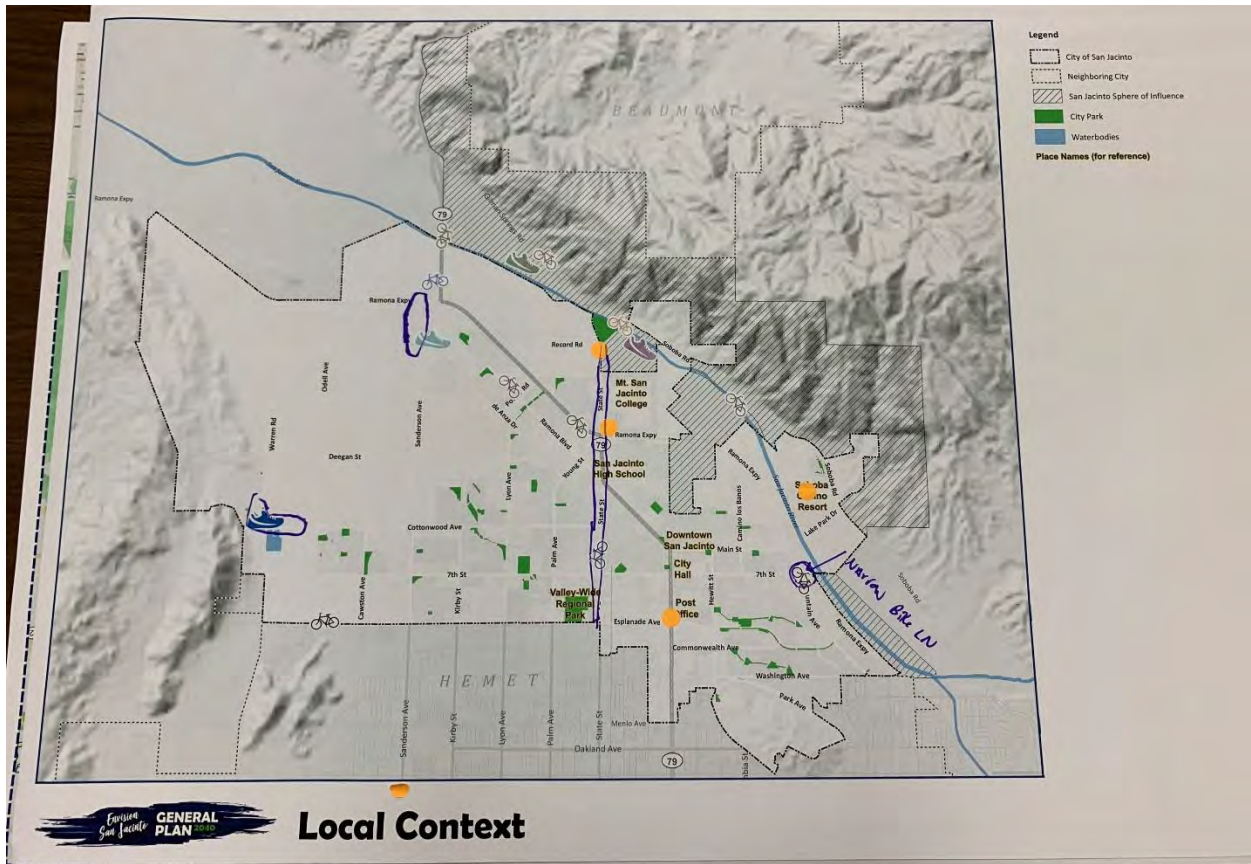


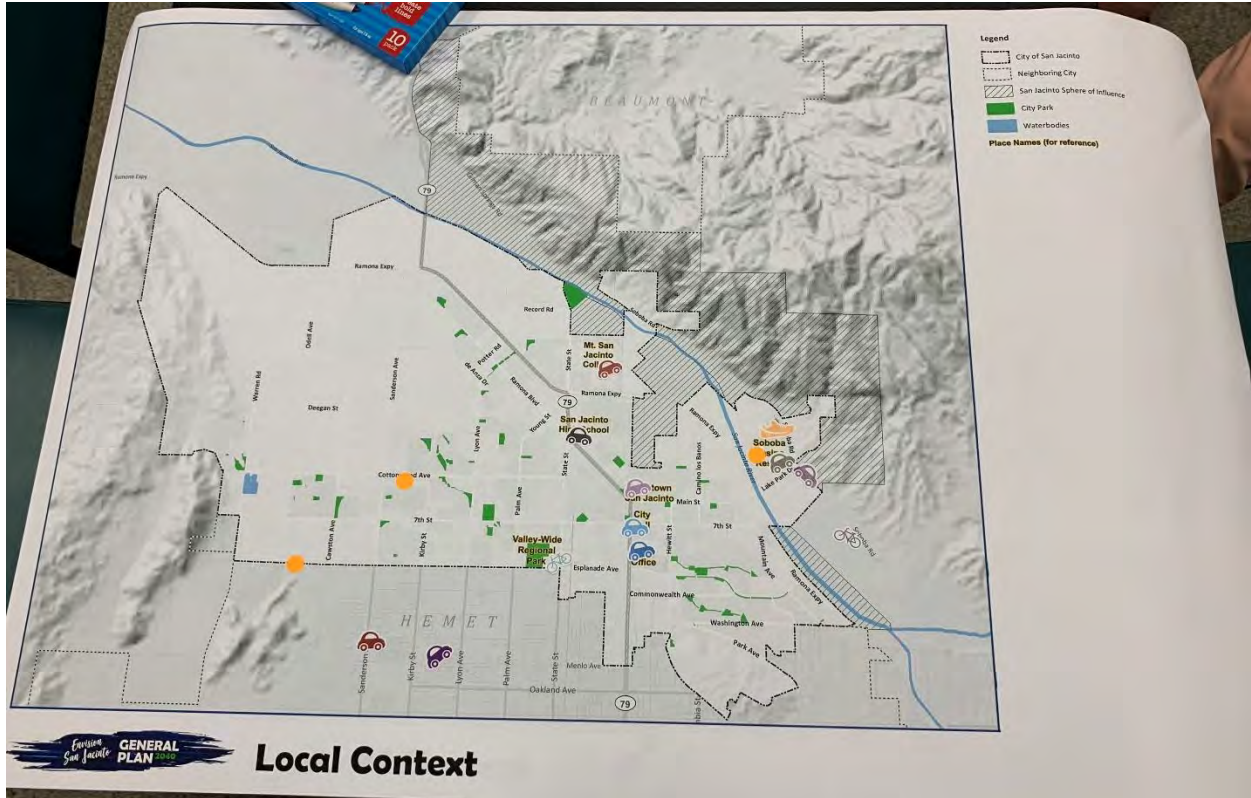














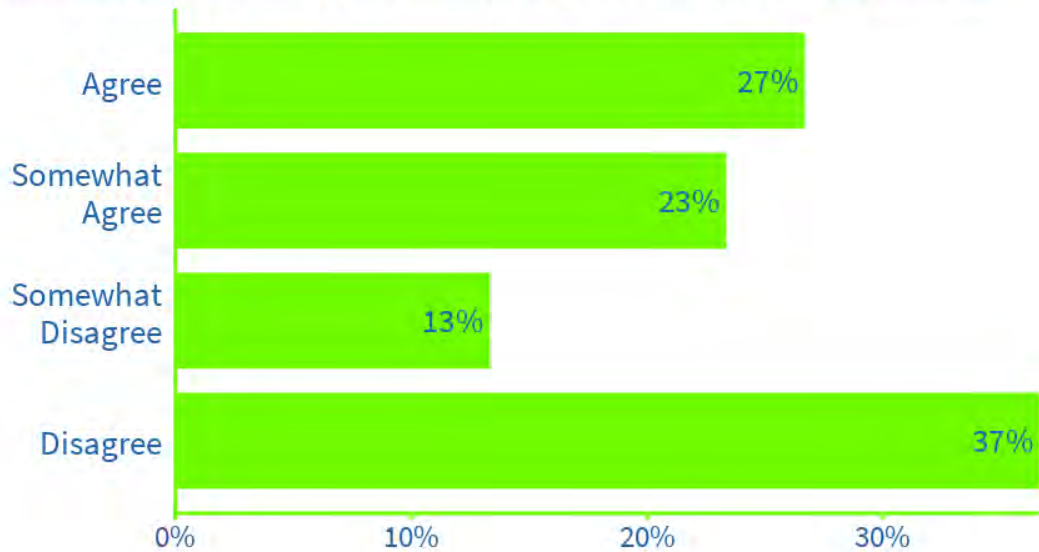


## Appendix D: Workshop 3 Activities

### ACTIVITY 1: POLL EVERYWHERE

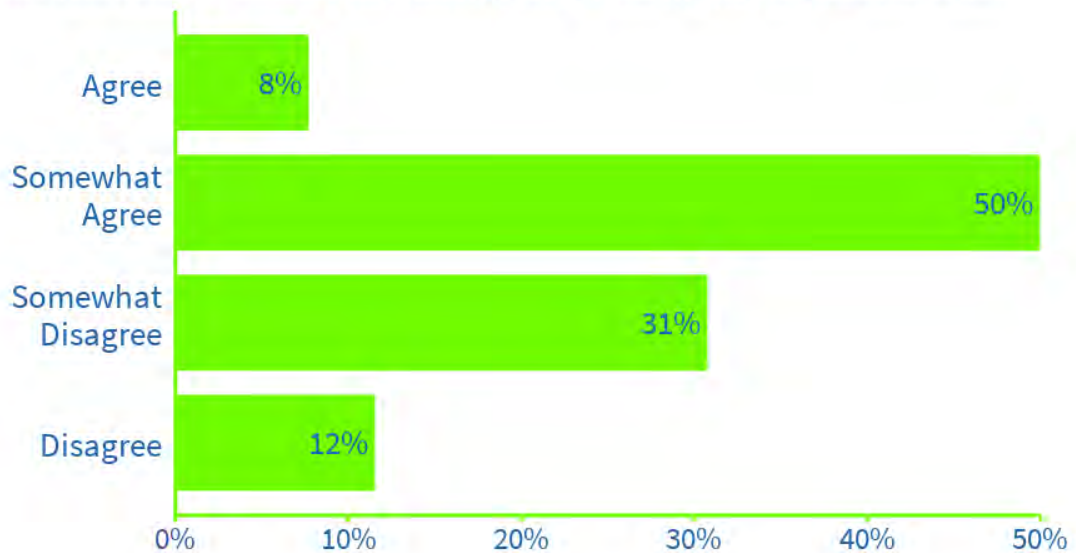
#### The City should prioritize affordability.

When poll is active, respond at [PollEv.com/hydro2](https://poll-ev.com/hydro2) Text **HYDRO2** to **22333** once to join



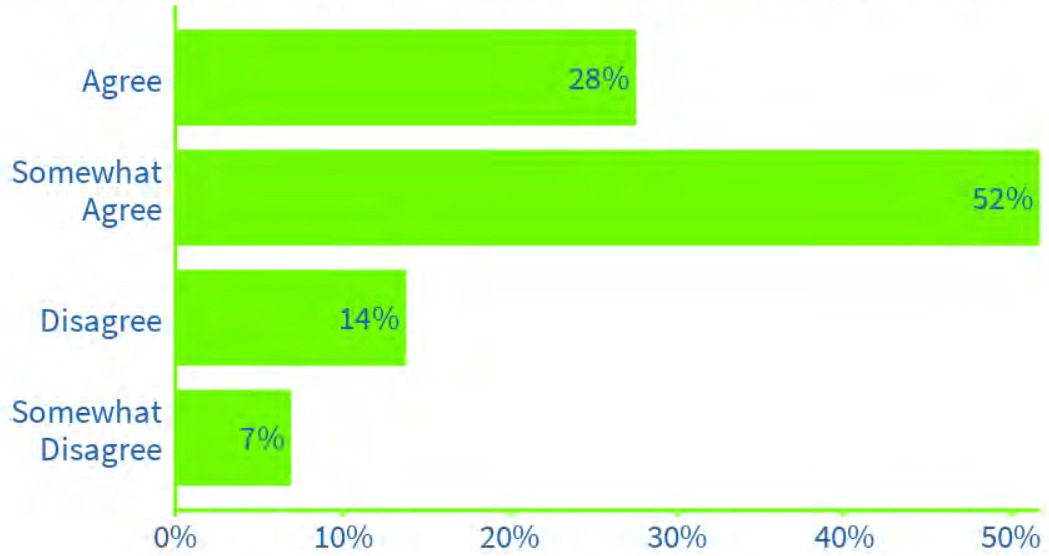
#### There is a range of housing options (enough choices) in the City:

When poll is active, respond at [PollEv.com/hydro2](https://poll-ev.com/hydro2) Text **HYDRO2** to **22333** once to join



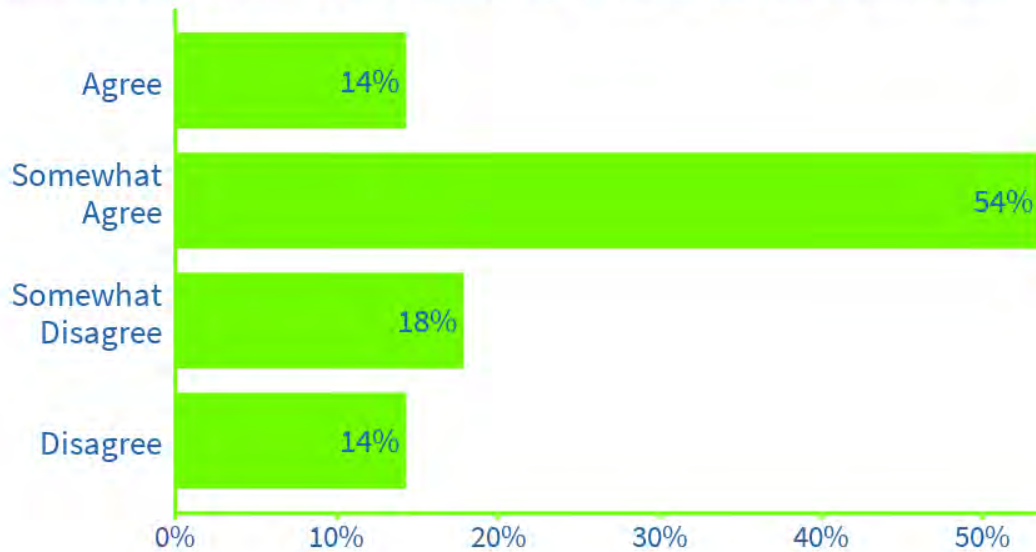
### The City should prioritize housing for seniors

When poll is active, respond at [PollEv.com/hydro2](https://poll-ev.com/hydro2) Text **HYDRO2** to **22333** once to join



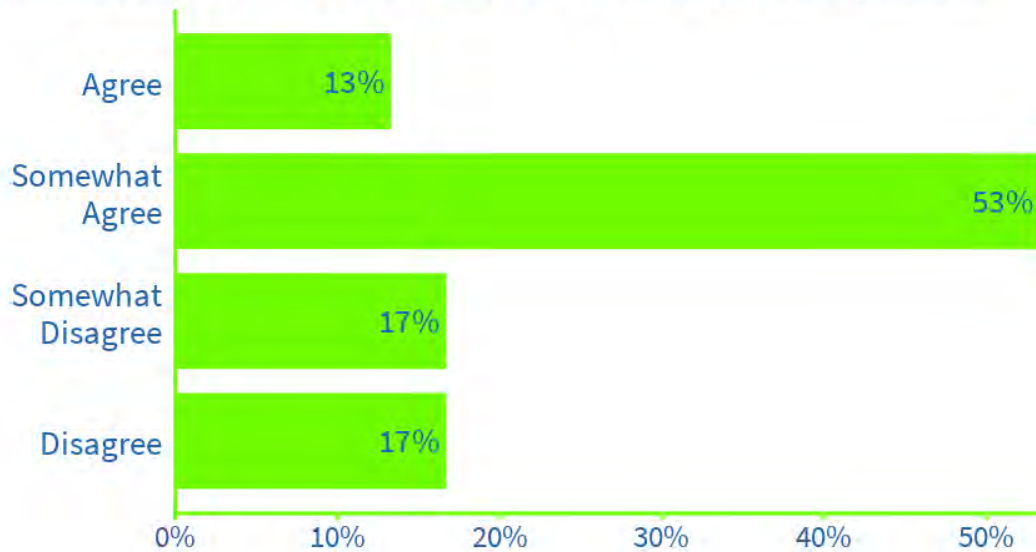
### The City should prioritize overcrowding

