



CITY OF MENIFEE

SUBJECT: 2024 General Plan Annual Progress Report

MEETING DATE: February 19, 2025

TO: Mayor and City Council

PREPARED BY: Doug Darnell, Principal Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Receive and file the General Plan Annual Progress Report (APR) for 2024 as required by state law to show progress toward implementation of General Plan Goals and Policies.

DISCUSSION

General Plan Annual Progress Report

The State of California Government Code Section 65400 requires that City and County Planning Departments provide an annual review to their legislative body, the Governor's Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD) on the status of the City's General Plan and progress. The report highlights completed areas of the General Plan and future priorities and amendments. State law requires that the annual report be completed and submitted to the State by April 1 of each year. The attached General Plan APR is for the 2024 calendar year (January 1, 2024, to December 31, 2024) and is an informational update to be presented to the Planning Commission and then the City Council. Following presentations to the Commission and the Council, the APR will be submitted to OPR and HCD.

The City's current General Plan, adopted December 18, 2013, includes eight General Plan Elements as follows:

Land Use, Housing, Circulation, Open Space and Conservation, Community Design, Economic Development, Safety and Noise Elements.

Each General Plan Element includes goals and policies for the City's vision for the future out to year 2035. The 2024 APR provides an overview of key requirements and notable accomplishments as summarized below.

General Plan Implementation Program Progress

The General Plan contains an Implementation Program, which is comprised of program "Actions" to achieve the goals and policies of each General Plan element. The status of progress for each

of the program actions is listed in the attached APR and includes a description of how the City has met or implemented the program actions. For 2024, the most significant and notable accomplishments/actions towards implementing the General Plan including progress on 6th Cycle, 2021-2029, Housing Element Program Actions, are:

- Adoption of Development Code Amendment (Code Amendment No. LR23-0012) to comply with latest State housing law, and to implement various Housing Element program actions (the City Council adopted Ordinance No. 2024-384 on February 7, 2024). Program Actions implemented with the Code Amendment include:
 - Program Action 6 – Accessory Dwelling Unit updates
 - Program Action 21 – Emergency Shelters, Transitional and Supportive Housing
 - Program Action 22 – Housing for Homeless People
 - Program Action 23 – Supportive Housing/Lower Barrier Navigation Centers
 - Program Action 24 – Housing for People with Disabilities
 - Program Action 26 – Farmworker and Employee Housing
 - Program Action 34 – Density Bonus
 - Program Action 36 – Definition of Family
- Program Action 9 (Senior Minor Home Repair Grant Program) - Assisted one household in 2024 (one project completed and four approved and pending).
- Minor Home Repair Grant Program – In addition to the Senior Minor Home Repair Grant Program, this grant program is available to homeowners up to 61 years of age. The City assisted eight households for this program in 2024.
- Permanent Local Housing Allocation (PLHA) First Time Home Buyer Program: Seven loans approved in 2024.
- Program Action 29 (Housing Market Impact Study) and Program Action 30 (Inclusionary Housing Feasibility Study) – The final studies and recommendations were presented to the Planning Commission on May 22, 2024, and to the City Council on June 19, 2024.
- Program Action 35 (Encourage Development of Opportunity Sites) – A marketing material/informational guide for housing opportunity sites to accommodate the City's housing need as identified in the "Housing Sites Inventory" of the adopted 6th Cycle, 2021-2029 Housing Element was completed in early 2024 and is available on the City's website and other methods.
- Adoption of the City of Menifee Complete Streets Plan on July 17, 2024.
- City Council adoption of the 2023/24 through 2027/28 Capital Improvement Program (CIP) consisting of over \$700 million in funding for 191 CIP projects over the next five years (June 7, 2023). Projects include:
 - 35 Transportation Projects
 - 25 Traffic Signals
 - 30 Street Improvement Projects
 - 33 Pavement Management Projects
 - 10 Drainage Projects
 - 4 Streetlights
 - 22 Public Facilities Projects
 - 29 Parks, Trails, and Recreation Projects
 - 3 Technology and Infrastructure Projects
- City Council adoption of the Fiscal Year (FY) 2024/25 Mid-Cycle CIP (June 5, 2024), which added four more projects to the CIP including:
 - 1 Street Improvement Project – Goetz Road Pedestrian Improvements

- 1 Public Facility Project – Kay Cenicerros Display Sign
 - 1 Parks, Trails & Recreation Project – Banner Park Playground
 - 1 Technology & Infrastructure – City Hall Back-Up Generator
- Major CIP projects completed in 2024 include:
- Holland Road Overpass (4-lane bridge over the I-215 Freeway)
 - Fire Station No. 5 at Goetz Road.

OPR General Plan Guidelines Compliance

The APR includes discussion of OPR General Plan Guidelines Compliance topics related to the following:

- Collaborative planning with military lands and facilities (e.g., airport land use compatibility planning with March Air Reserve Base/Inland Port Airport);
- Collaboration with native American tribes under Assembly Bill (AB) 52 as part of California Environmental Quality Act (CEQA) environmental review; and
- Environmental Justice Considerations such as Senate Bill (SB) 1000, which requires environmental justice policies to be included within general plans.