When poll is active, respond at [PollEv.com/hydro2](https://poll-ev.com/hydro2) Text **HYDRO2** to **22333** once to join



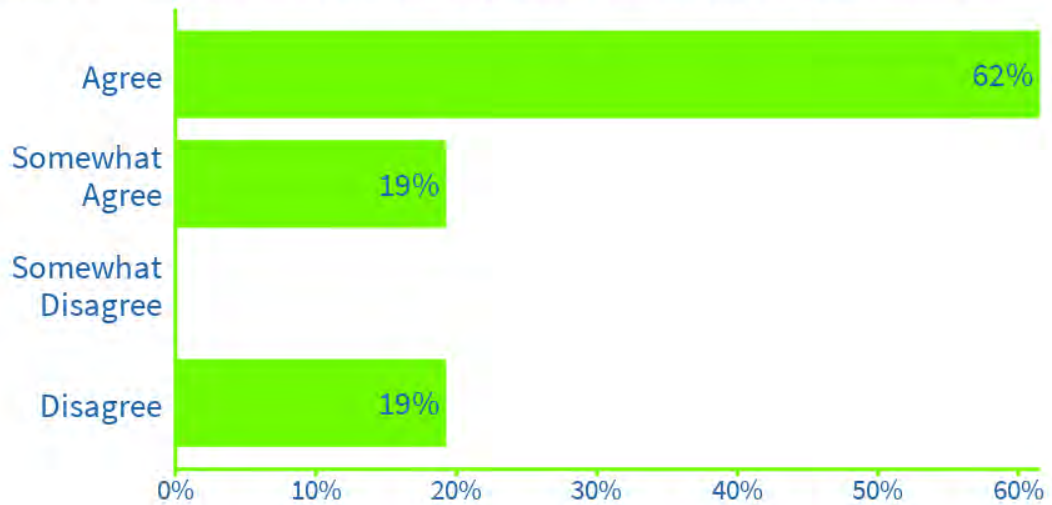
### The City should prioritize offering housing for people with special needs

When poll is active, respond at [Pollev.com/hydro2](https://Pollev.com/hydro2) Text **HYDRO2** to **22333** once to join



### The City should prioritize home maintenance of existing housing in your community

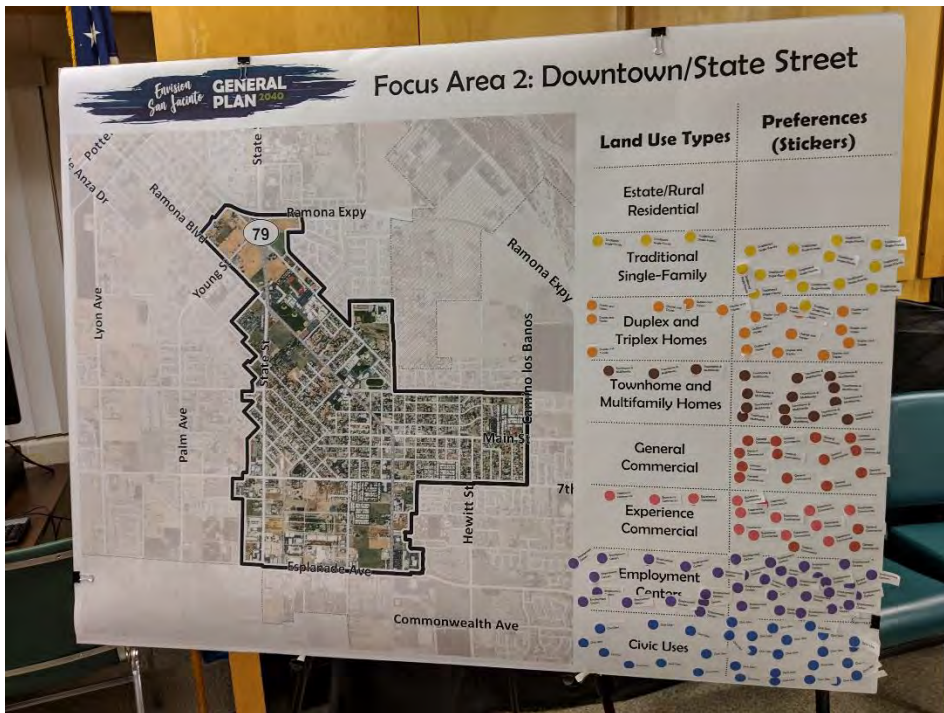
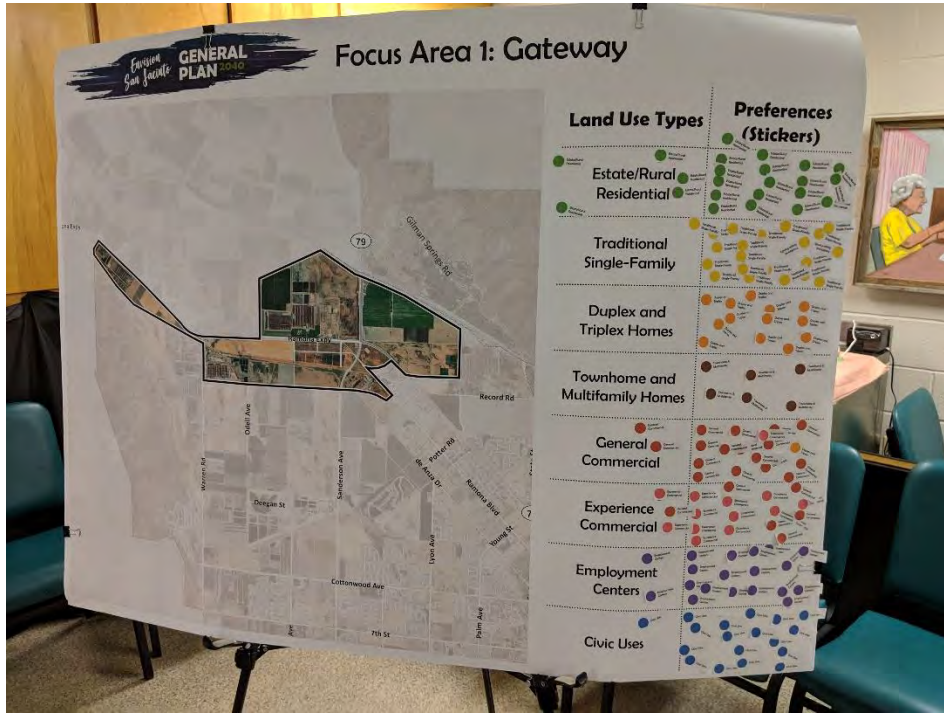
When poll is active, respond at [Pollev.com/hydro2](https://Pollev.com/hydro2) Text **HYDRO2** to **22333** once to join



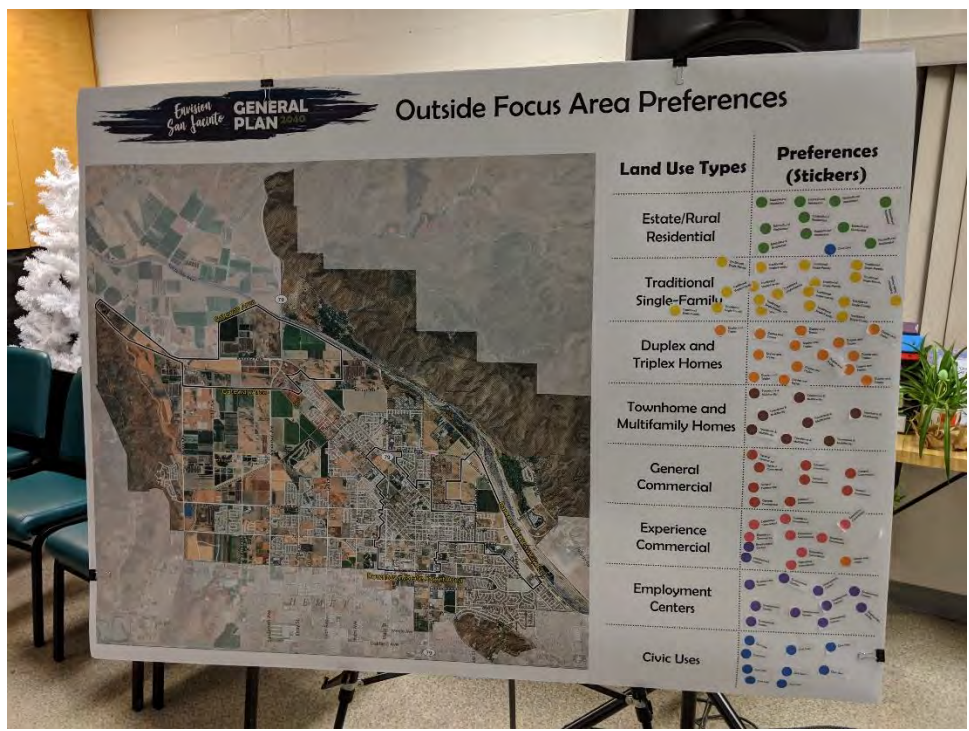
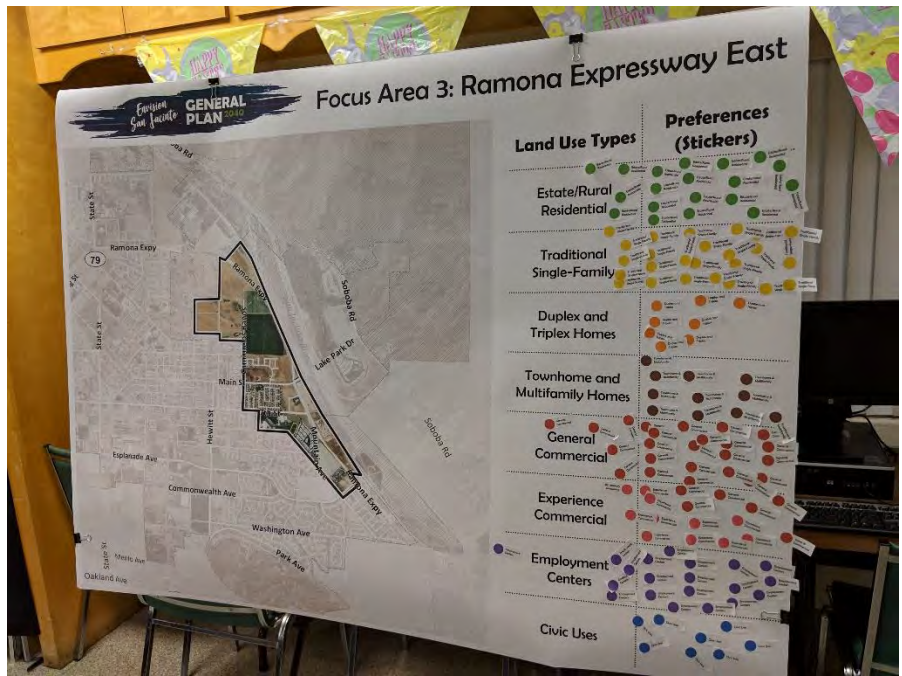




## ACTIVITY 2: FOCUS AREAS







## **ACTIVITY 3: SOLUTIONS**

### **GROUP 1:**

#### ***Homeless:***

- Determine why Homeless \*
- Shelters- Legitimate need
- Mental Health Resources \*
- Enforcement where needed
- Temporary Housing
- 

#### **Code Enforcement:**

- Enforcement
  - Fines- abandoned Items (sofas, mattresses)
- Neighborhood Watch/ Citizen Group
  - Consider how they report / what happens then?
- Resale Review- Check Conditions on sale - enforcement before approval

#### ***Overcrowding:***

- Not allowing more than one family to live in single family
- Properly plan housing
- Properly planning terms and conditions

### **GROUP 2:**

#### ***Homeless:***

- Augment current solutions:
  - Valley Restart
- Create Center to address Various Issues
  - Drugs
  - Mental health
  - Awareness - how do we advert/find funds
  - Community coming together to help veterans
- Veteran Stand-down
- Command services
- Address common problems
- Address Hyenine

#### **Code Enforcement:**

- Consider both Commercial and Residential
- Enforce Code Enforcement
  - Volunteers to help do maintenance
- Knowing the Code
  - Having it available
  - People don't know they are in Violation
- Solvang

- Classes on Lower Maintenance Landscape

### ***Overcrowding:***

- Don't control
- Not overcrowded
- Transportation that makes sense
  - More lands, proper streets, ingress and egress
  - This is worse when you have to get somewhere
- Balance of uses, commercial residential ok
- Proper infrastructure

### **GROUP 3:**

#### ***Homeless:***

- Partner w/ regional partners on solutions
- Immediate plan for local cities
- Wrap around services
- Mental health/drugs assistance
- Riverbed camps
- Code enforcement for homeless
- Participate in point-in-time count
- Job opportunities
- Increasing
- Fix abandoned housing
- Create homeless program
  - Work for city, provide input, get involved
- Help them clean up messes plus their art
- Mental health counseling
- Work programs
- Designated areas where they can go
- Common /communal place to bathe and get services
- Hire more officers
- Increase code enforcement
- Incentives for good home maintenance (rather than gift cards or tickets)
- Check on number of vehicles
- Weeds
- Increase home ownership pride
- More organized cleanup
- Hire the homeless to help cleanup
- Youth work program

#### ***Code Enforcement:***

- Trash- vacant lots, fast food places, large property
- Accessible free dump
- Cheap repercussions for illegal dumping

- City codes- test if they are clearer to residents
- Grants for improvements
- Help for seniors
- Inspect roofs in senior parks
  - Water damage, black mold

***Overcrowding:***

- What overcrowding?

**GROUP 4:**

***Homelessness:***

- Educate on existing resources
- Outreach to share about resources
- Mental health services
- How San Jacinto connects with the county plan to address homelessness
- Affordable housing
- Services to assist seniors
- Apply for state funding
- Homelessness task force
- What are the resources/ are there shelters?
- Shelters- not enough
- Relationship between shelter and immediate neighborhood
- Mental health and police partnership on the ground

***Code Enforcement:***

- What is the code?
- outreach /clarification of what is in the code
- Weed abatement in open fields
- Addressing dumping
- Absentee landlords
- Code Enforcement
- Educate /clarify on what the code is
- Pro-active code enforcement
- Holding home and land owners on a round table
- Homeless groups doing clean up
- For vacant properties, realtors need to be accountable
- Info/water bill for renters



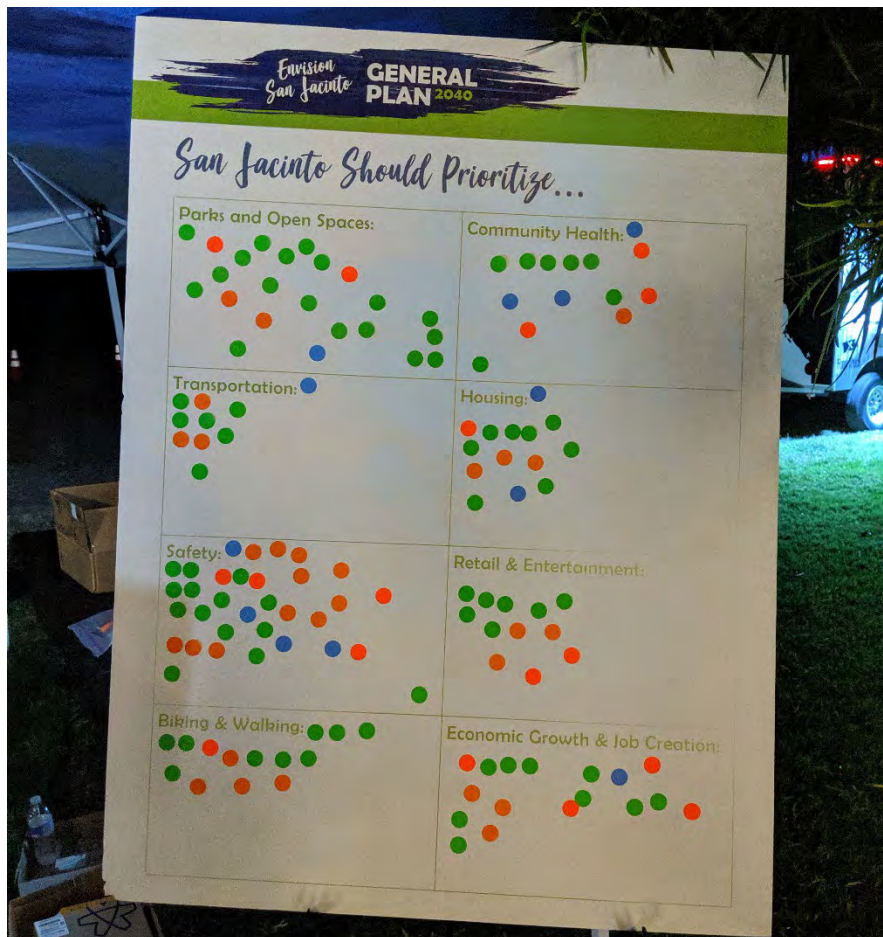
### **COMMENT CARDS:**

- Respectfully, City employees could learn to pronounce the name of their City Properly
- I love the weather and the small town feeling. In 2040 atmosphere will have changed and no longer be a small town.
- I want San Jacinto to be Clean, Beautiful, and Safe”
- Over populated & Under Funded (sadly). Our current Roads are in Horrible Shape. Crime will unfortunately increase. State Funds will be Minimal. Rodol Pos will Expand. I love living here, however, over the past 14 years we seem to be headed in the wrong direction. Thank you for this valuable session and opportunity to participate.

## Appendix E: Pop-Up Activity Results

### San Jacinto Should Prioritize:

Priority	Count
Safety	33
Parks and Open Spaces	23
Economic Growth and Job Creation	17
Biking and Walking	14
Community Health	14
Housing	14
Retail and Entertainment	12
Transportation	10



## What I Love About San Jacinto:

Priority	Count
Mountains (4)	4
The parks (4)	4
Concerts (3)	3
Small town (3)	3
Family (2)	2
People (2)	2
Community (2)	2
People helping the homeless (2)	2
Old houses	1
Beautiful landscaping	1
Walmart	1
School	1
ALDIs	1
Lower Taxes	1
The swings at the parks	1
Small community	1
Safe	1
Mountain biking	1
Pine trees on State Street	1
Quiet	1
Old school Halloween nights	1
Gym	1
Nice venues	1
Peaceful	1
Home	1
It's an amazing city, I love the valley	1
Relaxing	1
Love the valley	1
Community oriented	1
Friendly	1
My happy place	1
Sunset	1



In 2040, I envision San Jacinto as:

Priority	Count
Waterpark (4)	4
Safety (2)	2
Tons of fun	1
Transportation	1
Bike Trail	1
No homelessness	1
Low homelessness	1
Public Education	1
Environment	1
#1 city	1
Community oriented	1
Main St.	1
Possible	1
Help animals	1
Streets	1
Thriving	1
Parks	1
Concealed	1
Helping homeless	1
Best place	1
Grandkids	1
Amusement parks	1



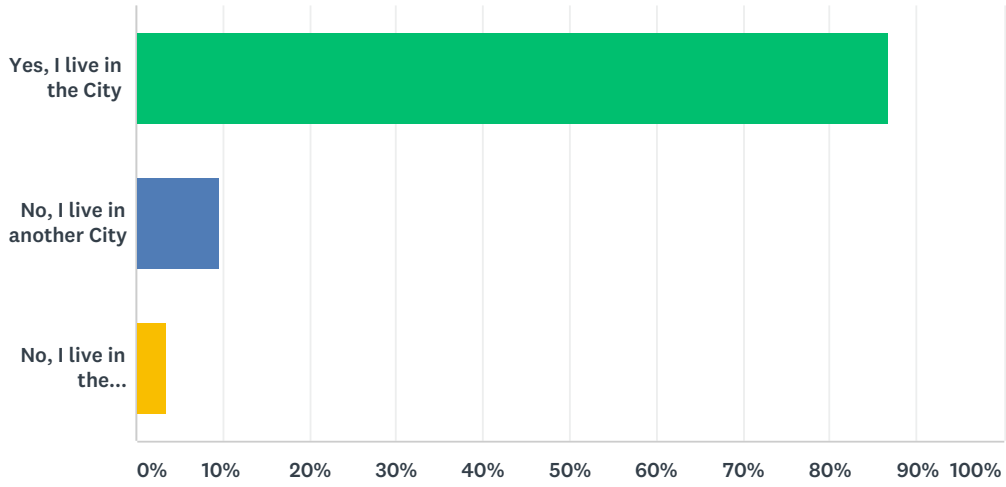




# Appendix F: Online Survey Results

# Q1 Do you live in San Jacinto?

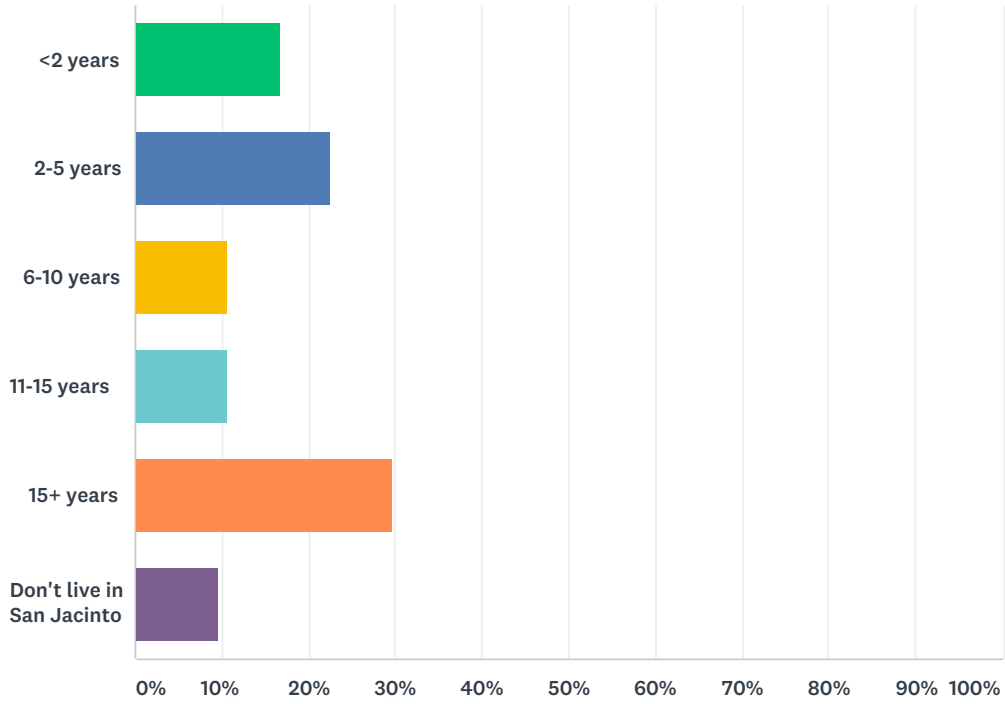
Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I live in the City	86.90%	73
No, I live in another City	9.52%	8
No, I live in the unincorporated area in the vicinity of San Jacinto	3.57%	3
TOTAL		84

## Q2 How long have you lived in San Jacinto?

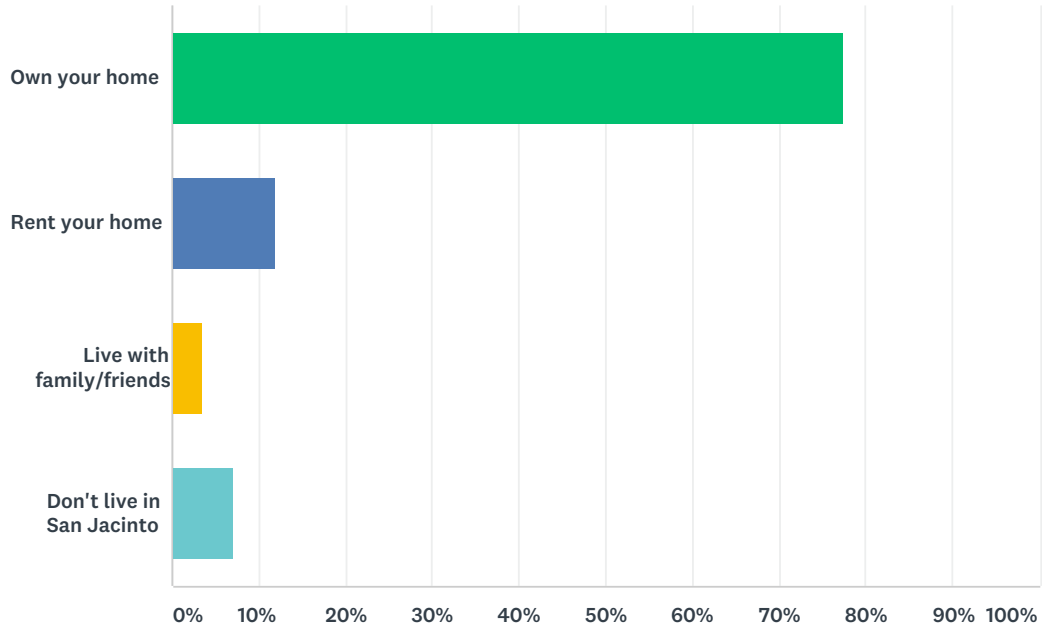
Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
<2 years	16.67%	14
2-5 years	22.62%	19
6-10 years	10.71%	9
11-15 years	10.71%	9
15+ years	29.76%	25
Don't live in San Jacinto	9.52%	8
<b>TOTAL</b>		<b>84</b>

### Q3 Do you:

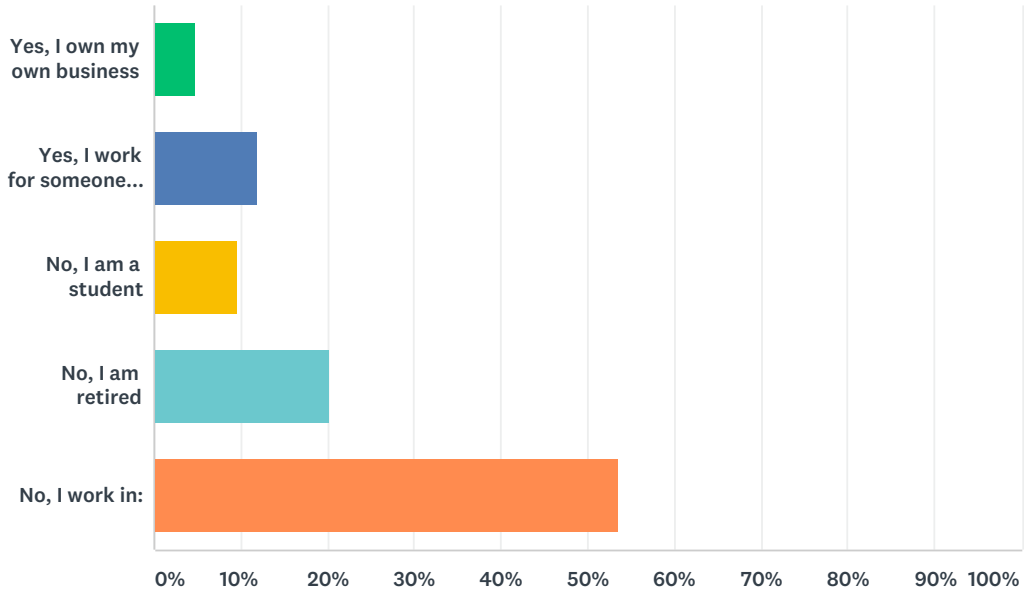
Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own your home	77.38%	65
Rent your home	11.90%	10
Live with family/friends	3.57%	3
Don't live in San Jacinto	7.14%	6
TOTAL		84

## Q4 Do you work in San Jacinto?

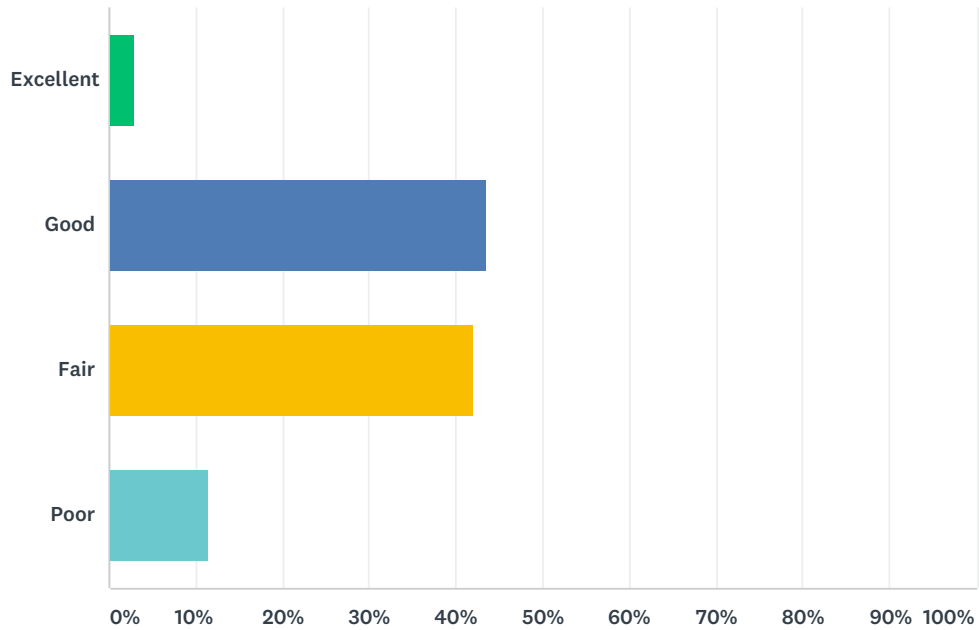
Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I own my own business	4.76%	4
Yes, I work for someone else	11.90%	10
No, I am a student	9.52%	8
No, I am retired	20.24%	17
No, I work in:	53.57%	45
<b>TOTAL</b>		<b>84</b>

## Q5 How would you rate the quality of life in San Jacinto?

Answered: 69 Skipped: 15

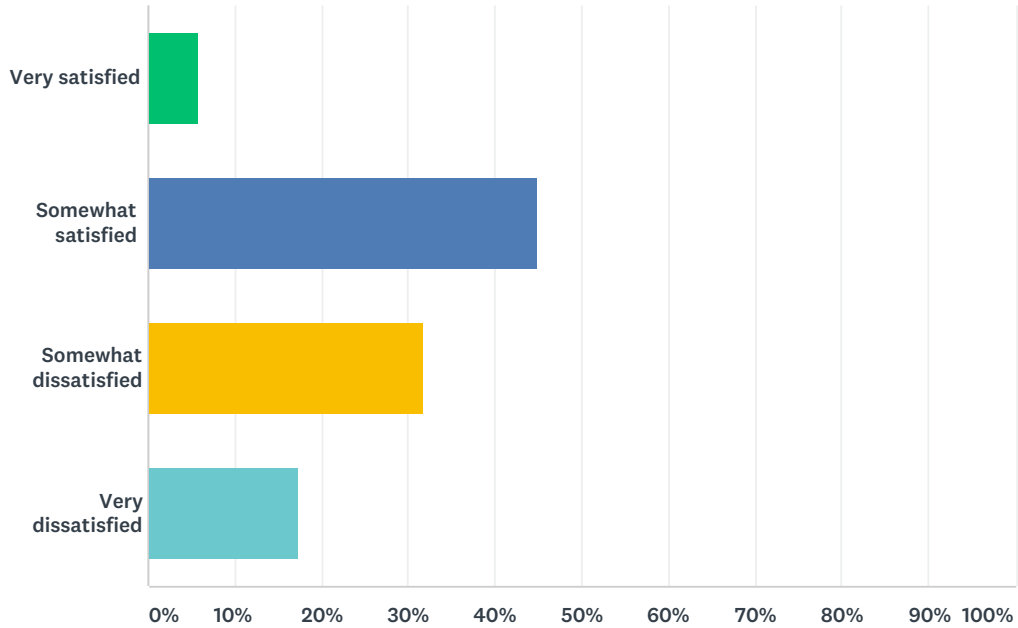


ANSWER CHOICES	RESPONSES
Excellent	2.90% 2
Good	43.48% 30
Fair	42.03% 29
Poor	11.59% 8
TOTAL	69