Housing Element Annual Progress Report

State Law, specifically Government Code Section 65400, requires the City to provide an Annual Housing Element Progress Report to show progress on the General Plan Housing Element. This report provides an update on the progress in meeting Regional Housing Need Allocation (RHNA) and Housing Element program implementation in the 2024 calendar year. The 2024 Annual Housing Progress Report forms are included as Appendix B of the attached APR. Annual reporting specific to the Housing Element is also required at the same time as the General Plan APR. Therefore, the Housing Element APR is included as part of this General Plan APR.

The Housing Element is required to address how the City will facilitate the maintenance, improvement, and development of housing for all income groups and persons with disabilities and other special needs during the planning period, with a particular focus on affordable housing for those with incomes below the Riverside County median household income. The Housing Element of the General Plan must be updated every eight years. The time from one update to the next is called a housing cycle. The 2024 APR reporting period covers the 6th Cycle, 2021-2029, eight-year housing element planning period. The Housing Element is the only General Plan Element that requires review and approval by the State (i.e., certification by HCD).

The City of Menifee initially adopted its 6th Cycle, 2021-2029 Housing Element on December 15, 2021. After subsequent revisions to the Housing Element, which were required by HCD after its initial adoption, the City re-adopted its Housing Element on November 16, 2022. Following re-adoption of the Housing Element, and upon completing other actions to meet HCD requirements, on April 5, 2023, HCD determined the City's Housing Element to be in full compliance with State law.

Housing Element Progress in meeting RHNA. RHNA is a housing production goal calculated by the Southern California Association of Governments (SCAG), based upon a State established goal, for the Housing Element planning period and provides data to assist cities in accommodating the estimated housing needs of the projected population and employment growth during the planning period.

State Housing law does not require that market-rate and affordable housing units be constructed to meet RHNA projections. Instead, State law requires that cities adopt policies, zoning standards, regulatory provisions, and review processes that will provide realistic opportunities for the private market to construct new units with minimal constraints to meet the established goal.

As shown in Table 1 below, the City's 6th cycle, 2021-2029 RHNA obligation is 6,609 units. The City's RHNA allocation is divided into four income categories (Very Low, Low, Moderate and Above Moderate-Income) based on the County of Riverside's median income for a family of four. The 2024 HUD Median Family Income (MFI) for Riverside County is \$97,500.

Table 1: 6th Cycle RHNA Allocation (2021-2029)				
Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0-50% MFI	--	\$51,250	1,761 units
Low Income	51-80% MFI	\$51,251	\$82,000	1,051 units
Moderate Income	81-120% MFI	\$82,001	\$117,000	1,106 units
Above Moderate Income	>120% MFI	\$117,001	--	2,691 units
Total:				6,609 units
*Income range is based on the 2024 HUD Median Family Income (MFI) for Riverside County of \$97,500.				

Table 2, below, illustrates the City's 6th Cycle RHNA allocation and the number of building permits issued by affordability from January 1, 2024, through December 31, 2024. Building permits were issued for a total of 635 housing units for 2024.

Table 2: Building Permits Issued – Number of Units by Affordability – 6th Cycle												
Income Category	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Remaining RHNA
Very Low	1,761		4		2						6	1,755
Low	1,051		4		6						10	1,041
Moderate	1,106	1	5	14	10						30	1,076
Above Moderate	2,691	287	892	1573	617						3,369	0
Total RHNA	6,609	288	905	1587	635						3,415	3,872

Table 3, on the following page, provides a breakdown of number of units by housing type (single-family attached, single-family detached, 2-4 units, multi-family 5+ units, accessory dwelling units and mobile/manufactured homes) for building permits issued in 2024.

Table 3: Building Permits Issued in 2024 – Number of Units by Structure Type		
Structure Type	Permits	Completed Units
Single-Family Attached	0	0
Single-Family Detached	475	919
2 to 4 Units per Structure	0	0
5 Units per Structure	130	186
Accessory Dwelling Unit	19	4
Mobile/Manufactured Home	11	6
Total	635	1,115

In conclusion, this 2024 APR serves to comply with State requirements to report annually on the progress of the General Plan implementation including specific requirements for reporting on the City’s Housing Element and reflect the many accomplishments towards implementing the City of Menifee General Plan.

Planning Commission – February 12, 2025

The 2024 General Plan APR was presented to the Planning Commission at their regularly scheduled meeting on February 12, 2025.

Environmental Determination

This report is an informational item only and does not constitute a “project” subject to environmental review per CEQA.

STRATEGIC PLAN OBJECTIVE

Thriving Economy

FISCAL IMPACT

There is no additional fiscal impact associated with the recommended action.

ATTACHMENTS

1. 2024 General Plan APR
2. Appendix A – 2024 GP Implementation Actions Progress Report
3. Appendix B – 2024 Menifee Housing Annual Progress Report