## Q6 How do you feel about the way San Jacinto has changed over time?

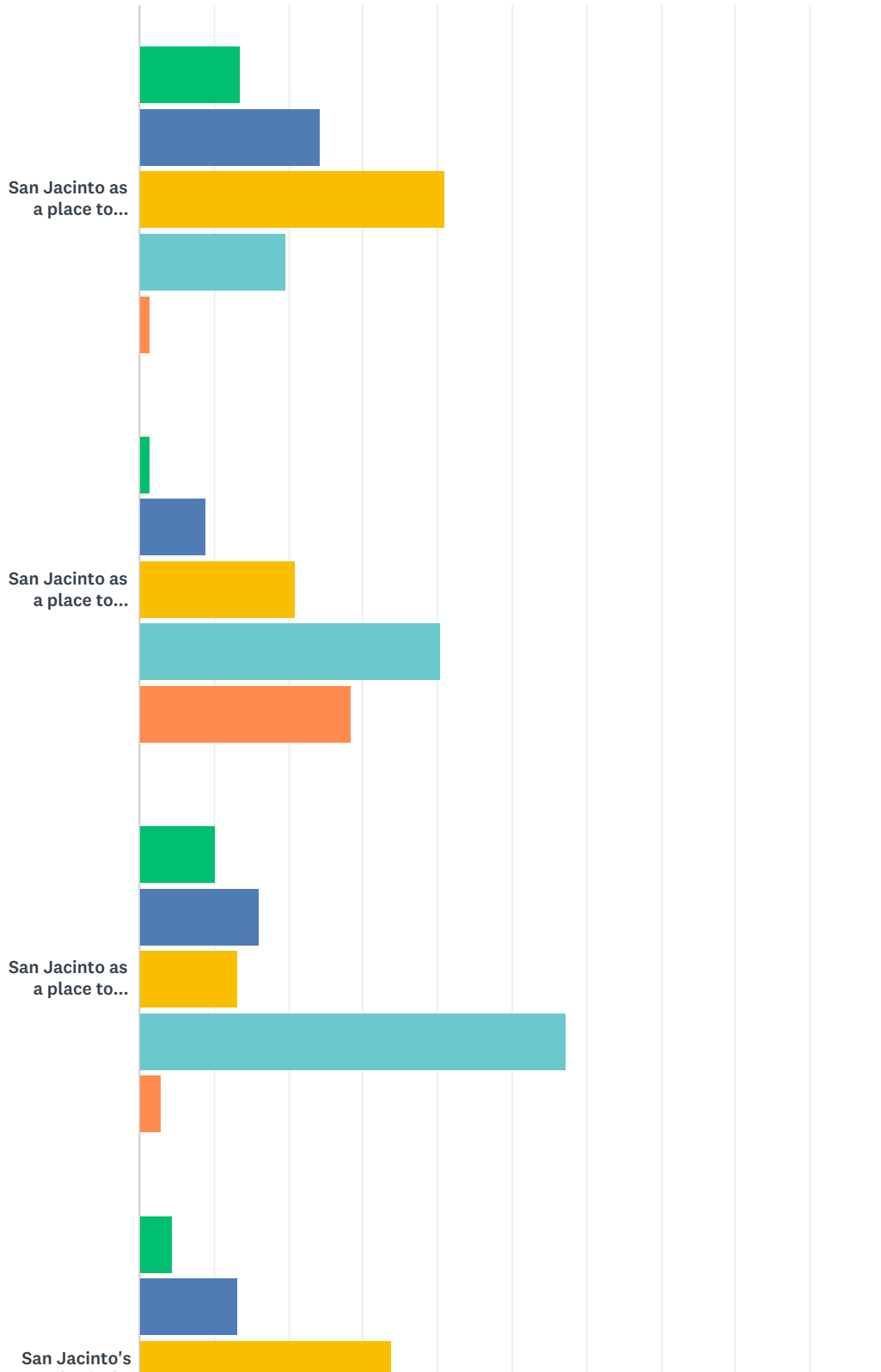
Answered: 69 Skipped: 15



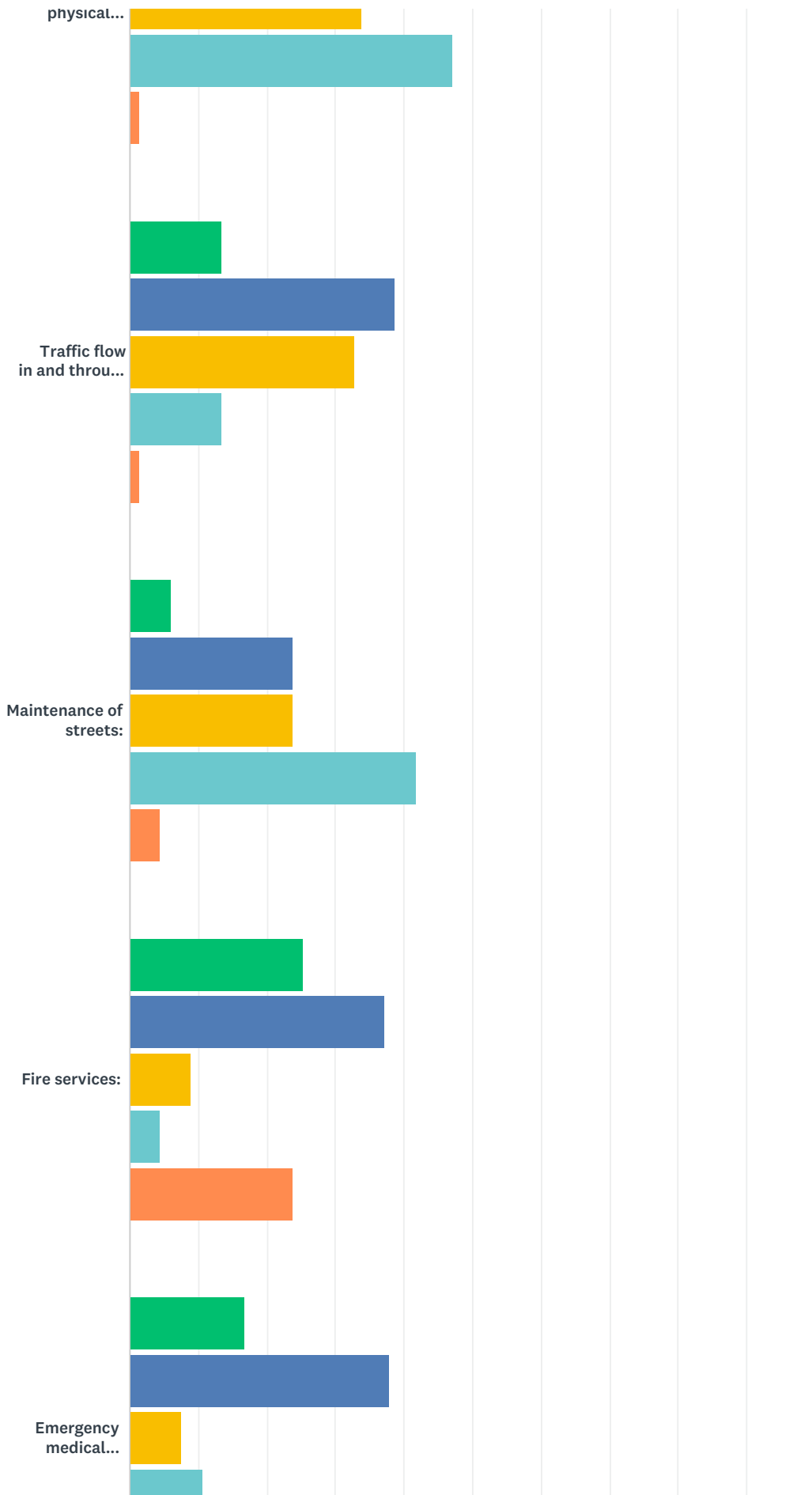
ANSWER CHOICES	RESPONSES
Very satisfied	5.80% 4
Somewhat satisfied	44.93% 31
Somewhat dissatisfied	31.88% 22
Very dissatisfied	17.39% 12
TOTAL	69

Q7 Please rate your level of satisfaction on a scale from 1-5 (1- very satisfied, 2- somewhat satisfied, 3- mixed, 4-somewhat dissatisfied, 5- very dissatisfied, N/A- No Opinion) with the following:

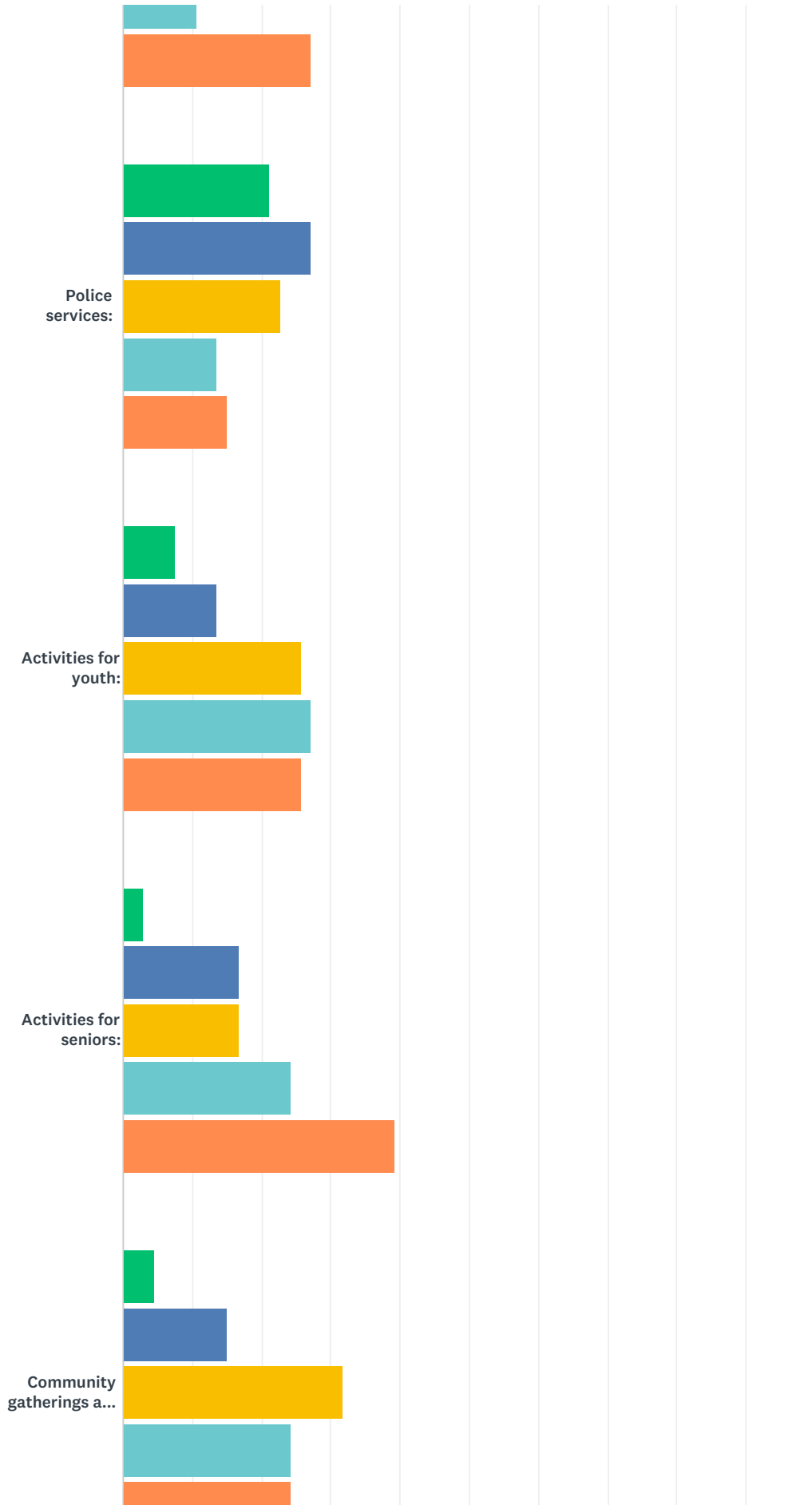
Answered: 68 Skipped: 16



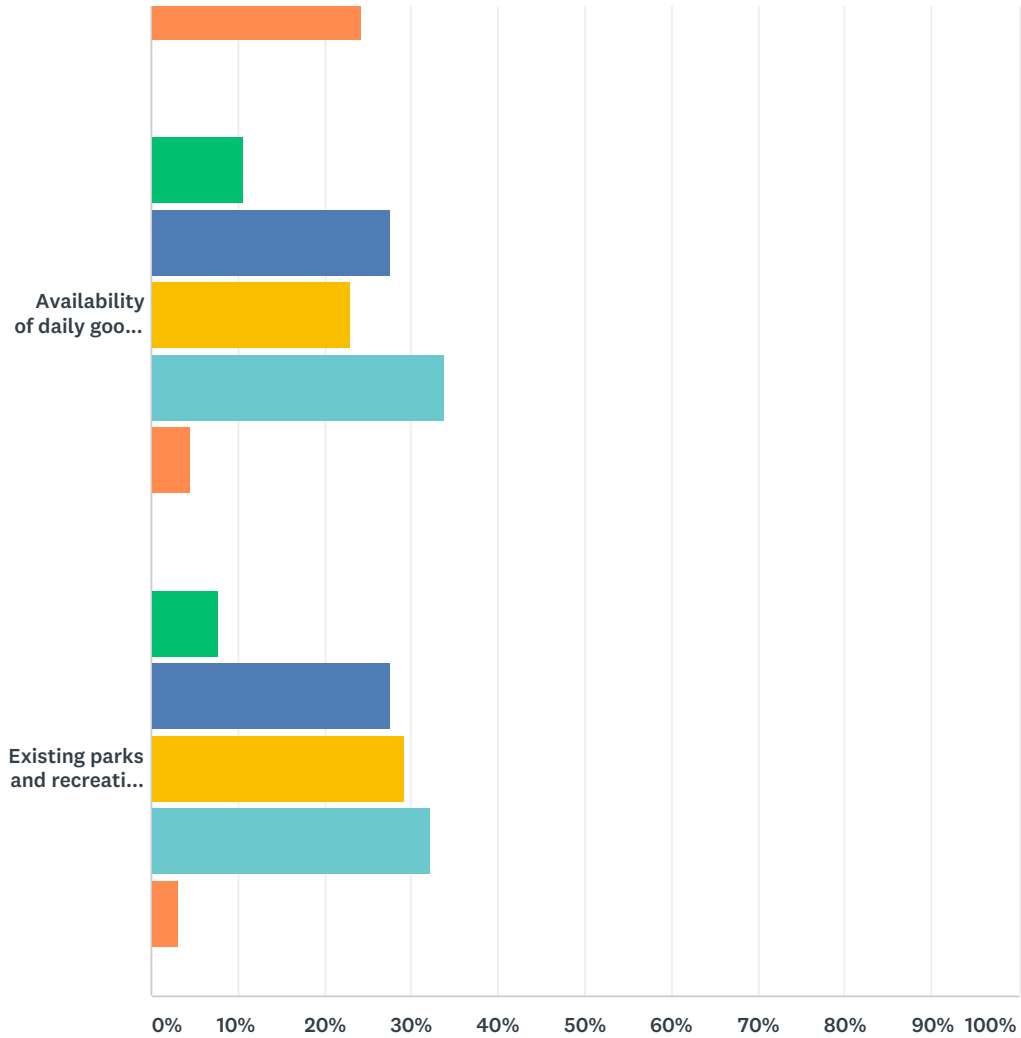
# San Jacinto Visioning Survey



# San Jacinto Visioning Survey



## San Jacinto Visioning Survey



■ 1 - Very Satisfied   
 ■ 2 - Somewhat Satisfied   
 ■ 3 - Mixed  
■ 4 - Somewhat Dissatisfied   
 ■ 5 - N/A

	1 - VERY SATISFIED	2 - SOMEWHAT SATISFIED	3 - MIXED	4 - SOMEWHAT DISSATISFIED	5 - N/A	TOTAL	WEIGHTED AVERAGE
San Jacinto as a place to live:	13.64% 9	24.24% 16	40.91% 27	19.70% 13	1.52% 1	66	2.71
San Jacinto as a place to work:	1.49% 1	8.96% 6	20.90% 14	40.30% 27	28.36% 19	67	3.85
San Jacinto as a place to bring your out-of-town friends to visit:	10.29% 7	16.18% 11	13.24% 9	57.35% 39	2.94% 2	68	3.26
San Jacinto's physical appearance:	4.41% 3	13.24% 9	33.82% 23	47.06% 32	1.47% 1	68	3.28
Traffic flow in and through the City:	13.43% 9	38.81% 26	32.84% 22	13.43% 9	1.49% 1	67	2.51
Maintenance of streets:	5.97% 4	23.88% 16	23.88% 16	41.79% 28	4.48% 3	67	3.15
Fire services:	25.37% 17	37.31% 25	8.96% 6	4.48% 3	23.88% 16	67	2.64

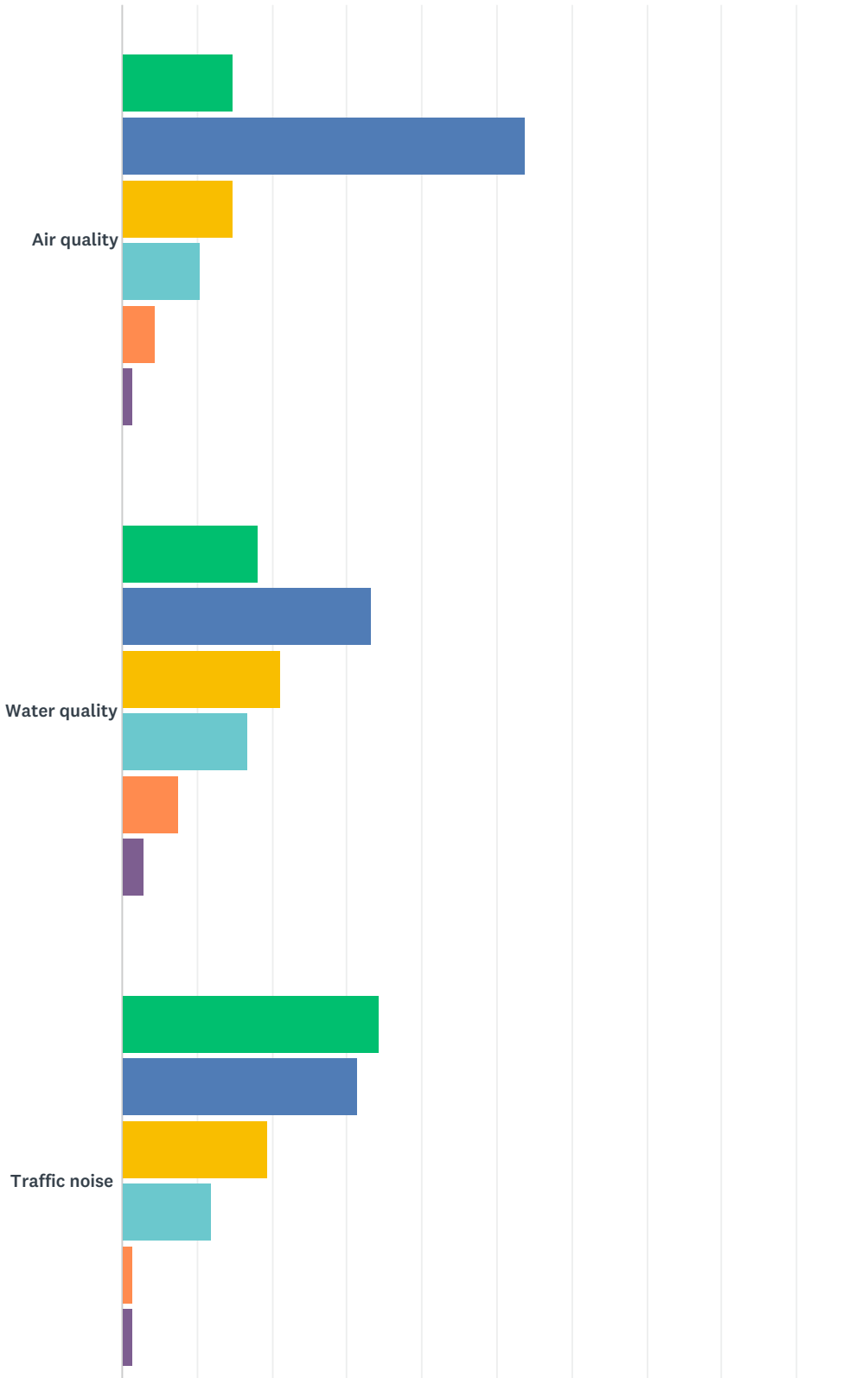
## San Jacinto Visioning Survey

Emergency medical services:	16.67% 11	37.88% 25	7.58% 5	10.61% 7	27.27% 18	66	2.94
Police services:	21.21% 14	27.27% 18	22.73% 15	13.64% 9	15.15% 10	66	2.74
Activities for youth:	7.58% 5	13.64% 9	25.76% 17	27.27% 18	25.76% 17	66	3.50
Activities for seniors:	3.03% 2	16.67% 11	16.67% 11	24.24% 16	39.39% 26	66	3.80
Community gatherings and events:	4.55% 3	15.15% 10	31.82% 21	24.24% 16	24.24% 16	66	3.48
Availability of daily goods and services:	10.77% 7	27.69% 18	23.08% 15	33.85% 22	4.62% 3	65	2.94
Existing parks and recreation facilities:	7.69% 5	27.69% 18	29.23% 19	32.31% 21	3.08% 2	65	2.95

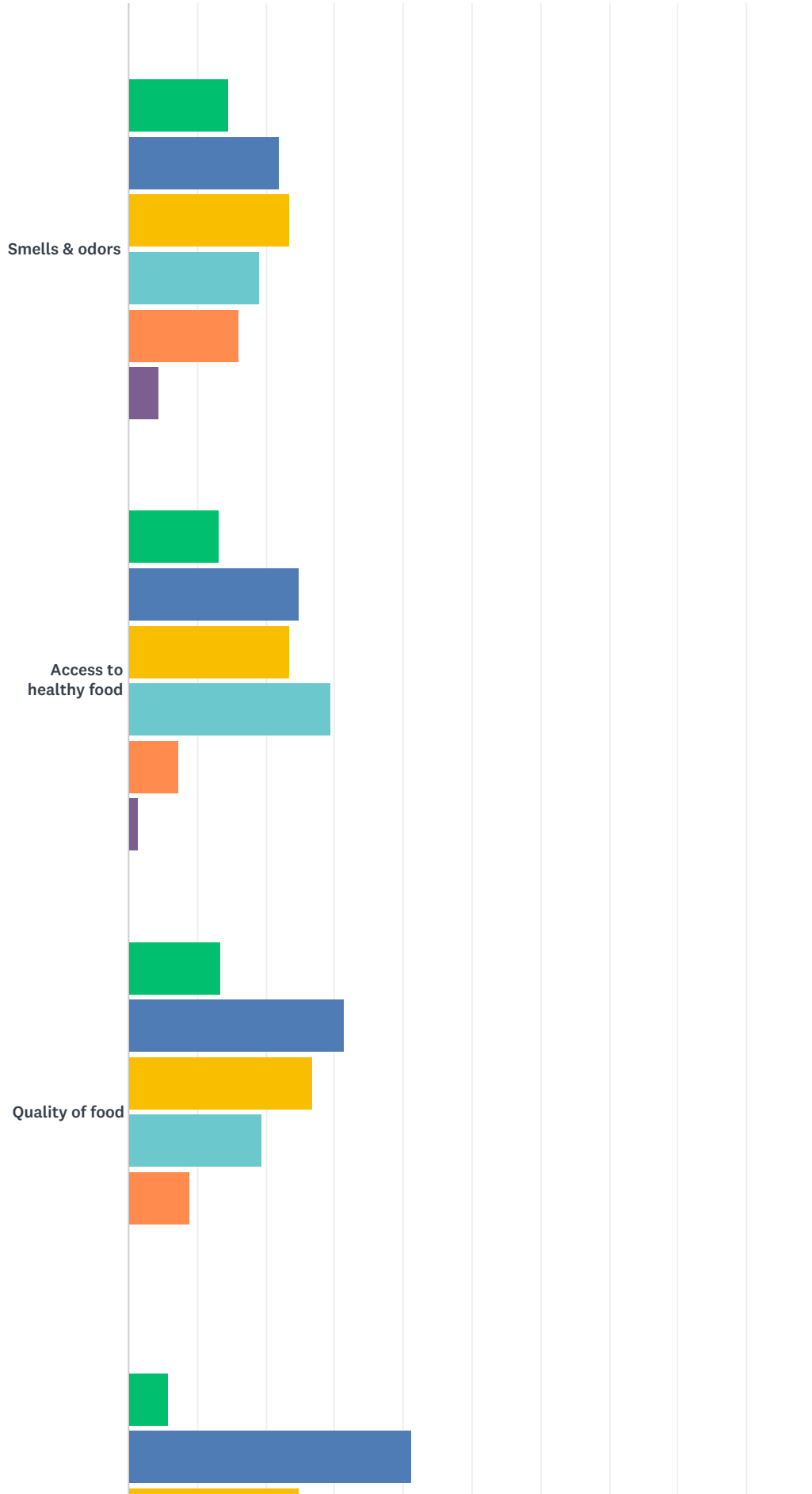


Q8 Rate the health of your community on a scale from 1 to 5 (1- very satisfied, 2- somewhat satisfied, 3- mixed, 4- somewhat dissatisfied, 5- very dissatisfied, N/A- No Opinion) with the following:

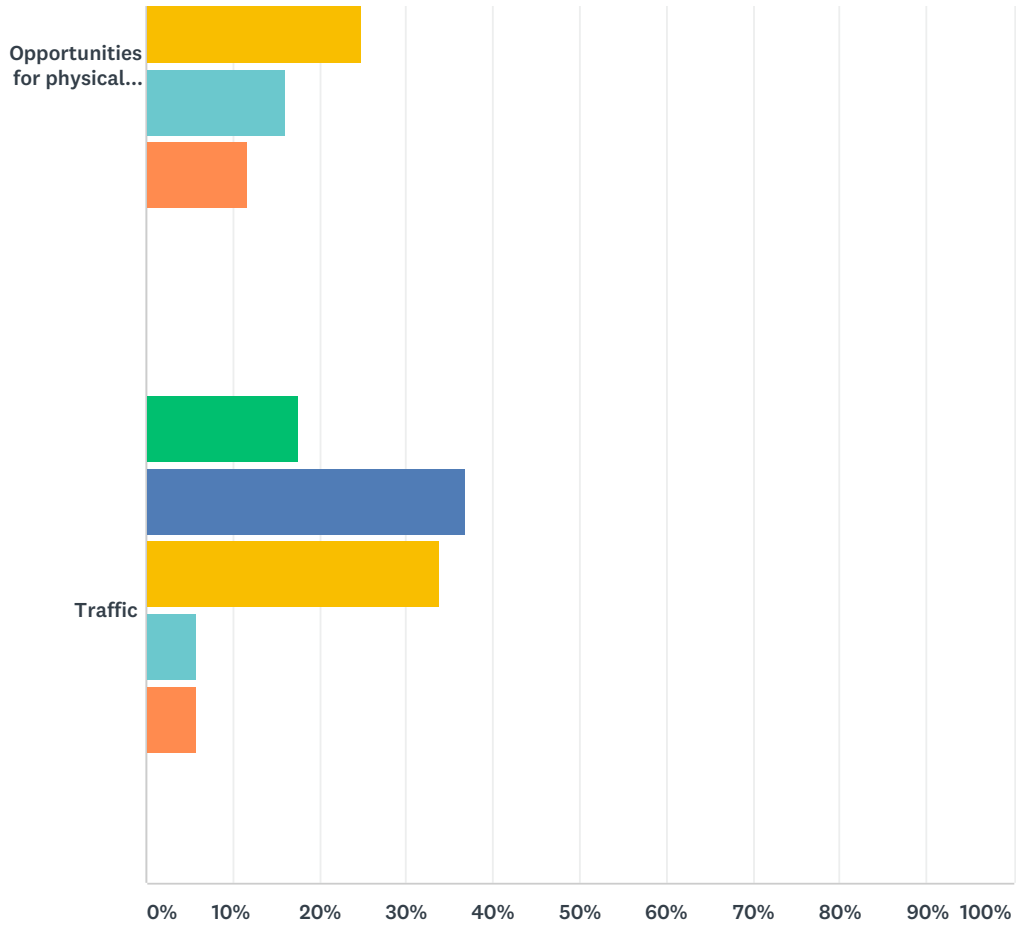
Answered: 68 Skipped: 16



# San Jacinto Visioning Survey



## San Jacinto Visioning Survey

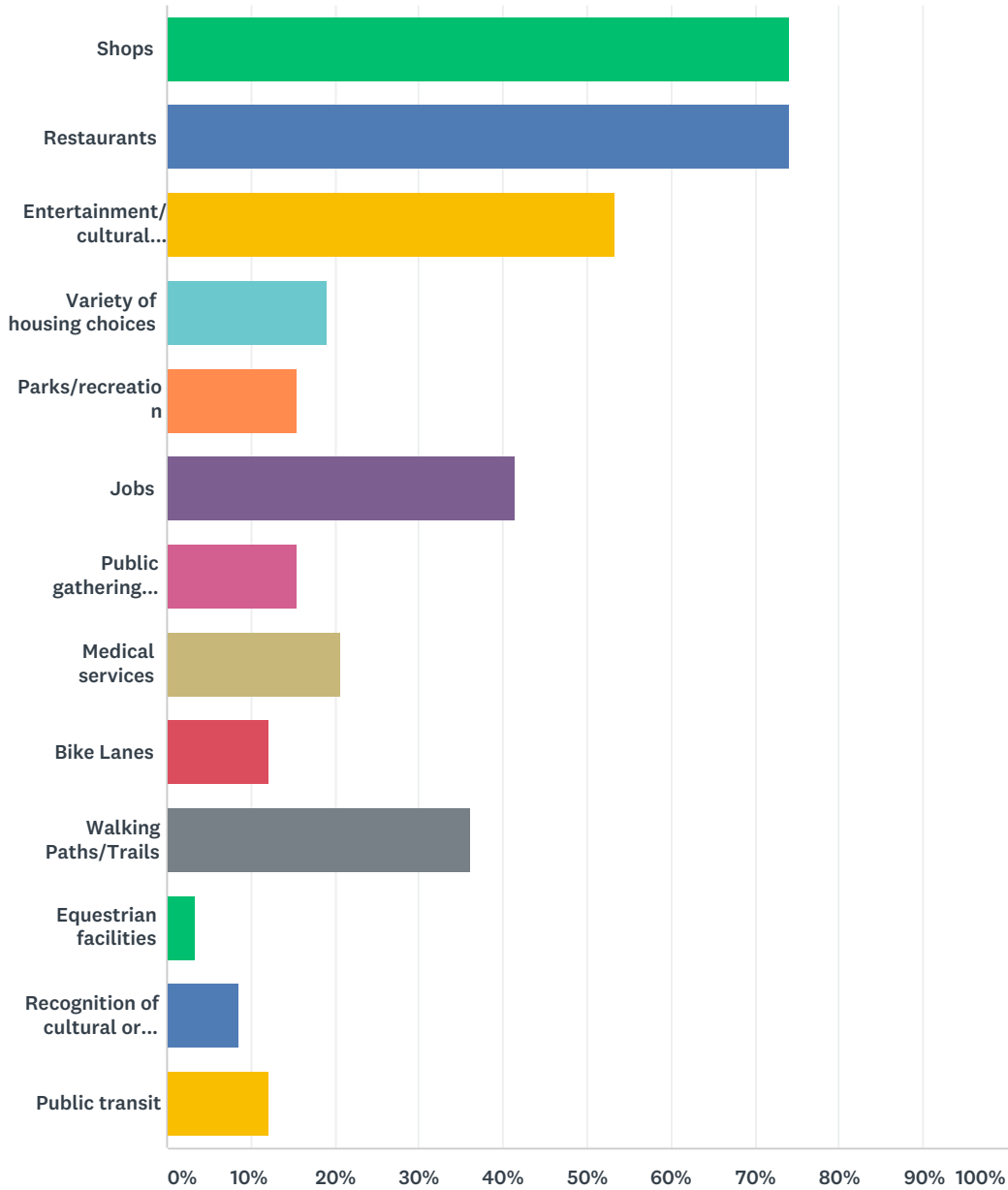


■ Very Satisfied   
 ■ Somewhat Satisfied   
 ■ Mixed   
 ■ Somewhat Dissatisfied  
■ Very Dissatisfied   
 ■ N/A - No Opinion

	VERY SATISFIED	SOMEWHAT SATISFIED	MIXED	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	N/A - NO OPINION	TOTAL
Air quality	14.93% 10	53.73% 36	14.93% 10	10.45% 7	4.48% 3	1.49% 1	67
Water quality	18.18% 12	33.33% 22	21.21% 14	16.67% 11	7.58% 5	3.03% 2	66
Traffic noise	34.33% 23	31.34% 21	19.40% 13	11.94% 8	1.49% 1	1.49% 1	67
Smells & odors	14.71% 10	22.06% 15	23.53% 16	19.12% 13	16.18% 11	4.41% 3	68
Access to healthy food	13.24% 9	25.00% 17	23.53% 16	29.41% 20	7.35% 5	1.47% 1	68
Quality of food	13.43% 9	31.34% 21	26.87% 18	19.40% 13	8.96% 6	0.00% 0	67
Opportunities for physical activity	5.88% 4	41.18% 28	25.00% 17	16.18% 11	11.76% 8	0.00% 0	68
Traffic	17.65% 12	36.76% 25	33.82% 23	5.88% 4	5.88% 4	0.00% 0	68

### Q9 What would you like to see more of in San Jacinto? (Pick up to three)

Answered: 58 Skipped: 26



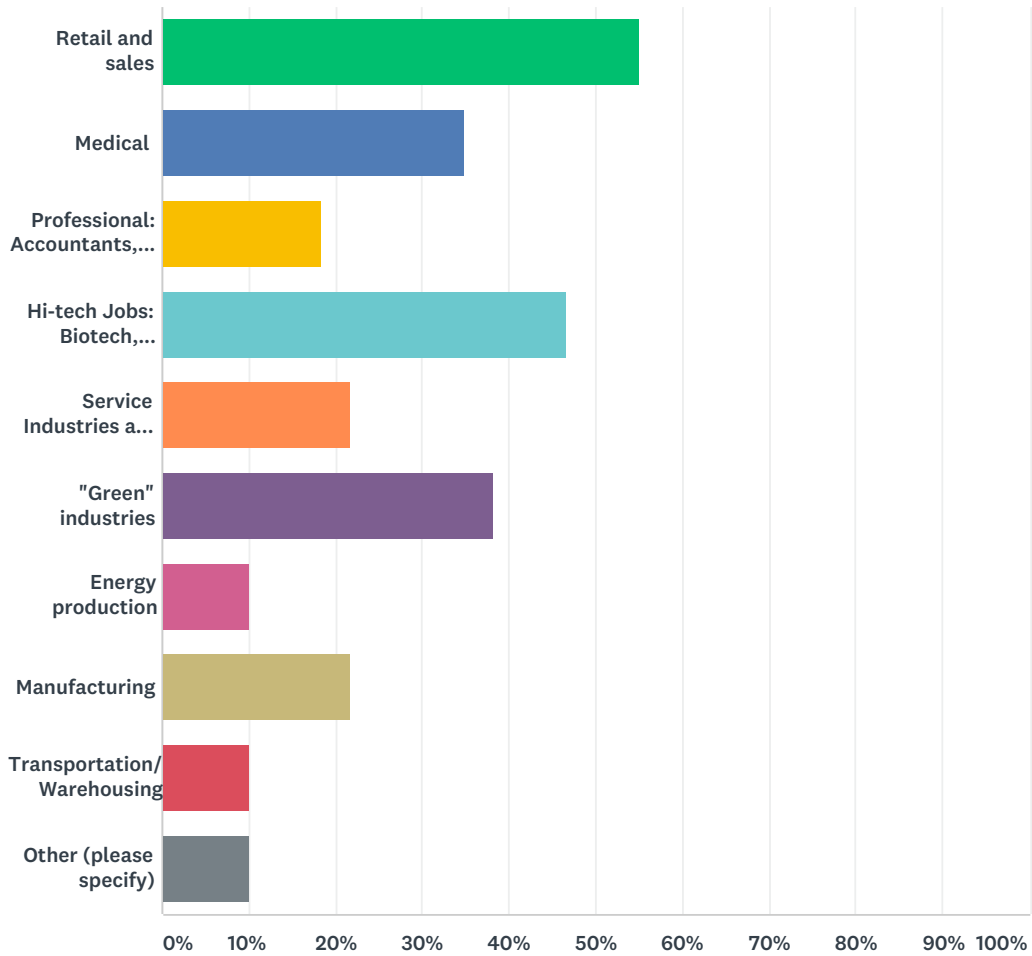
ANSWER CHOICES	RESPONSES	
Shops	74.14%	43
Restaurants	74.14%	43
Entertainment/ cultural facilities	53.45%	31
Variety of housing choices	18.97%	11
Parks/recreation	15.52%	9
Jobs	41.38%	24

## San Jacinto Visioning Survey

Public gathering places	15.52%	9
Medical services	20.69%	12
Bike Lanes	12.07%	7
Walking Paths/Trails	36.21%	21
Equestrian facilities	3.45%	2
Recognition of cultural or historic resources	8.62%	5
Public transit	12.07%	7
Total Respondents: 58		

## Q10 What types of jobs or industries should San Jacinto try to attract? (Pick up to three)

Answered: 60 Skipped: 24



ANSWER CHOICES	RESPONSES	
Retail and sales	55.00%	33
Medical	35.00%	21
Professional: Accountants, Lawyers, etc.	18.33%	11
Hi-tech Jobs: Biotech, Computers, etc.	46.67%	28
Service Industries and Trades- Construction, Electricians, Plumbing, etc.	21.67%	13
"Green" industries	38.33%	23
Energy production	10.00%	6
Manufacturing	21.67%	13
Transportation/Warehousing	10.00%	6
Other (please specify)	10.00%	6

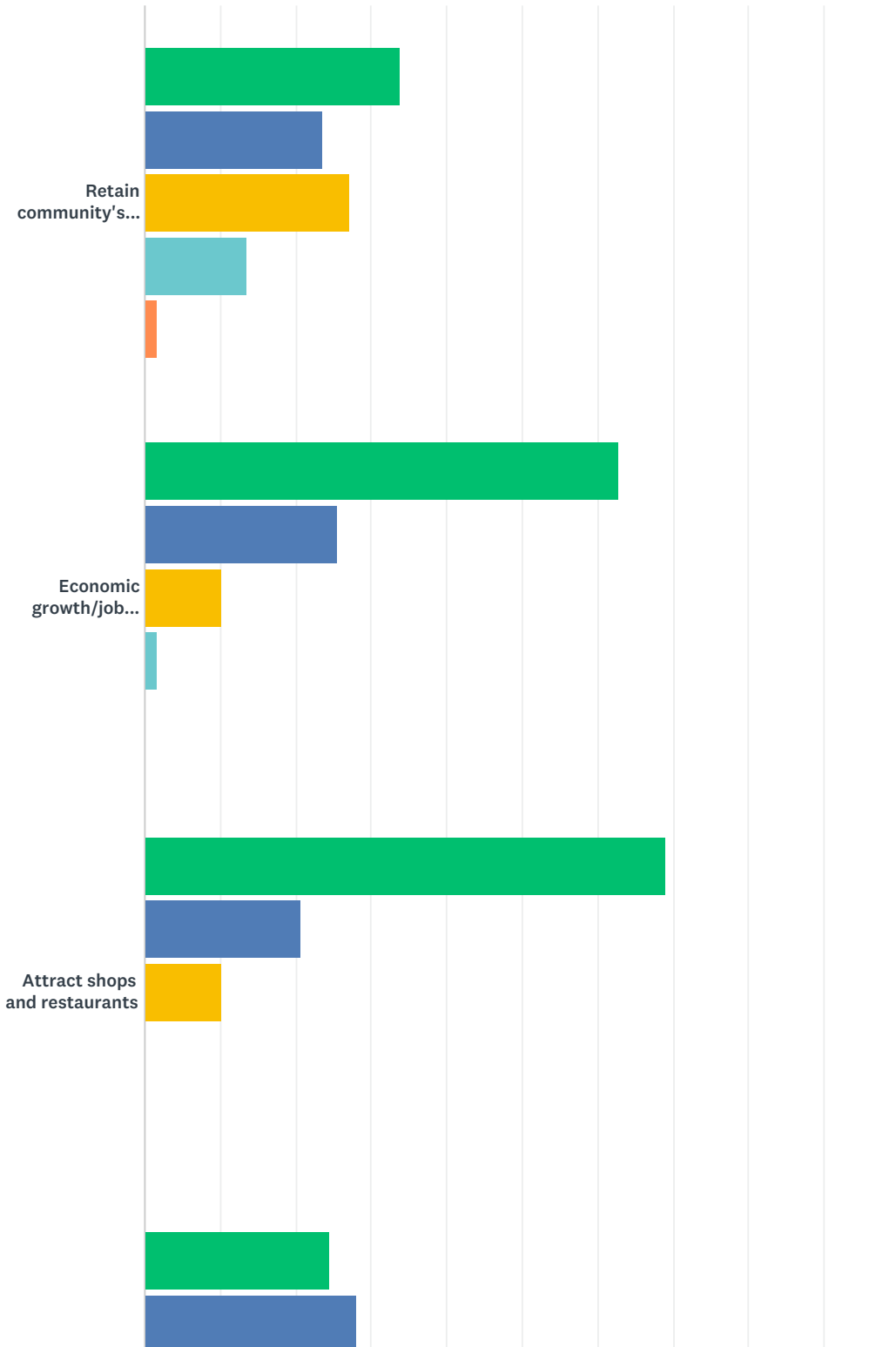


# San Jacinto Visioning Survey

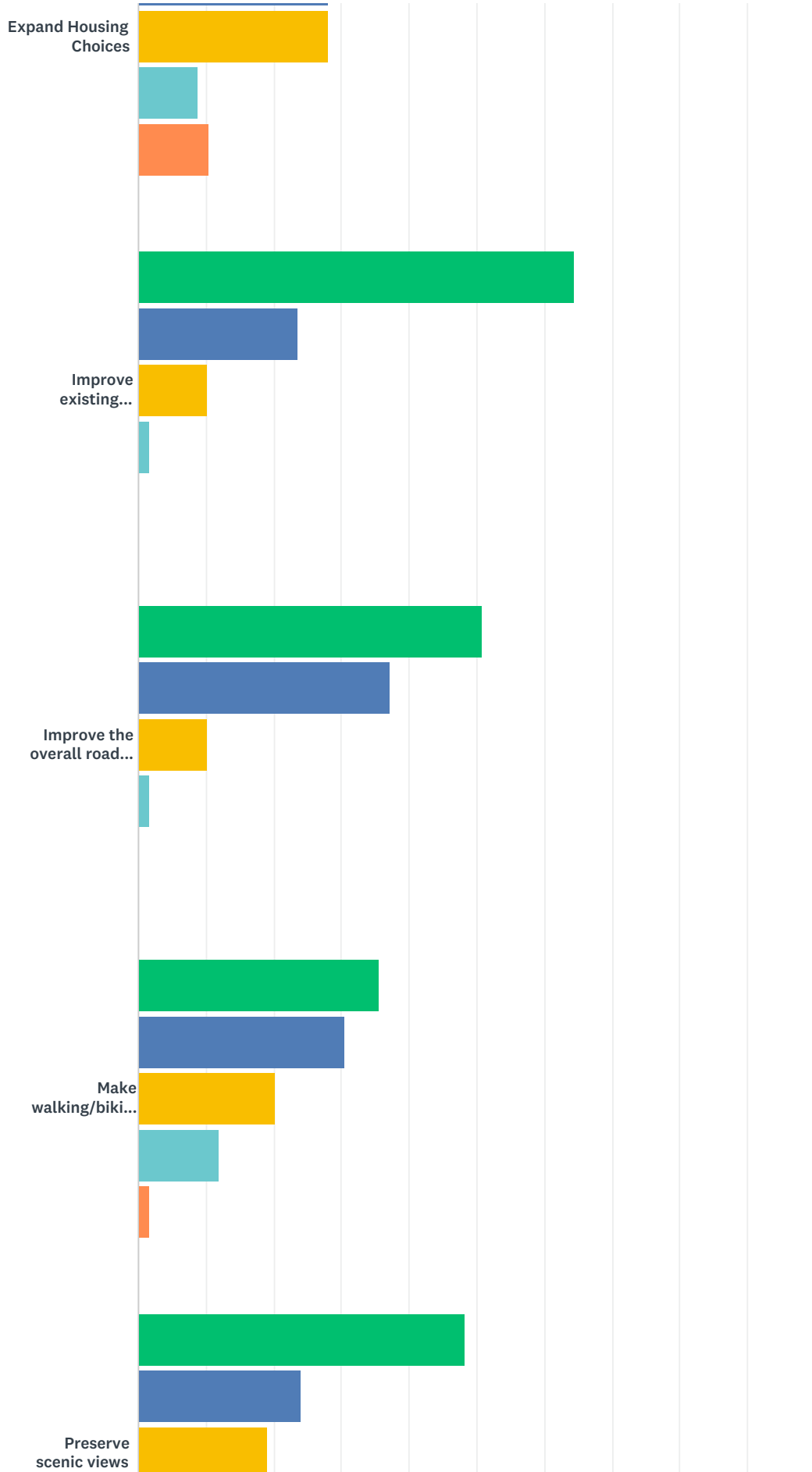
Total Respondents: 60

Q11 Rank the priority of the General Plan addressing the following development-related issues on a scale of 1 to 5. (1 - Very Important, 2 - Important, 3 - Somewhat Important, 4 - Low Importance, and 5 - Not Important)

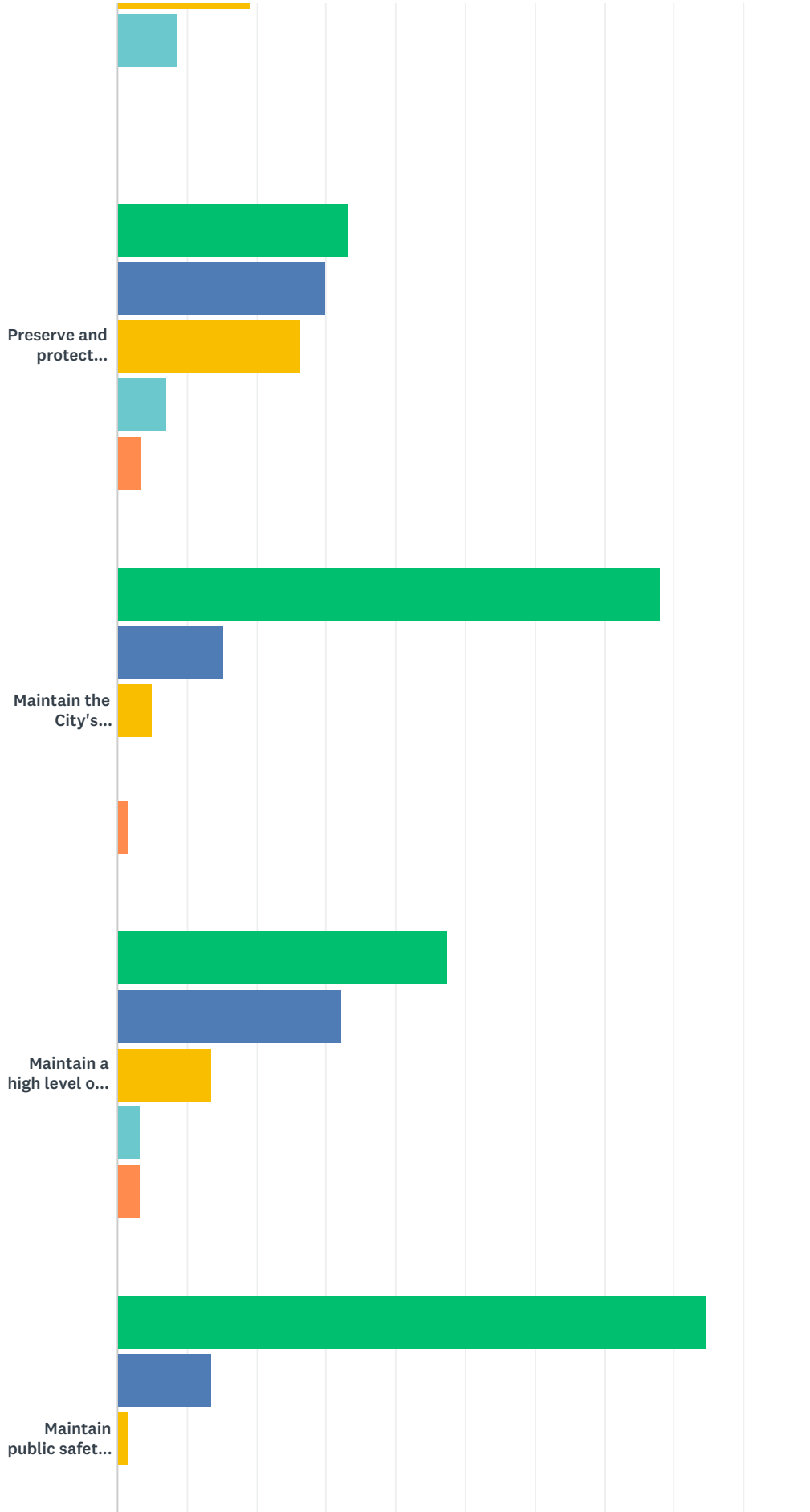
Answered: 60 Skipped: 24



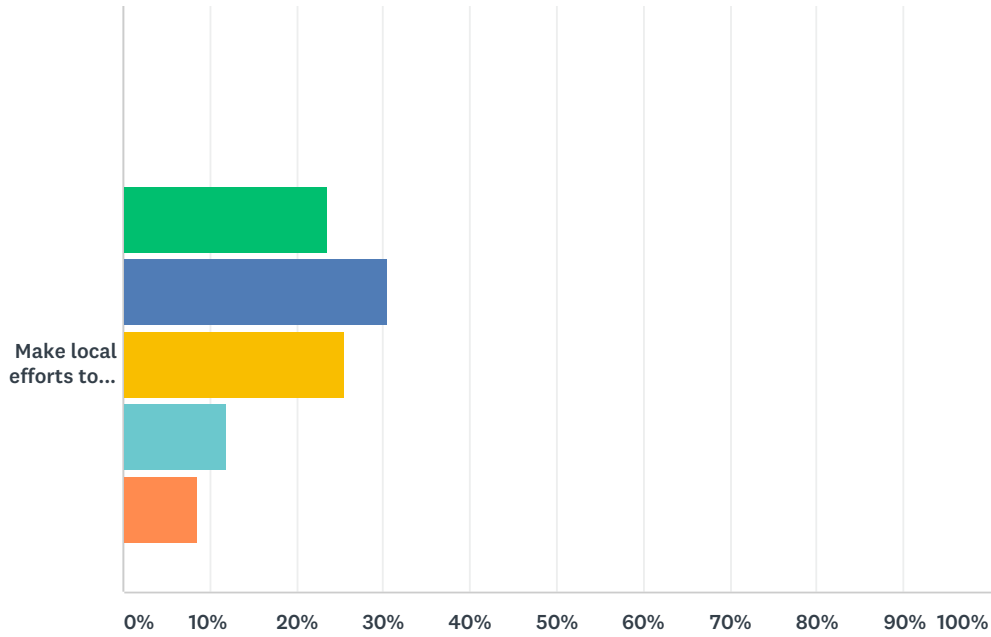
# San Jacinto Visioning Survey



# San Jacinto Visioning Survey



## San Jacinto Visioning Survey



■ 1- Very Important   
 ■ 2- Important   
 ■ 3- Somewhat Important  
■ 4- Low Importance   
 ■ 5- Not Important

	1- VERY IMPORTANT	2- IMPORTANT	3- SOMEWHAT IMPORTANT	4- LOW IMPORTANCE	5- NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Retain community's rural/suburban character	33.90% 20	23.73% 14	27.12% 16	13.56% 8	1.69% 1	59	2.25
Economic growth/job creation	62.71% 37	25.42% 15	10.17% 6	1.69% 1	0.00% 0	59	1.51
Attract shops and restaurants	68.97% 40	20.69% 12	10.34% 6	0.00% 0	0.00% 0	58	1.41
Expand Housing Choices	24.56% 14	28.07% 16	28.07% 16	8.77% 5	10.53% 6	57	2.53
Improve existing housing/neighborhoods	64.41% 38	23.73% 14	10.17% 6	1.69% 1	0.00% 0	59	1.49
Improve the overall road system	50.85% 30	37.29% 22	10.17% 6	1.69% 1	0.00% 0	59	1.63
Make walking/biking around the community easier	35.59% 21	30.51% 18	20.34% 12	11.86% 7	1.69% 1	59	2.14
Preserve scenic views	48.28% 28	24.14% 14	18.97% 11	8.62% 5	0.00% 0	58	1.88
Preserve and protect historical structures, facilities and other locations	33.33% 19	29.82% 17	26.32% 15	7.02% 4	3.51% 2	57	2.18
Maintain the City's financial sustainability	77.97% 46	15.25% 9	5.08% 3	0.00% 0	1.69% 1	59	1.32
Maintain a high level of quality recreation, leisure, and social programs and facilities	47.46% 28	32.20% 19	13.56% 8	3.39% 2	3.39% 2	59	1.83

## San Jacinto Visioning Survey

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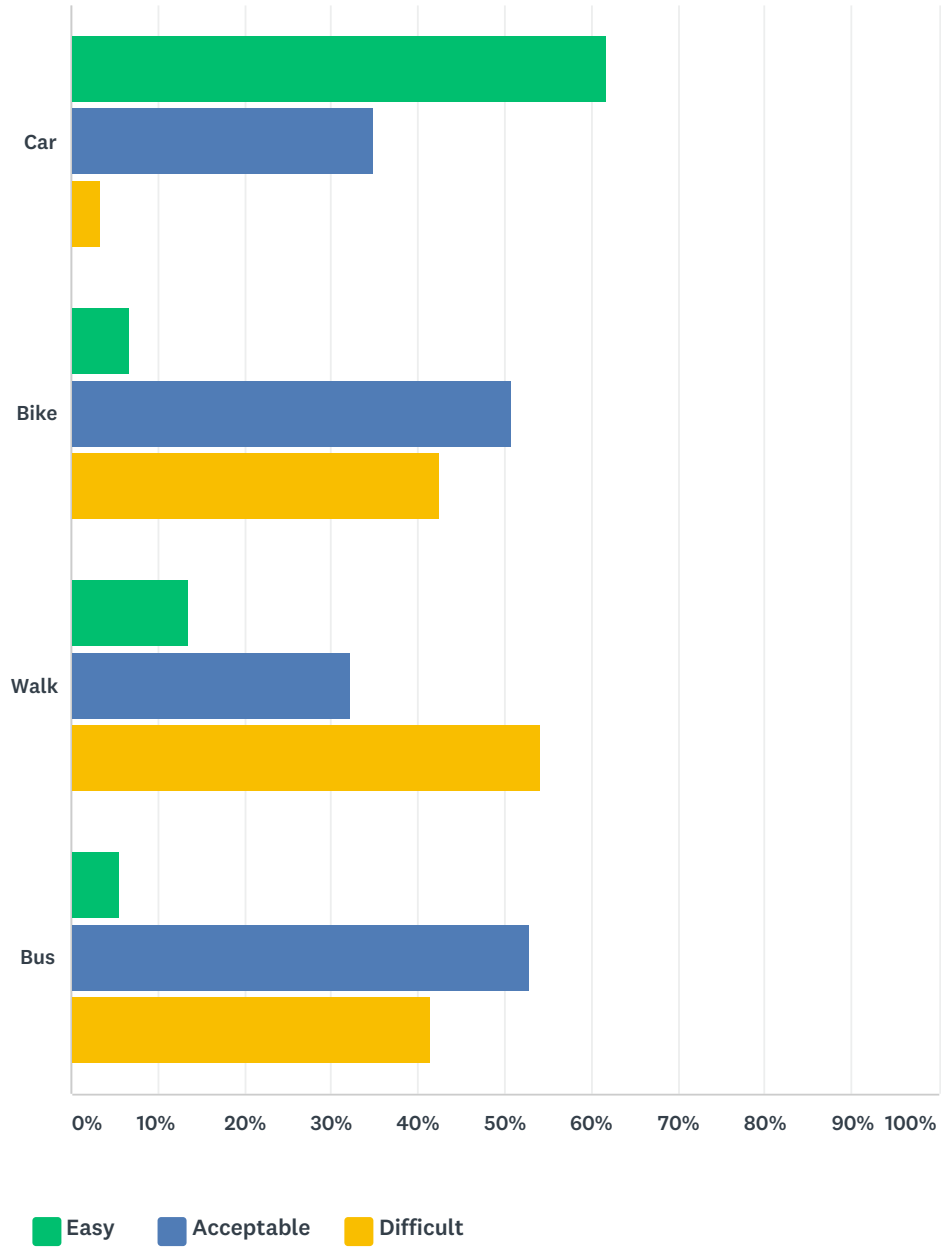
Maintain public safety services	84.75%	13.56%	1.69%	0.00%	0.00%		
	50	8	1	0	0	59	1.17
Make local efforts to address climate change	23.73%	30.51%	25.42%	11.86%	8.47%		
	14	18	15	7	5	59	2.51

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### Q12 How easy is it to move in and around San Jacinto using:

Answered: 60 Skipped: 24



	EASY	ACCEPTABLE	DIFFICULT	TOTAL	WEIGHTED AVERAGE
Car	61.67% 37	35.00% 21	3.33% 2	60	0.00
Bike	6.78% 4	50.85% 30	42.37% 25	59	0.00
Walk	13.56% 8	32.20% 19	54.24% 32	59	0.00
Bus	5.66% 3	52.83% 28	41.51% 22	53	0.00

## Q13 Thinking about the future of San Jacinto, what three words or phrases best describe what you would like to see the community of 2040?

Answered: 55 Skipped: 29

ANSWER CHOICES	RESPONSES	
1.	100.00%	55
2.	98.18%	54
3.	96.36%	53

#	1.	DATE
1	Comfortable living	11/3/2019 6:04 PM
2	Clean	10/31/2019 8:30 AM
3	Life	10/25/2019 2:36 PM
4	Clean up the city.	9/30/2019 12:11 PM
5	Gentrification	9/11/2019 12:56 PM
6	Clean up main st	9/9/2019 5:19 AM
7	Jobs	9/6/2019 8:54 PM
8	Growth	7/13/2019 8:55 AM
9	Shopping	6/26/2019 7:14 AM
10	MODERN	6/17/2019 4:34 PM
11	A higher standard of living. Prideful	5/22/2019 9:46 PM
12	New Administration	5/22/2019 2:55 PM
13	Culture	5/20/2019 11:40 AM
14	LESS HOMELESS PEOPLE	5/10/2019 11:05 AM
15	Safe community	4/26/2019 10:46 PM
16	Safer	4/9/2019 2:53 PM
17	Welcoming	4/3/2019 8:13 PM
18	Clean up main st	4/2/2019 11:58 AM
19	nicer restaurants that actually stay in our city OLIVE GARDEN!	4/1/2019 10:32 PM
20	Accommodating to all income levels	3/29/2019 6:41 PM
21	Higher job creations	3/29/2019 11:21 AM
22	Less crime more safety less homeless	3/29/2019 7:40 AM
23	prospering	3/29/2019 7:07 AM
24	address homless issues	3/29/2019 6:03 AM
25	picturesque	3/29/2019 4:20 AM
26	New construction	3/28/2019 9:22 PM
27	Better smelling	3/28/2019 9:12 PM
28	Safe	3/27/2019 12:13 PM

## San Jacinto Visioning Survey

29	no homeless	3/25/2019 2:54 PM
30	Attract businesses	3/20/2019 12:51 PM
31	Economic Growth	3/19/2019 3:14 PM
32	Roads, entertainment, upkeep of our parks and roads	3/15/2019 8:14 PM
33	Clean up and improve existing infrastructure	3/12/2019 8:05 PM
34	Free of homeless/drugs/halfway houses	3/10/2019 12:22 PM
35	Transportation	3/9/2019 5:45 PM
36	Lower crime	3/8/2019 6:47 PM
37	Safety in general	3/8/2019 11:14 AM
38	Open space.	3/5/2019 12:50 PM
39	Make San Jacinto Great Again	2/28/2019 9:19 AM
40	Many shops and restaurants	2/26/2019 9:17 PM
41	Great place to live	2/26/2019 2:38 PM
42	Jobs	2/24/2019 8:06 PM
43	atrack bussiness	2/22/2019 12:42 PM
44	Shops	2/22/2019 12:15 PM
45	More retail on west side	2/22/2019 6:28 AM
46	Safe Enviroment from Gangs!	2/22/2019 6:14 AM
47	Growth	2/21/2019 9:52 PM
48	A friendly, vibrant, family oriented community	2/21/2019 9:29 PM
49	Historically preserved	2/21/2019 5:33 PM
50	Gentrify	2/21/2019 2:56 PM
51	Lower taxes	2/20/2019 12:08 PM
52	Accessible	2/18/2019 5:26 PM
53	Modern amenities.	2/18/2019 1:58 PM
54	Electric trolley	2/16/2019 3:54 PM
55	Outlets	2/16/2019 8:46 AM
<b>#</b>	<b>2.</b>	<b>DATE</b>
1	Reasonably affordable	11/3/2019 6:04 PM
2	Safe	10/31/2019 8:30 AM
3	Housing Choices	9/30/2019 12:11 PM
4	Cleanliness	9/11/2019 12:56 PM
5	Build more shops	9/9/2019 5:19 AM
6	Economy	9/6/2019 8:54 PM
7	Clean-up	7/13/2019 8:55 AM
8	Restaurants	6/26/2019 7:14 AM
9	BUM FREE	6/17/2019 4:34 PM
10	Safe	5/22/2019 9:46 PM
11	Make pot illegal The police have enough to do	5/22/2019 2:55 PM
12	Green	5/20/2019 11:40 AM
13	A VEGAN RESTAURANT	5/10/2019 11:05 AM

## San Jacinto Visioning Survey

14	Economic growth	4/26/2019 10:46 PM
15	More Family Oriented	4/9/2019 2:53 PM
16	Friendly	4/3/2019 8:13 PM
17	Build more shops	4/2/2019 11:58 AM
18	Housing and secure services for homeless	4/1/2019 10:32 PM
19	Sustainable and affordable housing	3/29/2019 6:41 PM
20	update flow of traffic	3/29/2019 11:21 AM
21	More jobs less government dependence and section8	3/29/2019 7:40 AM
22	family-friendly	3/29/2019 7:07 AM
23	clean	3/29/2019 6:03 AM
24	uncongested	3/29/2019 4:20 AM
25	Good schools	3/28/2019 9:22 PM
26	Better drainage of roads	3/28/2019 9:12 PM
27	Affordable	3/27/2019 12:13 PM
28	clean streets	3/25/2019 2:54 PM
29	Build for young families	3/20/2019 12:51 PM
30	Fiscal Strength	3/19/2019 3:14 PM
31	Restaurants and shops,	3/15/2019 8:14 PM
32	Make this city safe and attract people to live here	3/12/2019 8:05 PM
33	Sprinkler parks w/ more shade	3/10/2019 12:22 PM
34	More trails	3/9/2019 5:45 PM
35	Healthier restaurants	3/8/2019 6:47 PM
36	Less homeless and drugs	3/8/2019 11:14 AM
37	Less blight.	3/5/2019 12:50 PM
38	Yes We Can	2/28/2019 9:19 AM
39	Maintained schools	2/26/2019 9:17 PM
40	full of opportunity	2/26/2019 2:38 PM
41	Comercial office spaces	2/24/2019 8:06 PM
42	revenue	2/22/2019 12:42 PM
43	Restaurant	2/22/2019 12:15 PM
44	Things to do on west side	2/22/2019 6:28 AM
45	No drug usage in visable site! Homeless population in one place.	2/22/2019 6:14 AM
46	No more old deserted houses	2/21/2019 9:52 PM
47	Caring and compassionate public services	2/21/2019 9:29 PM
48	Culturally relevant	2/21/2019 5:33 PM
49	Critical solutions to crime/homeless - More police presence	2/21/2019 2:56 PM
50	Economic growth	2/20/2019 12:08 PM
51	Safe	2/18/2019 5:26 PM
52	Aesthetically pleasing city environment.	2/18/2019 1:58 PM
53	Bike lanes	2/16/2019 3:54 PM
54	Eateries	2/16/2019 8:46 AM

## San Jacinto Visioning Survey

#	3.	DATE
1	Reasonably balanced in make up of population	11/3/2019 6:04 PM
2	Good Schools (attracts good residents)	10/31/2019 8:30 AM
3	Commercial Developments	9/30/2019 12:11 PM
4	Lower crime/ refuse early release inmates	9/11/2019 12:56 PM
5	More police patrol	9/9/2019 5:19 AM
6	Tourism	9/6/2019 8:54 PM
7	Entertaining	7/13/2019 8:55 AM
8	Entertainment	6/26/2019 7:14 AM
9	CLEAN	6/17/2019 4:34 PM
10	NO Longer a "55+" communities or unsafe drivers.	5/22/2019 9:46 PM
11	Get the gangs out they cause problems. Give the kids back their city pool	5/22/2019 2:55 PM
12	Recreation	5/20/2019 11:40 AM
13	MORE BIG BOX BUSINESSES	5/10/2019 11:05 AM
14	Home value to grow	4/26/2019 10:46 PM
15	Sense of Community	4/9/2019 2:53 PM
16	Rural	4/3/2019 8:13 PM
17	More police patrol	4/2/2019 11:58 AM
18	Attraction and stable businesses for all of the empty commercial properties	4/1/2019 10:32 PM
19	Diverse opportunities for employment	3/29/2019 6:41 PM
20	Updated buildings so it looks like the city actually cares instead of rundown buildings	3/29/2019 7:40 AM
21	active	3/29/2019 7:07 AM
22	affordable	3/29/2019 6:03 AM
23	upscale	3/29/2019 4:20 AM
24	Entertainment	3/28/2019 9:22 PM
25	More shops	3/28/2019 9:12 PM
26	Supportive Community	3/27/2019 12:13 PM
27	public transportation	3/25/2019 2:54 PM
28	Partner with Hemet	3/20/2019 12:51 PM
29	Safe	3/19/2019 3:14 PM
30	Walking paths	3/15/2019 8:14 PM
31	Preserve the scenic view while bringing jobs to SJ	3/12/2019 8:05 PM
32	FREE OF FLIES	3/10/2019 12:22 PM
33	Energy efficient home	3/9/2019 5:45 PM
34	Professional job opportunities	3/8/2019 6:47 PM
35	Have property owners take care of cleaning graffiti	3/8/2019 11:14 AM
36	Less crime	3/5/2019 12:50 PM
37	A horse is a horse, of course, of course.	2/28/2019 9:19 AM
38	No homeless people	2/26/2019 9:17 PM
39	growth	2/26/2019 2:38 PM
40	Construction jobs	2/24/2019 8:06 PM

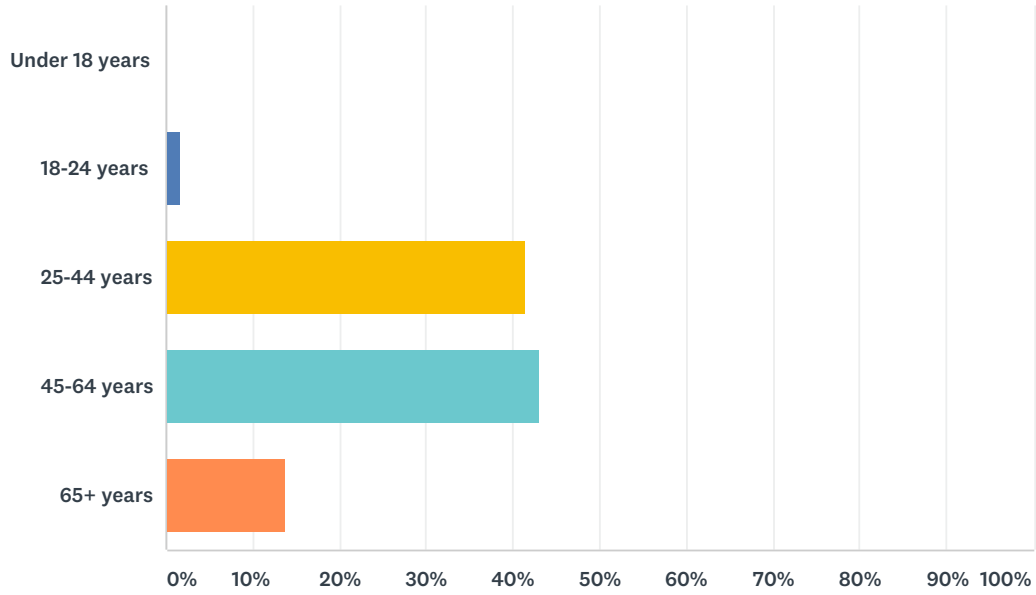
## San Jacinto Visioning Survey

41	jobs	2/22/2019 12:42 PM
42	Better roads	2/22/2019 12:15 PM
43	Parks and recreation on west side	2/22/2019 6:28 AM
44	Safety in going out at night!	2/22/2019 6:14 AM
45	Fill up the empty plots of land with something cool!	2/21/2019 9:52 PM
46	We support diversity and welcome community involvement in volunteer activities	2/21/2019 9:29 PM
47	Farm to table	2/21/2019 5:33 PM
48	Focus on Education and our schools	2/21/2019 2:56 PM
49	Strong city leadership	2/20/2019 12:08 PM
50	Calm	2/18/2019 5:26 PM
51	Rancho San Jacinto-rebranded for the future/image change.	2/18/2019 1:58 PM
52	Housing	2/16/2019 3:54 PM
53	Jobs Amazon	2/16/2019 8:46 AM



## Q14 Your age group is:

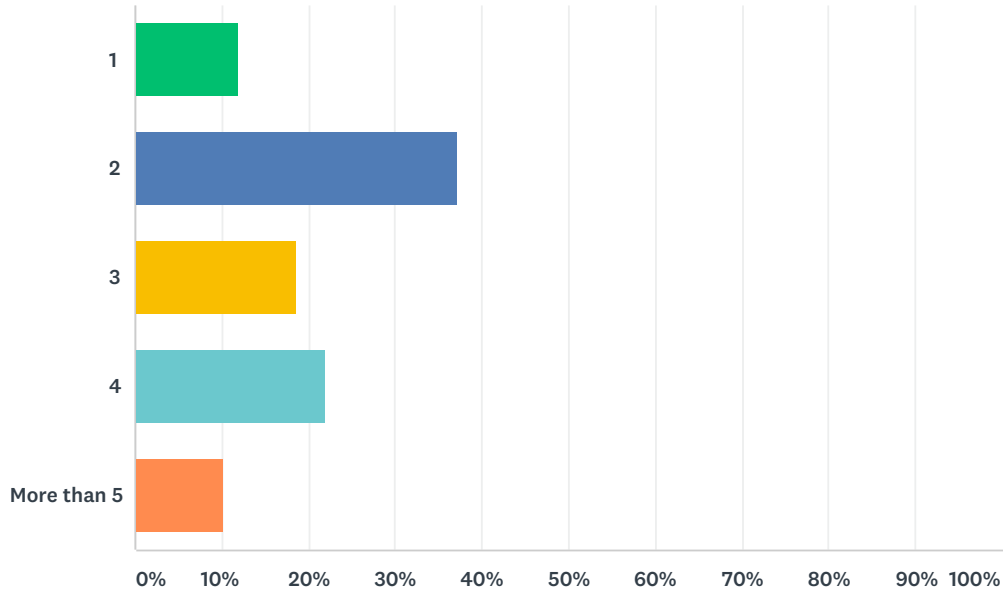
Answered: 58 Skipped: 26



ANSWER CHOICES	RESPONSES	
Under 18 years	0.00%	0
18-24 years	1.72%	1
25-44 years	41.38%	24
45-64 years	43.10%	25
65+ years	13.79%	8
<b>TOTAL</b>		<b>58</b>

### Q15 How many people live in your household?

Answered: 59 Skipped: 25



ANSWER CHOICES	RESPONSES	
1	11.86%	7
2	37.29%	22
3	18.64%	11
4	22.03%	13
More than 5	10.17%	6
<b>TOTAL</b>		<b>59</b>

San Jacinto Visioning Survey

## Q16 Is there anything else you would like to share with the City regarding its General Plan Update?

Answered: 40 Skipped: 44

#	RESPONSES	DATE
1	Maintain reasonably good access to and from the city and within, both by vehicles and public transportation.	11/3/2019 6:07 PM
2	I would like to see some of the open spaces kept cleaner and find ways to get business in the open spaces. Example on State street a main road it is run down looking and the open spaces are not well kept.	10/31/2019 8:32 AM
3	Tribal government input	10/25/2019 2:38 PM
4	I would like to see the city take action on homelessness and drug use / public influence and or intoxication	9/30/2019 12:13 PM
5	Would like to see road access improvements PRIOR to more housing. We also need more law enforcement to help with improving our current neighborhoods. San Jacinto has really declined and no longer feels safe even in the newer neighborhoods.	9/11/2019 1:01 PM
6	Less homeless. And less people that are being released from jail in our city.	9/6/2019 8:55 PM
7	Bring back the idea of a shopping area like the proposed Ramona Crossings area; I have to shop in Beaumont now. Melrose Tax is too high. Don't allow 55+ Trailer Parks to be converted to "All Ages" trailer parks. Push CA to begin construction of Ramona Expressway. Property owners should be accountable for keeping yards and homes in compliance with local ordinances. Too many dollar stores and thrift stores. It is time to reopen the San Jacinto River Park.	6/26/2019 7:27 AM
8	As a new resident of Jan Jacinto I would like to see the city be cleaned up. You have all this new housing moving in but nothing to do in the main city. You drive around and you see a ran down town. I believe the city has thoughts on revamping the town and I believe the city will fully agree with you. I would like you to take some time and study the fast and rapid growing city's such as Eastvale & Rancho Cucamonga. If you ever have ideas to talk about I'm all ears. (951)382-2208 or e-mail Bryan720@msn.com	6/17/2019 4:43 PM
9	The city needs more Sheriff and fire personal. The people always need a say. No sanctuary city	5/22/2019 2:58 PM
10	I believe in San Jacinto and it's people and being a newly transplanted citizen to the city and to California, I would like to see our city reach it's full potential. I see a gem in San Jacinto that requires some polishing and TLC.	5/20/2019 11:44 AM
11	I THINK THE CITY SHOULD KEEP AS MUCH OF ITS BUSINESS AS POSSIBLE LOCAL! GIVE THE LITTLE GUYS IN TOWN A CHANCE TO THRIVE!!	5/10/2019 11:07 AM
12	Maybe no more people allowed to sell product/or food on side of roads without permits so many in some areas	4/26/2019 10:48 PM
13	Like I said in the survey we need housing at all levels and we need to attract more companies that have stability for those empty commercial sites that there are way too many of in the city. As a real estate investor, it pains me that more is not being done. As far as the housing issue, security and upkeep should go hand and hand with new or referbrished builds.	4/1/2019 10:41 PM
14	Good job in encouraging community involvement through communication and input meetings	3/29/2019 6:43 PM
15	Try of attract bigger business, so we do not have to drive 20+miles to give our tax dollars to another city	3/29/2019 11:22 AM
16	would like to see greater variety of sit-down restaurants, theater/performing arts, and more activities for children and young adults.	3/29/2019 7:09 AM
17	We need to maintain homeownership as a priority and add infrastructure to the city that justifies the high mello-roos taxes associated with buying a many of the homes here.	3/29/2019 4:22 AM
18	Grow the city	3/28/2019 9:24 PM

## San Jacinto Visioning Survey

19	No	3/28/2019 9:13 PM
20	Safety of our citizens should be number 1. Riverside County services DO NOT WORK	3/27/2019 12:13 PM
21	live work lofts on main street	3/25/2019 2:55 PM
22	Let's start by upkeeping whats we already have like our local parks and paving our roads	3/15/2019 8:17 PM
23	Im motivated to know you are working on this!	3/12/2019 8:06 PM
24	I feel what's most important for this community to expand for the better of seniors and children is first getting rid of the homeless and drug problems along with all these halfway houses. That's a start to a way better community and a safe place for kids and seniors to feel safe knowing this is there home. I also feel the flies are a major concern along with needing better parks for the kids.	3/10/2019 12:25 PM
25	Improve the roads	3/9/2019 5:47 PM
26	No	3/8/2019 6:47 PM
27	Would like to see less shopping . carts around town, some full of trash on street sidewalk, wish store owners where responsible for them. Also owners of vacant houses and businesses be responsible to keep them free of trash, graffiti and homeless, they are gandering spots for drug users	3/8/2019 11:25 AM
28	Have Code Enforcement enforce the laws in the books.	3/5/2019 12:55 PM
29	Jobs, shopping, how can we shop local if we dont have shops	3/5/2019 10:13 AM
30	You should upgrade your servers!	2/28/2019 9:20 AM
31	School improvements	2/26/2019 9:19 PM
32	One of the rewarding things about living in SJ, is the scenic views & the fact that it is not so crowded however, it would be nice to have some more development in the city to avoid having to drive long distances for basic needs such as eating/ shopping.	2/26/2019 2:39 PM
33	Please send me information about meetings regarding general plan to Adrianfelix75@gmail.com my name is adrian felix I am a union carpenter construction worker would love to see more local work.	2/24/2019 8:09 PM
34	we need to attract business, tax revenue and jobs for the future.	2/22/2019 12:46 PM
35	As I've said before the population of poor people in this town needs to be addresses. We need a place for families to help sustain their households. The amount of families that are falling between the cracks, that do not qualify for food stamps because they are working, is very large in this community, I know this because of the non-profit food program I use to run here. These families are more than willing to contribute to make this possible. We also used and can use again, court ordered community service workers to help run the place as we have in the past and were the only ones in town that allowed these people to work off their court ordered hours. I would be willing to start up the program again with help.	2/22/2019 6:24 AM
36	More sidewalks and get rid of homeless people	2/21/2019 9:53 PM
37	Would like to see more affordable housing choices for seniors, like a co-op with imbedded assistive services. It would also be nice to see inclusive supportive housing for disabled/disadvantaged individuals.	2/21/2019 9:33 PM
38	I do not have any school aged children, but I want our education and schools to be a focus. Where great schools are comes an influx in property values, less crime, more desirable businesses, and more money for the City. San Jacinto needs to have an "if we build it, they will come" attitude, and be proactive, instead of always being reactive. I have seen numerous cities follow this sort of guideline and have succeeded with transforming their communities into desirable living areas. Let's go San Jacinto!!	2/21/2019 3:01 PM
39	Revitalize downtown San Jacinto. Put in a Coffee Bean or Starbucks, sidewalk cafe's, invite corporations like Amazon to have their HQ in San Jacinto.	2/18/2019 2:00 PM
40	Lowe's or home depot in San Jacinto. Old homes are falling apart.	2/16/2019 3:56 PM